

PLANNING COMMISSION

MINUTES

June 22, 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: None

PRESENTATIONS:

1. Ken Johnson, Chief, Emergency Services

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 a Continued Open Public Hearing from the Planning Commission Meeting of June 8, 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, making a total of 90 rooms. 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

Continued Open 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 7-0, to approve Negative Declaration for Planned Development 97019 Amendment as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve an Amendment to Planned Development 97019 as presented.

- 3. FILE #: **CONDITIONAL USE PERMIT 04-009**
APPLICATION: To consider an application to allow medical type uses such as “urgent care” and physical therapy. 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, Rite III, Inc.
LOCATION: southeast corner of 1st Street and So. 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 Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to approve Conditional Use Permit 04-009 as presented.

- 4. **FILE #:** **PREZONE 04-001**
- APPLICATION:** To consider an application establish the appropriate zone categories for approximately 241 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Neil Olsen
- LOCATION:** South of Linne Road, West of Hanson Road, and north of an extension of Meadowlark Road.

Opened Public Hearing.

Public Testimony: In favor: Glenn Rider

Posing questions: Mike Menath
Gray Allen
Christine Zipp
Roger Blank

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to recommend that the City Council approve Prezone 04-001 as presented.

- 5. **FILE #:** **PLANNED DEVELOPMENT 03-023**
- APPLICATION:** To consider an application to construct three new retail/storage buildings on an existing site. The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Ken Nagahara on behalf of Hank Baier
LOCATION: 824-840 Paso Robles Street

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. June 7, 2004

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 7-0 to approve the DRC Minutes of June 7, 2004 as presented.

- 7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Flynn reported that the Committee was meeting with the BMX Group.
 - b. PAC (Project Area Committee): No report given.
 - c. Main Street Program: Commissioner Kemper reported that Main Street is having a Camera Fund Raiser; the Chamber Membership Mixer will be held on Thursday, June 24, 2004; and the Americana Festival will be held on Saturday July 3, 2004.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Community Development Director Bob Lata reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. June 8, 2004

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper, and passed 7-0 to approve the Planning Commission Minutes of June 8, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Kemper provided a brief summary.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Hamon expressed concern regarding Emergency Services coverage at the Airport and the role of volunteers in the department.
- Commissioner Ferravanti noted the new water conserving devices in the men's room at City Hall. He asked if they could be installed elsewhere and if the City could provide rebates for the replacements. He also commented on tax rates.
- Commissioner Johnson asked if any progress had been made on the sign complaint at Wilson's Lanes bowling alley. He also asked why there was no dumpster required for the North County Transportation Center. Commissioner Johnson further commented on the lack of trees along Paso Robles Blvd., and stated that this may be an inexpensive way to improve this entrance to the City.
- Commissioner Kemper added on that perhaps a volunteer effort could be organized for the tree planting along Paso Robles Blvd.
- Commissioner Flynn asked that the latest copy of the Oak Tree Preservation Ordinance be distributed to the Planning Commission. He also expressed concern about relying solely on an arborist report for oak tree removals in the City.

STAFF COMMENTS

Bob Lata reported that there was a ground breaking event for the Peoples' Self-Help Housing Program earlier in the day.

ADJOURNMENT at 9:15 pm 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.