

PLANNING COMMISSION

MINUTES

July 27, 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: Agenda Item # 1 (McMillan)

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 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 the continued open Public Hearing.

Public Testimony: In favor: None
 Opposed: None

Action: In response to a request by the applicant, a motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to continue the open public hearing to August 10, 2004.

- 2. FILE #: **PLANNED DEVELOPMENT 02-008**
AMENDMENT
 APPLICATION: To consider a request to allow a delay of the required undergrounding of the existing overhead utility lines with the option of entering into an assessment district in order to allow coordination of the undergrounding work with other development projects in the area. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Pults & Associates on behalf of Jiffy Lube
 LOCATION: Southeast corner of Oak Hill Road and South River Road, across South River Road from Wal*Mart.

Opened Public Hearing.

Public Testimony: In favor: None
 Opposed: None

Action: Based on the applicant's request to terminate the PD Amendment, a motion was made by Commissioner Mattke, seconded by Commissioner Ferravanti, and passed 7-0, to terminate consideration of the subject application.

- 3. FILE #: **CODE AMENDMENT 01-004**
APPLICATION: To consider an application to amend the City's requirements regarding Truck Routes, Weight Limits and Truck Parking.
APPLICANT: City-initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: Dennis Steele

Opposed: Paul Viborg
Ole Viborg
Doug Trosch

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to continue the open public hearing to the next regular meeting of August 10, 2004.

- 4. FILE #: **CODE AMENDMENT 04-004**
APPLICATION: To consider an application to consider proposed refinements to the City's Oak Tree Preservation Ordinance.
APPLICANT: City-initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: Mike Meneth

Comments and/or Opposed: Nick Gilman
Steven Alvarez
Chip Tomanti

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 August 24, 2004.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of July 13, 2004.

- 5. 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: In favor: None

Opposed: None

Closed Public Hearing.

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

OTHER SCHEDULED MATTERS

- 6. FILE #: **HOUSING ELEMENT AMENDMENT**
- APPLICATION: To give preliminary review to a Draft Revision to the December 2003 Housing Element.
- APPLICANT: Citywide

Opened Public Hearing.

Public Testimony: None

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to Receive and File the draft revision to the Housing Element.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 7. Development Review Committee Minutes (for approval):
 - a. June 28, 2004
 - b. July 12, 2004

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-0, to approve the Development Review Committee 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: Commissioner Kemper reported on the walking tour book, murals, and the up-coming Olive Festival.
 - d. Airport Advisory Committee: Commissioner Hamon reported that the AAC is working on rules and regulations for the Airport.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that all projects are progressing on schedule, noting in particular the Hazard Mitigation Program.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 9. July 13, 2004

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0-0, to approve the Minutes of the Planning Commission Meeting of July 13, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Steinbeck provided a brief review of the City Council Meeting of July 20, 2004.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Johnson noted the need to modify adjournment dates.

Commissioner Mattke posed a question re 1st and Vine Streets.

Commissioner Kemper noted that there are some oak trees on the east end of Serenade Drive that need watering and also that a tree in the most westerly median along Niblick Road had not received adequate protection during construction and now appears to be dying.

Commissioner Steinbeck asked about Code Enforcement at the corner of Union and Golden Hill.

Chairman Flynn pointed out the successful code enforcement action at Wilson's Lanes, asked about the 13th Street Bridge activity, and asked about the status of the Food 4 Less shopping center access issues.

STAFF COMMENTS

Bob Lata requested that the Planning Commission appoint representatives to a City ad hoc Committee that would be meeting to discuss options for access into and out of the East Village / Food 4 Less Shopping Center. Commissioners Steinbeck, Hamon and Mattke volunteered.

Susan Zaleschuk followed up on prior Commission discussions regarding allowing Veterinarians in the Office Professional Zone. A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0, to request staff to initiate a Zoning Code Amendment on this subject.

Bob Lata requested that the Planning Commission appoint representatives to a City ad hoc Committee that would be meeting to discuss options for improving the City's Oak Tree Preservation Ordinance. Commissioner Mattke and Chairman Flynn volunteered.



A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, for:

ADJOURNMENT at 10:00 pm to the Development Review Committee Meetings of Monday, August 2 and Monday, August 9, each of which are scheduled 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, August 10, 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.