

PLANNING COMMISSION

MINUTES

May 11, 2004

PLANNING COMMISSIONERS PRESENT: Ferravanti, Flynn, Hamon, Johnson, Kemper, Mattke

PLANNING COMMISSIONERS ABSENT: Steinbeck

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED -- None

PRESENTATIONS: None

Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.

All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.

PUBLIC HEARINGS

- 1. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0080**
 APPLICATION: To consider a request to subdivide one 4,489 square foot parcel into two parcels of approximately 2,378 square feet and 2,121 square feet each. The site is currently developed with two single family residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

 APPLICANT: Steve Holman
 LOCATION: 823 – 22nd Street

Opened Public Hearing.

Public Testimony: No public testimony given, either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Tentative Parcel Map PR 04-0080 as presented.

- 2. **FILE #:** **TENTATIVE PARCEL MAP PR 03-0338 AND PLANNED DEVELOPMENT 91002/91003 AMENDMENT**
 APPLICATION: To consider an application amend Planned Development 91002/91003 to allow the subdivision of a 2.3 acre parcel into four single-family residential lots between 20,000 and 30,000 square feet in size. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

 APPLICANT: North Coast Engineering on behalf of Jim Marshall and Kenneth Francik
 LOCATION: 2330 Ashwood Place

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: None

Neither in favor nor
opposed but expressing concerns: Bobby Baxter
Will McCreary
Chuck Lundquist

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Steinbeck absent), to continue Tentative Parcel Map 03-0338 and Amendment to Planned Developments 91002 and 91003 to the Planning Commission Meeting of June 8, 2004 in order to clarify issues regarding relocating existing overhead utilities underground.

3. **FILE #:** **TIME EXTENSION TENTATIVE TRACT 2422 AND PLANNED DEVELOPMENT 01-015**

APPLICATION: To consider a request to approve a time extension for a project consisting of the subdivision of a 23 acre multiple family zoned site into 27 lots consisting of 25 single family residential lots, 1 multi-family lot and 1 open space lot for the construction of 25 single family homes and one 80 unit apartment complex. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: North Coast Engineering on behalf of Mike Harrod

LOCATION: West of South River Road at its intersection with Navajo Avenue, east of and adjacent to the Salinas River and north of the Woodland Plaza Shopping Center.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a one year Time Extension for Tentative Tract 2422 as presented.

- 4. FILE #: **REZONE 04-002**
- APPLICATION: To consider an application to modify the zoning designation from Residential Multi-family, Medium Density (R3), to Commercial/Light Industrial with Planned Development Overlay (C3,PD), to bring the zoning designation into conformance with the General Plan designation of Commercial Service (CS). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application. Action taken will be a recommendation to City Council.
- APPLICANT: John McCarthy on behalf of Ken Parish
- LOCATION: 1830 Riverside Avenue

Open Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Steinbeck absent) to recommend that the City Council approve Negative Declaration for Rezone 04-002 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 4-2-1 (Commissioners Mattke and Flynn opposed, Commissioner Steinbeck absent) to recommend that the City Council approve Rezone 04-002 as presented.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of June 8, 2004.

- 5. FILE #: **TENTATIVE PARCEL MAP PR 04-0053, PLANNED DEVELOPMENT AMENDMENT 91002 AND 91003**
- APPLICATION: To consider an application to amend Planned Development 91002/91003 and to allow the

subdivision of a 1.9 acre parcel into four single family residential lots of approximately 20,000 square feet each. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: John McCarthy on behalf of Charles Pisciotta
LOCATION: 725 Oriole Way

Opened Public Hearing.

Public Testimony: John McCarthy, applicant representative

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck absent), to continue Tentative Parcel Map PR 04-0053 and Amendment to Planned Developments 91002 and 91003 to the Planning Commission Meeting of June 8, 2004.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of May 25, 2004.

6. FILE #: **TENTATIVE PARCEL MAP PR 04-0050**
APPLICATION: To consider an application to subdivide a 7,000 square foot R2 zoned lot into two residential lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Roberts Engineering on behalf of David Crabtree
LOCATION: 1236 Olive Street

Opened Public Hearing.

Public Testimony: Mike Menath

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Johnson abstained, Commissioner Steinbeck absent), to continue Tentative Parcel Map PR 04-0050 to the Planning Commission Meeting of May 25, 2004.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval):

- a. April 19, 2004
- b. April 26, 2004

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck absent), to approve the DRC Minutes listed above as presented.

8. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: No report given
- b. PAC (Project Area Committee): No report given
- c. Main Street Program: No report given
- d. Airport Advisory Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

No report given.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. April 27, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Steinbeck absent), to approve the Planning Commission Minutes as amended. Under Planning Commissioner's Comments the home on Almond Springs Drive that appears to have been abandoned needs abatement, not weed abatement.

REVIEW OF CITY COUNCIL MEETING

A brief review of the City Council Meeting of May 4, 2004 was provided by staff.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Kemper stated that the City Council needs to review the commercial General Plan Designation on Riverside Avenue and determine if Commercial is appropriate adjacent to existing residences. She also stated that when projects are continued they should be brought back in a timely manner.
- Commissioner Hamon concurred with Commissioner Kemper on the continuation of items.
- Commissioner Ferravanti asked about the status of the building at 16th and Spring Streets where NCI Affiliates was housed.
- Commissioner Johnson asked about the status of the Food 4 Less median.

STAFF COMMENTS

None

ADJOURNMENT to the Development Review Committee Meeting of Monday, May 17, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, May 21, 2004 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 24, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, May 25, 2004 at 7:30 pm at the Paso Robles City Hall Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.