

**PLANNING COMMISSION
MINUTES**

October 12, 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: No changes to the Agenda as published.

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

- 1. **FILE #:** **REZONE 04-007**
APPLICATION: For the Planning Commission to consider a request to rezone property to bring it 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: North Coast Engineering / Woody Woodruff
LOCATION: Northwest corner of Creston Road and Rolling Hills Road.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Kathy Barnett

Opposed: Jocko Cutter

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Ferravanti, and passed 5-2 (Commissioners Steinbeck and Johnson opposed), to recommend that the City Council find that the proposed rezone would be consistent with the City’s General Plan and conclude that the City’s Planned Development process would provide adequate tools to insure that the proposed use can be accommodated on this site.

- 2. **FILE #:** **TENTATIVE PARCEL MAP 03-0342**
APPLICATION: For the Planning Commission to consider a Parcel Map application to subdivide two existing parcels totaling 19,538 square feet into four parcels ranging in size from 3,247 to 9,742 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: Vaughan Surveys / Mike Faherty
LOCATION: 2925 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Bryce Dilger, applicant representative

Opposed: None

Posing Question: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Mattke, and passed 7-0 to approve Tentative Parcel Map 03-0342 as presented.

3. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0466**
APPLICATION: To consider an application to split of a 10,500 square foot parcel into two lots of approximately 4,500 and 6,000 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: Katherine McKinsey / Nick Gilman
LOCATION: 1927 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Nick Gilman, applicant representative – seeking clarification of one of the Standard Conditions.

Opposed: None

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve Tentative Parcel Map 04-0466 as amended, deleting Standard Condition No. 5 with regard to street dedication requirements.

4. **FILE #:** **2004 HOUSING ELEMENT (AMENDMENT TO 2003 HOUSING ELEMENT)**
APPLICATION: To consider an amendment to the Housing Element that addresses concerns raised by the State Department of Housing and Community Development (HCD) regarding conformance of the element with State Housing Element Law.
APPLICANT: City Initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: No comments received either in favor or opposed, but questions were posed by Kathy Barnett regarding affordable housing in the Cuesta College area. Kathy Barnett also complimented Ed Gallagher for his work on the Housing Element.

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to recommend that the City Council approve a Negative Declaration for the 2004 Housing Element (Amendment to the 2003 Housing Element), as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to recommend that the City Council adopt the 2004 Housing Element (Amendment to the 2003 Housing Element), as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 7. Development Review Committee Minutes (for approval):
 - a. September 20, 2004
 - b. September 27, 2004

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Ferravanti, and passed 7-0 to approve the DRC 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: No report given.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided a status report.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. September 28, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 5-0-2 (Commissioners Steinbeck and Mattke abstained), to approve the Planning Commission Minutes of September 28, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the meeting of October 5, 2004, was provided by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Hamon reminded the Commission that there would be a Children's Museum Preview on October 13, 2004, at 6:00 pm. He also reminded the Commission of the City Council Candidate's Forum at the October 14, 2004 Rotary Club Meeting.
- Commissioner Ferravanti requested that the trucking companies be involved in establishing the truck routes when that is done in two years time. He also reported that the water meter cover is still missing at Jack in the Box on Spring Street.

STAFF COMMENTS

- Susan Zaleschuk reminded the Commission of the Traffic Calming meeting of Wednesday, October 13, 2004 at 2:00 pm in the Library Conference Center. She also stated that there will be a meeting regarding the status of Flamson Middle School on Thursday, October 14, 2004.
- City Councilman Gary Nemeth added to Susan's statement, saying that Flamson is scheduled to be razed by Summer 2005.

ADJOURNMENT at 8:50 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, October 15, 2004 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, October 18, 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, October 25, 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 26, 2004 at 3:30 pm at Paso Robles City Hall, 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.