

PLANNING COMMISSION

MINUTES

August 24, 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

- 1a. FILE #: **PLANNED DEVELOPMENT 04-011**
APPLICATION: To consider an application to construct a 41,000 square foot fitness center and two commercial

buildings of 2,450 and 3,600 square feet, respectively.
APPLICANT: Wittstrom/Cagliero
LOCATION: South River Road and Serenade Road

Opened Public Hearing.

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 September 14, 2004. This item did not appear on the agenda due to a noticing error.

1b. FILE #: **TENTATIVE PARCEL MAP PR 03-0340, AND PLANNED DEVELOPMENT 91002 AND 91003 AMENDMENT**
APPLICATION: To consider an application to subdivide a 2.5 acre site into 4 parcels for the construction of 4 single family residences (one residence already exists). 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 Joe Pahler
LOCATION: At the western terminus of Larkfield Avenue.

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 7-0, to approve Mitigated Negative Declaration for Tentative Parcel Map PR 03-0340, and Planned Development 91002 & 91003 Amendment, as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 7-0, to approve Tentative Parcel Map PR 03-0340, as presented.

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

2. FILE #: **PLANNED DEVELOPMENT 04-003,
CONDITIONAL USE PERMIT 04-005 AND
CODE AMENDMENT 04-005**
- APPLICATION: To consider an application to modify the Zoning Code to expand the ability to allow auto repair uses in the C1, PD (General Commercial, Planned Development) Zoning District with the approval of a Conditional Use Permit; also to consider approval of the construction of a new 12,500 square foot commercial building for tire installation and repair and commercial uses. 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 Majco, Inc. (Big Brand Tire)
- LOCATION: East of South River Road, west of Old South River Road and just north of the PG & E substation. The Code Amendment is Citywide.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Tom Taylor, 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 Negative Declaration for Planned Development 04-003, Conditional Use Permit 04-005 and Code Amendment 04-005 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to recommend the City Council approve Code Amendment 04-005 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Planned Development 04-003, as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Conditional Use Permit 04-005 as presented.

Commissioner Steinbeck stepped down for the following item.

OTHER SCHEDULED MATTERS

- 3. FILE #: **MISCELLANEOUS 04-008**
 APPLICATION: To consider a request to allow a reduction of a side yard setback from 5 feet to 4 feet, in relation to the preservation of an existing Oak tree.
 APPLICANT: Gary Cauble
 LOCATION: 2135 Vine Street

Public Testimony: In favor: Gary Cauble, applicant

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Miscellaneous 04-008 as presented.

Commissioner Steinbeck resumed his seat on the dais.

- 4. FILE #: **MISCELLANEOUS 04-007**
 APPLICATION: To consider a request for a multi-tenant directory sign.
 APPLICANT: Mortenson
 LOCATION: 1704 Spring Street

Action: Following discussion by the Commission, a motion was made by Commissioner Hamon, seconded by Commissioner Mattke, and passed 7-0, to approve Miscellaneous 04-007 as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

5. Development Review Committee Minutes (for approval):

- a. August 2, 2004

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve the DRC Minutes for August 2, 2004 as presented.

6. 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 reminded the Commission of the Olive Festival to be held in City Park on Saturday, August 28, 2004.
d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata advised the Commission that all projects are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

7. August 10, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0, to approve the Planning Commission Minutes for August 10, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Hamon provided a review of the City Council Meeting of August 17, 2004.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson asked about the status of the McMillan oak tree issue.
- Commissioner Mattke expressed kudos to staff for their responsiveness.

STAFF COMMENTS

Bob Lata asked for volunteers for the Flamson School Design Review ad hoc Committee. The Planning Commission ad hoc member will be Commissioner Hamon. Two meetings have been scheduled, September 9 and September 30, 2004, from 5:30 to 7:00 pm at the Paso Robles School District office, 800 Niblick Road, Paso Robles, CA

ADJOURNMENT at 8:12 pm to the Development Review Committee Meeting of Monday, August 30, 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, September 13, 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, September 14, 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.