

PLANNING COMMISSION

MINUTES

June 8, 2004

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

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED Item No. 2 was proposed to be Opened and Continued to the Planning Commission Meeting of June 22, 2004.

PRESENTATIONS:

1. Annie Robb, City Librarian

A presentation was made by Annie Robb, City Librarian

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

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of June 22, 2004.

- 2. FILE #: **PLANNED DEVELOPMENT 97019 AMENDMENT**
- APPLICATION: To consider an application for the construction of a three story 19,115 square foot, 32 room expansion to the existing Holiday Inn Express. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: J.P. Patel
- LOCATION: 2455 Riverside Drive

Opened Public Hearing.

Public Testimony: None given

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to continue the Open Public Hearing for Planned Development 97019 Amendment to the Planning Commission Meeting of June 22, 2004.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of May 11, 2004.

- 3. 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

Continued Open Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Mitigated Negative Declaration for Tentative Parcel Map PR 03-0338 and Amendment to Planned Development 91002/91003 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Tentative Parcel Map PR 03-0338 as presented, with a clarification regarding the required street dedication.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve an Amendment to Planned Development 91002/91003 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of May 11, 2004.

Commissioner Kemper announced that she performed appraisals on the subject property but has no conflict of interest.

- 4. 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

Continued Open Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Mitigated Negative Declaration for Tentative Parcel Map PR 04-0053 and Amendment to Planned Development 91002/91003 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Tentative Parcel Map PR 04-0053 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Amendment to Planned Development 91002/91003 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of May 25, 2004.

- 5. FILE #: **CONDITIONAL USE PERMIT 04-006 AND TENTATIVE PARCEL MAP PR 04-0126**
- APPLICATION: To consider an application to subdivide a 7,000 square foot lot into two approximate 3,500square foot lots for the construction of one house on each lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Micah Mumford
- LOCATION: at the west end of 19th Street, along the railroad tracks.

Continued Open Public Hearing.

Public Testimony: In favor: Micah Mumford, applicant
Chuck Mendelson
Chip Tamonte, arborist

Opposed: None

Neither in favor nor
opposed but commenting: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Flynn opposed), to approve Tentative Parcel Map PR 04-0126 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Flynn opposed), to approve Conditional Use Permit 04-006 as presented.

6. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 00-076 AND PLANNED DEVELOPMENT 00-008**

APPLICATION: To consider a one year time extension on an application to subdivide a 7.39 acre site into two 2 acre parcels and one 2.86 acre parcel for industrial development. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Mike Buzzetti for Nanometer

LOCATION: northwest corner of Golden Hill Road and Dallons Drive.

Opened Public Hearing.

Public Testimony: In favor: Mike Buzzetti, applicant

Opposed: None

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve a Time Extension for Tentative Parcel Map PR 00-076 and Planned Development 00-008 as presented.

7. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 01-0479**

APPLICATION: To consider a one year time extension on an application to subdivide a 7,000 square foot lot into two 3,500 square foot 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: Josh & Jolie Cazier
LOCATION: 2022 Vine 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 Ferravanti, seconded by Commissioner Hamon, and passed 7-0 to approve Time Extension for Tentative Parcel Map PR 01-0479 as presented.

8. FILE #: **CONDITIONAL USE PERMIT 04-008**
APPLICATION: To consider an application to establish a used car lot located at 1005 Paso Robles Street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jeff Gallagher
LOCATION: 1005 Paso Robles Street

Opened Public Hearing.

Public Testimony: In favor: Dale Gomer
Jeff Gallagher

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 7-0 to defer Conditions No. 9 and 10 for 18 months.

9. FILE #: **CODE AMENDMENT 04-002**
APPLICATION: To consider an application to expand the ability to allow medical type uses such as “urgent care” and physical therapy in the Office Professional Zoning District. The Planning Commission will also be

considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Keith Belmont for Rite III
LOCATION: The Gateway Center, 1st and Vine Streets

Opened Public Hearing.

Public Testimony: In favor: Keith Belmont, applicant

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 7-0 to recommend that the City Council approve Code Amendment 04-002 as presented.

OTHER SCHEDULED MATTERS

FILE : **ADDENDUM REGARDING HOUSING ELEMENT UPDATE**

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to receive and file the State of California Department of Housing and Community Development (HCD) letter of December 12, 2003 with the understanding that staff will be preparing and submitting a draft amendment to HCD at the same time that draft contents are being reviewed with the Planning Commission and City Council.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. May 17, 2004
 - b. May 24, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 7-0, to approve the DRC Minutes listed above, as presented.

11. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report given.
 - b. PAC (Project Area Committee): No report given
 - c. Main Street Program: Commissioner Kemper announced that there will be an Olive Festival on August 28, 2004.
 - d. Airport Advisory Committee: Commissioner Hamon provided a brief report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all projects are moving ahead as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

12. May 25, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Mattke abstained), to approve the Planning Commission Minutes of May 25, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Johnson provided a summary of the City Council Meeting of June 1, 2004.

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, June 14, 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, June 18, 2004 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, June 21, 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, June 22, 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.