

PLANNING COMMISSION

MINUTES

July 13, 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: 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 #: **PLANNED DEVELOPMENT 04-005 and
CONDITIONAL USE PERMIT 04-010**
- APPLICATION: To consider an application for the construction of two commercial buildings totaling 20, 950 square feet on a 1.25 acre parcel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Rand Salke on behalf of Don and Garrett Thiessen
- LOCATION: Vanderlip Court

Opened Public Hearing.

Public Testimony: In favor: Rand Salke, applicant representative
Mike Menath

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-0, to approve Planned Development 04-005 with the added condition to require landscape review in three years and to record parking constraints.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Hamon, and passed 7-0, to approve Conditional Use Permit 04-010 as presented.

- 2. FILE #: **PLANNED DEVELOPMENT 03-024**
- APPLICATION: To consider an application to construct a two story mixed use building totaling 4,557 square feet on a 7,000 square foot parcel The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Rand Salke on behalf of Ian and Coralie McMillan
- LOCATION: 829 – 10th Street

Opened Public Hearing.

Public Testimony: In favor: Rand Salke, applicant representative
Irv McMillan, applicant
Coralee McMillan

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to continue the Open Public Hearing to the Planning Commission Meeting of July 27, 2004.

3. FILE #: **CONDITIONAL USE PERMIT 04-011**
APPLICATION: To consider an application for the construction of a new detached garage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Wade Hatch
LOCATION: 833 Vine Street.

Opened Public Hearing.

Public Testimony: In favor: Wade Hatch, applicant

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0, to approve Conditional Use Permit 04-011 as presented.

4. FILE #: **CONDITIONAL USE PERMIT 04-003**
APPLICATION: To consider an application to construct a new two story detached garage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jeffrey and Brenda Hoffert
LOCATION: 75 Fresno Street

Opened Public Hearing.

Public Testimony: In favor: Jeff Hoffert, applicant

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Conditional Use Permit 04-003 as presented.

5. FILE #: **PLANNED DEVELOPMENT 02-017 AMENDMENT**
APPLICATION: To consider an application to change the material for the decorative masonry wall to be located at the northeast corner of the site (adjacent to Spring Street and 1st Street) from red brick to the grey stackable block consistent with the existing wall on the northwest corner of the center. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Rite III/Keith Belmont (Gateway Center)
LOCATION: South of 1st Street between South Vine Street and the Hwy. 101 on-ramp.

Opened Public Hearing.

Public Testimony: In favor: Nick Gilman, applicant representative
Keith Belmont, applicant
Mike Menath
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Amendment to Planned Development 02-017 as presented.

6. FILE #: **CODE AMENDMENT 04-003**
APPLICATION: To consider a zoning map amendment identifying where the Mixed-Use Overlay District will apply, consistent with the Land Use Element Mixed-Use Overlay land use designation. The project also includes a Zoning Ordinance Code Text Amendment to establish Mixed-Use development

regulations that will apply to mixed-use development projects.
APPLICANT: City initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: Mike Menath, posing questions regarding seismic standards.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 7-0 to continue the Open Public Hearing for Code Amendment 04-003 to the Planning Commission Meeting of July 27, 2004.

At 9:05 pm the Planning Commission adjourned for a break. They resumed their seats and reconvened at 9:15 pm.

OTHER SCHEDULED MATTERS

7. FILE #: **TENTATIVE TRACT 2422**
APPLICATION: Establish Street Names for Tract 2422.
APPLICANT: Harrod Builders
LOCATION: East of So. River Road at Navajo

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve a Street Name for Tentative Tract 2422 as "Rio Court".

8. FILE #: **MISCELLANEOUS 04-006**
APPLICATION: To consider approving a non-illuminated multi-tenant directory sign. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Joshua Yaguda
LOCATION: 806 – 9th Street

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to approve Miscellaneous 04-006 as presented.

9. **TRAFFIC CALMING AD-HOC COMMITTEE APPOINTMENTS**

The following Planning Commissioners were appointed to the Traffic Calming ad-hoc Committee: Commissioner Mattke, Commissioner Johnson, and Commissioner Ferravanti, with Commissioner Flynn serving as the alternate.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

10. Development Review Committee Minutes (for approval):

- a. June 7, 2004
- b. June 14, 2004

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

11. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Mattke reported on bike use at the skate park. Commissioner Kemper reported on the committee discussion regarding the mermaid statue for City Park.
- b. PAC (Project Area Committee): No report given
- c. Main Street Program: Commissioner Kemper reminded everyone about the Pancake Breakfast on August 5, 2004 at 7:30 am in City Park in conjunction with the Mid-State Fair.
- d. Airport Advisory Committee: Commissioner Hamon reported that the Committee discussed the web page and airport promotions.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all projects are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 12. February 12, 2004, Chandler Ranch Area Specific Plan – Environmental Scoping Session and Grading Workshop

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Ferravanti abstained), to approve the Minutes of the February 12, 2004, Chandler Ranch Area Specific Plan – Environmental Scoping Session and Grading Workshop as presented.

13. June 22, 2004

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-0, to approve the Minutes of the Planning Commission Meeting of June 22, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a brief review of the City Council Meeting of July 6, 2004.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Hamon asked about the process to initiate steps to address downtown parking. The Planning Commission was updated regarding the existing City Council ad-hoc Committee.

Commissioner Johnson asked if there is a master plan for pavers being installed in downtown sidewalks. He also asked about the funding of pavers and if there is a bulbout plan.

Commissioner Kemper asked if staff could provide a recap of the Nacimiento Information Workshop at the next Planning Commission Meeting.

Commissioner Steinbeck asked about the amount of time given for applicants to review Conditions of Approval on any given project. He also commented that the building next to the Chamber of Commerce office is listed for \$1.7 million.

Commissioner Flynn reminded the Commission that the Nacimiento Water Information Workshop would be Wednesday, July 14, 2004 at 7:00 pm in Council Chambers.

STAFF COMMENTS

Darren Nash informed the Commission that he and Ditas Esperanza would be getting information to Nick Gilman where to build the trash enclosure for the train station.

ADJOURNMENT at 9:40 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, July 16, 2004 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 19, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 26, 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, July 27, 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.