

**PLANNING COMMISSION  
MINUTES**

**September 28, 2004**

**PLANNING COMMISSIONERS PRESENT:** Ferravanti, Flynn, Hamon, Johnson, Kemper

**PLANNING COMMISSIONERS ABSENT:** Mattke, Steinbeck

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** Fred Strong promoted attendance at the Classic American Theater

**STAFF BRIEFING:** No changes to the Agenda as published.

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** None

**PRESENTATIONS:** None

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**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.**

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**PUBLIC HEARINGS**

- 1.     **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 (OP), Neighborhood Commercial (CP) and General Commercial (C-1) Zones. 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 OP, C-1 and/or CP.

Opened the continued open Public Hearing.

**Public Testimony:**   In favor:       None  
                              Opposed:       None

Comments / Questions: Mike Menath asked the definition of “small animal”

**Actions:**         A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0, to recommend that the City Council approve a Negative Declaration for the proposed Zoning Code Amendment.

A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0, to recommend that the City Council approve the proposed Zoning Code Amendment.

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- 2.     **FILE #:**                    **PLANNED DEVELOPMENT 04-018**  
       **APPLICATION:**        To consider an application to construct an approximate 28,000 square foot industrial building with a 19,000 square foot future expansion on Lot 12, Tract 2269 and to construct another 28,000 square foot industrial building with a 19,000 square foot expansion on Lot 11, Tract 2269. 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 and Associates on behalf of Rick Sperling, Air Flow Research Heads, Inc.  
LOCATION: Wisteria Lane, east of Golden Hill Road and north of Highway 46 east.

Opened Public Hearing.

**Public Testimony:** In favor: Tom Hatch, Pults Associates, representing the applicant  
Opposed: None

**Actions:** A motion was made by Commissioner Hamon, seconded by Commissioner Ferravanti, and passed 5-0, to approve a Negative Declaration for the proposed PD application.

A motion was made by Commissioner Hamon, seconded by Commissioner Ferravanti, and passed 5-0, to approve the proposed PD application, subject to the recommended conditions of approval.

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3. FILE #: **TENTATIVE PARCEL MAP PR 04-0463**  
APPLICATION: To consider an application to split an 11,250 square foot parcel into two lots of approximately 7,875 and 3,375 square feet. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Gary and Marianne Bernstein  
LOCATION: 530 – 9<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** In favor: None  
Opposed: None

Comments / Questions: Mike Menath asked if there is a minimum lot size

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0, to approve the proposed Tentative Parcel Map, subject to the recommended conditions of approval.

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4. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 03-020 AND CONDITIONAL USE PERMIT 02-022**  
APPLICATION: To consider an application for a two year time extension for the project, which consists of the establishment of a hot springs related hotel/spa/resort and ancillary recreational uses on approximately 240 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Keissig Family Trust  
LOCATION: west of North River Road, east of Buena Vista Road, at 3725 Buena Vista Road.

Opened Public Hearing.

**Public Testimony:** In favor: Steve Gregory  
Fred Strong

Comments and/or Opposed: None

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 5-0, to approve the requested time extension.

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5. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 97-227**  
APPLICATION: To consider a one year time extension allowing for a 2 lot residential subdivision of a 1.01 acre property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Jim Ehrke  
LOCATION: East side of Prospect Avenue, just south of Mesa Road and north of Union Road.

Opened Public Hearing.

**Public Testimony:** In favor: None  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 5-0, to approve the requested time extension.

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- 6. FILE #: **REZONE 04-009**
- APPLICATION: To consider a request to consider recommending a zone change (amendment to the City’s Zoning Map) from Residential Agricultural, Planned Development (R-A-PD) to Public Facilities (PF), to bring the zoning of the subject properties into conformance with the City’s General Plan. 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 of Paso Robles
- LOCATION: Westerly terminus of Dry Creek Road.

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 5-0, to recommend that the City Council approve the proposed Zone Change.

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**OTHER SCHEDULED MATTERS** None

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 7. Development Review Committee Minutes (for approval):
  - a. September 13, 2004

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Hamon, and passed 5-0, 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 upcoming visit of the California Downtown Association.
  - d. Airport Advisory Committee: Commissioner Hamon reported on the last meeting at which there was a presentation from the Chamber of Commerce Visitors and Conference Bureau (VCB).

### **CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Bob Lata reported that all projects are progressing on schedule, and that the process of considering funding for projects in 2005 is about to begin.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

9. September 14, 2004

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 5-0-0, to approve the Minutes of the Planning Commission Meeting of September 14, 2004 as presented.

### **REVIEW OF CITY COUNCIL MEETING**

Bob Lata provided a brief review of the City Council Meeting of September 7, 2004.

### **PLANNING COMMISSIONERS' COMMENTS**

Commissioners Johnson and Ferravanti posed questions regarding Community Facilities Districts

Commissioner Ferravanti suggested that the City should request the County to provide property tax bills in a manner that would show how much of the tax bill is used for schools.

Based on a motion made by Commissioner Ferravanti, and seconded by Commissioner Johnson, and passed 5-0, the Commission asked that a formal recommendation be forwarded to the Council for the City to propose a change to the format of the County's property tax bill, to show the amount of taxes that are paid for schools.

Chairman Flynn reminded the Commissioners that they should be reading their Chandler Ranch Specific Plan documents; he also reminded all of the Pre-Pioneer Day Dance and Pioneer Day.

**STAFF COMMENTS**

Bob Lata briefed the Commission on the tentative schedule for Chandler Ranch related workshops and hearings.

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At 8:22 PM a motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0, for:

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, October 4, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Chandler Ranch Area Specific Plan Public Workshop of Monday, October 4, 2004 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, October 11, 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, October 12, 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.