

PLANNING COMMISSION

MINUTES

September 14, 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: Item No. 7 was proposed to be Opened and Continued to the Planning Commission Meeting of September 28, 2004, to expand the application to include additional zoning areas.

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 04-001 AND TENTATIVE TRACT 2521 AMENDMENT**
APPLICATION: To consider a request to eliminate the requirement to install sidewalks on 21st Street and the cul-de-sac within the subdivision. 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 Bertoni
LOCATION: 75 West 21st 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 an amendment to Tentative Tract 2521 and Planned Development 04-001 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to approve a new street name for the cul-de-sac to be "Williams Way".

Continued Open Public Hearing from the Planning Commission Meeting of August 24, 2004.

- 2. 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 square feet and 3,600 square feet, respectively. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Karl Wittstrom and Pete Cagliero
LOCATION: South River Road and Serenade Road

Continued Open Public Hearing.

Public Testimony: In favor: Pete Cagliero
Dale Gustin
Warren Hamrick, applicant representative
Kevin Kennedy, applicant

Opposed: None

Neither in favor nor
opposed but expressing questions
and comments: Mike Menath
Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by
Commissioner Hamon, and passed 7-0, to approve Negative Declaration for Planned
Development 04-011 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by
Commissioner Hamon, and passed 7-0, to approve Planned Development 04-011 as
presented.

3. FILE #: **PLANNED DEVELOPMENT 04-010 and
CONDITIONAL USE PERMIT 04-014**
- APPLICATION: To consider an application to construct a 30,000
square foot office/light building. The Planning
Commission will also be considering the content
and potential application of any conditions of
approval that relate to the subject application.
- APPLICANT: IQMS
- LOCATION: Golden Hill Business Park, in the Planned Industrial
District.

Opened Public Hearing.

Public Testimony: In favor: Steve Rarig, applicant representative
Michael Peachey, architect
Mr. Flamm

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 7-0 to approve Negative Declaration for Planned Development 04-010 and Conditional Use Permit 04-014 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 7-0 to approve Planned Development 04-010 as presented, including the provisions for a subsequent phase within the existing building.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 7-0 to approve Conditional Use Permit 04-014 as presented.

- 4. **FILE #:** **PLANNED DEVELOPMENT 03-020**
- APPLICATION:** To consider an application to construct a 20,500 square foot commercial building and a building pad. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Pacific Management & Development
- LOCATION:** The corner of 4th and Spring Streets.

Opened Public Hearing.

Public Testimony: In favor: Jim Saunders, applicant

Opposed: None

Neither in favor nor
Opposed but asking questions: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck and passed 7-0, to approve Negative Declaration for Planned Development 03-020 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck and passed 7-0, to approve Planned Development 03-020 as presented.

Commissioner Steinbeck stepped down for the following item.

5. FILE #: **TENTATIVE PARCEL MAP PR 04-0311**
APPLICATION: To consider a request to subdivide a 5,698 square foot lot into two residential lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Twin Cities Surveying on behalf of Rick Ewens
LOCATION: 740 – 30th 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 Johnson, seconded by Commissioner Hamon, and passed 6-1 (Commissioner Steinbeck abstained), to approve Tentative Parcel Map PR 04-0311 with an added condition for a 5’ setback for the rear parcel.

Commissioner Steinbeck resumed his seat on the dais.

6. FILE #: **TENTATIVE PARCEL MAP PR 04-0428**
APPLICATION: To consider a request to subdivide a 6,988 square foot lot into two residential lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Woodward and Judie Dike
LOCATION: 411 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Cindy Lewis, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Mattke, and passed 7-0, to approve Tentative Parcel Map PR 04-0428 as presented.

The following item is proposed to be opened and continued to the Planning Commission Meeting of September 28, 2004 to expand the Code Amendment to include additional zoning areas.

- 7. FILE #: **CODE AMENDMENT 04-006**
- APPLICATION: To consider an application to modify the Zoning Code to allow animal hospitals and veterinary clinics for small animals subject to approval of a Conditional Use Permit in the Office Professional Zone. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: City initiated
- LOCATION: In the Office Professional zoned Gateway Center and the Creston Road corridor where zoned Office Professional.

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 28, 2004.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

8. Development Review Committee Minutes (for approval):
 - a. August 16, 2004
 - b. August 23, 2004
 - c. August 30, 2004

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

9. 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 Olive Festival and reminded the Commission about the upcoming, Taste of Downtown.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

10. August 24, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 7-0, to approve the Planning Commission Minutes from the Meeting of August 24, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review of the City Council meeting of September 7, 2004 was provided by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Hamon gave a brief report on the Flamson Design Committee "Gateway" issue.
- Commissioner Ferravanti suggested the City look into the use of artificial turf. He also noted that a service cover is missing at Jack in the Box on Spring Street.

Commissioner Ferravanti stated was glad to see the action taken by the City Council regarding Truck Routes.

- Commissioner Kemper commented on a Draft Art Proposal and stated that she would like to see the Planning Commission have a role in the process. She also commented that she would like to see the presentation and expressed concerns that resident opinions be included. She stated that “In God We Trust” is a non-profit organization.
- Commissioner Steinbeck asked if the Breakfast Meeting date for September could be changed to the 24th since Bob Lata and Commissioner Johnson will be out of town on the 17th.
- Commissioner Flynn expressed concern regarding the Gateway Center street striping on South Vine Street. He also expressed concerns regarding signs protruding out of the median on Niblick Road.

STAFF COMMENTS

Bob Lata informed the Planning Commission that intern Brian Leveille would be leaving the City; he has accepted employment in Elk Grove.

ADJOURNMENT at 9:32 pm to the Development Review Committee Meeting of Monday, September 20, 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, September 24, 2004 at 7:00 am at Joe’s Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 27, 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 28, 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.