

PLANNING COMMISSION

MINUTES

August 10, 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

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of July 27, 2004.

- 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

Continued Open Public Hearing.

Public Testimony: In favor: Irv McMillan, applicant - expressed concerns with the bulb-out and drainage; is hopeful that there would be a shared effort to design the solution – would like to defer this until later. Opposed to taking out oak tree.
 Coralee McMillan, applicant – expressed concerns with the bulb-out and lack of drainage analysis; concerned with the cost burden on small business; stated lack of engineering for design and drainage.
 John McCarthy, applicant representative - expressed concerns with drainage issue; does not see bulb-out as feasible; sees diagonal parking as okay.

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 5-2 (Commissioners Kemper and Mattke opposed), to approve Planned Development 03-024, as amended regarding removal of the Oak Tree by the City at City expense; and to recommend that the City Council require removal of the oak tree and pay for said removal and replacement of said tree. Commissioners Kemper and Mattke asked that the record reflect that they are opposed to the removal of the 40 inch oak tree located in the alley right-of-way.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of July 27, 2004.

- 2. 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

Continued Open Public Hearing.

Public Testimony: Providing Comments/Input on the contents of the proposed ordinance:
Ole Viborg
Paul Viborg
Doug Troesch
Roy Boyce

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 4-3 (Commissioners Hamon, Johnson, and Kemper opposed), to recommend that the City Council approve the proposed Ordinance with no truck routes being established at this time but keeping the truck parking restrictions as proposed.

- 3. FILE #: **PLANNED DEVELOPMENT 04-013**
APPLICATION: To consider an application to construct an approximate 28,200 square feet of new office space, 8,000 square foot addition to the existing bank building.
APPLICANT: Robert Richmond of R2L Architects / Heritage Oaks Bank
LOCATION: Southeast corner of 13th and Vine Streets, as well as the existing bank at 545 12th Street.

Opened Public Hearing.

Public Testimony: In favor: Robert Richmond, applicant representative
Larry Ward, applicant
Dr. Jack Sloan
Grace Pucci

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 7-0, to approve Mitigated Negative Declaration for Planned Development 04-013 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 7-0, to approve Planned Development 04-013 as presented.

- 4. FILE #: **ZONE CHANGE 04-006; ANNEXATION # 87**
- APPLICATION: For the Planning Commission to consider making a recommendation to the City Council regarding a pre-zone of property proposed for annexation to the City of Paso Robles.
- APPLICANT: Mike Harrod / North Coast Engineering
- LOCATION: The Beechwood Annexation area includes approximately 235 acres, thirteen (13) separate properties, and has nine (9) different property owners. The properties are located in the County unincorporated area east of the City of Paso Robles, south of an eastward extension of Meadowlark Road, and north of Creston Road. The PG&E Electric Transmission Lines form the eastern boundary of the proposed annexation area.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Opposed: None

Neither in favor or opposed but expressing questions: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Hamon, and passed 7-0 to recommend that the City Council approve Option A of the Planning Commission Staff report including a modification to Exhibit "A" to incorporate a Neighborhood Commercial symbol consistent with the General

Plan; and recommending that the City Council make a finding that there is no need for additional environmental assessment in conjunction with the pre-zone as a part of the annexation process and approve an ordinance establishing a pre-zone pattern consistent with the General Plan.

- 5. FILE #: **PLANNED DEVELOPMENT 03-018**
APPLICATION: To consider a proposal to pre-grade an existing 3-acre site for a future new automobile dealership.
APPLICANT: Paso Robles Ford / Sawyer
LOCATION: Northwest corner of Oakwood St & Wallace Drive

Opened Public Hearing.

Public Testimony: In favor: Joe Chouinard, 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 Planned Development 03-018 with the added condition to require weekly street sweeping until the fill dirt and grading portions of the project are completed.

Commissioners Johnson and Hamon stepped down for the following item as they both live within 300' of the project.

- 6. FILE #: **WAIVER 04-004**
APPLICATION: To consider a request to waive the requirement for the installation of curb, gutter and sidewalk.
APPLICANT: Ruben Peterson and Rosemarie Fusano
LOCATION: 1241 Chestnut Street

Opened Public Hearing.

Public Testimony: Ruben Peterson, applicant – opposed to curb and gutter and sidewalk in-lieu fee payment that is required under the Zoning Code.

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 5-0-2 (Commissioners Johnson and Hamon abstained), to approve Waiver 04-002 as presented in Option A of the staff report.

Commissioners Johnson and Hamon resumed their seats on the dais.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 7. Development Review Committee Minutes (for approval):
 - a. July 19, 2004
 - b. July 26, 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.

- 8. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Flynn reported that the Committee discussed the proposed City Park Memorial for the San Simeon Earthquake.
 - b. PAC (Project Area Committee): No report given.
 - c. Main Street Program: Commissioner Kemper reported that the first Olive Festival will be held August 28.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all projects are continuing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 9. July 27, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 7-0 to approve the Planning Commission Minutes of July 27, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a brief overview of the City Council Meeting of August 3, 2004.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Kemper asked about the status of the building permits in relation to the walkways on Park Street at 12th Street.
- Commissioner Hamon asked about the status of the Downtown Parking Plan.
- Commissioner Johnson commented on the basis for recommending removal of the oak tree in the first agenda item (anticipated traffic circulation needs). He also asked about the status of the Code Amendment regarding Veterinary Offices in the OP Zone (Gateway Center) and commented on the *Western City* article on walking to services.

STAFF COMMENTS

None

ADJOURNMENT at 10:25 pm to the Development Review Committee Meeting of Monday, August 16, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment Planning Commission/City Council Breakfast meeting at Joe's, August 20, 2004;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 23, 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, August 24, 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.