

**PLANNING COMMISSION
MINUTES**

October 26, 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: Items No. 2 and 7 were requested to be Opened and Continued to the Planning Commission Meeting of November 9, 2004.

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 #: **TIME EXTENSION TENTATIVE TRACT 2469**
 APPLICATION: For the Planning Commission to consider a request for a one year time extension allowing the subdivision of an approximate 1.75 acre site into eight (8) condominium lots and one (1) common ownership lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: EMK Associates on behalf of Republic Properties.
 LOCATION: 344 – 24th Street

Opened Public Hearing.

Public Testimony: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve a one year time extension for Tentative Tract 2469 as presented.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of November 9, 2004 to allow additional time for the applicant to supply the City with additional information.

- 2. FILE #: **TENTATIVE PARCEL MAP 04-0493**
 APPLICATION: For the Planning Commission to consider a Parcel Map application to subdivide two (2) existing duplexes into four (4) condominiums. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Beauwest, LLC
 LOCATION: 119 and 121 Capital Hill

Opened Public Hearing.

Public Testimony: None given, either in favor or opposed.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 7-0 to continue the Open Public Hearing for Tentative Parcel Map 04-0493 to the Planning Commission Meeting of November 9, 2004.

3. FILE #: **PLANNED DEVELOPMENT 04-019 AND
CONDITIONAL USE PERMIT 04-013**
 APPLICATION: For the Planning Commission to consider an application to construct a six (6) bay self-serve car wash, with two automatic bays and ancillary coffee kiosk and delicatessen. 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 Shores and Diane Norton
 LOCATION: Southwest corner of Union Road and Golden Hill Road

Opened Public Hearing.

Public Testimony: In favor: Robert Fischer, applicant representative
 Jim Shores, applicant

Opposed: None

Neither in favor nor
 opposed but having questions: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0, to approve Planned Development 04-019 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke and passed 7-0 to approve Conditional Use Permit 04-013 with modification to Item No. 6 of the Site Specific Conditions.

4. FILE #: **TENTATIVE PARCEL MAP PR 04-0491**
 APPLICATION: For the Planning Commission to consider a request to subdivide a five acre parcel into four lots that are proposed to be 3.27 acres; 32,500 square feet; and 24,000 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: Jeanie Eberle and John Alban
 LOCATION: 1850 Ramada Drive

Opened Public Hearing.

Public Testimony: In favor: Terry Simons, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Flynn opposed), to approve Tentative Parcel Map PR 04-0491 as modified.

- 5. **FILE #:** **PLANNED DEVELOPMENT 04-014**
- APPLICATION:** For the Planning Commission to consider a request to construct three (3) light manufacturing buildings proposed as two buildings that are 15,120 square feet and a third building that is 16,000 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:** DeVendels, USA, Inc./Lavorgna
- LOCATION:** Ramada Drive (Lots 13, 14, 15, 20, 21, and 22 of Tract 900)

Opened Public Hearing.

Public Testimony: In favor: Vince Lavorgna, applicant representative

Opposed: None

Neither in favor nor
opposed but posing questions: Christy Withers

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 7-0, to approved Negative Declaration for Planned Development 04-014 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 7-0, to approve Planned Development 04-014 as presented.

6. FILE #: **PLANNED DEVELOPMENT 04-015**
 APPLICATION: For the Planning Commission to consider a request to construct two light manufacturing buildings that are proposed to be 20,800 square feet and 22,000 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: Nick Gilman on behalf of Nick Pokrajac
 LOCATION: 1500 Ramada Drive

Opened Public Hearing.

Public Testimony: In favor: Nick Gilman, applicant representative, opposed to under-grounding.
 Nick Pokrajac, applicant, concerned with under-grounding requirements. Willing to participate in future under-grounding assessment district.

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve Negative Declaration for Planned Development 04-015 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve Planned Development 04-015 with modification to Items No. 18 and 19 of the resolution, requiring an agreement to participate in future under-grounding of utilities and clarifying the condition regarding a drainage easement.

At 8:45 pm the Planning Commission took a short break and resumed the meeting at 8:50 pm.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of November 9, 2004.

- 7. FILE #: ZONING CODE AMENDMENT 02-007
- APPLICATION: For the Planning Commission to consider amending the Zoning Code to update the Sign Ordinance.
- APPLICANT: City initiated
- LOCATION: Citywide

Opened Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 7-0 to continue the Open Public Hearing for Code Amendment 02-007 to the Planning Commission Meeting of November 9, 2004.

OTHER SCHEDULED MATTERS

- 8. LOCAL HAZARD MITIGATION PLAN PUBLIC WORKSHOP

A report was provided by Ed Gallagher. Councilman Nemeth participated in the Workshop.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. October 4, 2004
 - b. October 11, 2004

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

10. 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 reported that the deadline for new applications for 2005 CDBG funds is October 29, 2004.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. October 12, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 7-0, to approve the Planning Commission Minutes of October 12, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a brief review of the City Council Meeting of October 19, 2004.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Ferravanti thanked staff for providing a model of a waterless urinal. He expressed a desire to see the City consider either incentives or at least a public information effort (like in water bills) to encourage replacement of conventional urinals with "waterless" urinals. He also recommended that artificial turf be required on medians and for landscaping at new buildings.
- Commissioner Johnson stated that more public information should be provided – perhaps in water bills.
- Commissioner Kemper asked about the use of recirculating water systems. She also wondered if more information couldn't be placed in water bills.
- Commissioner Steinbeck expressed concerns regarding traffic signal timing, in particular the temporary signal at Golden Hill / Union, and the signal at 12th and Spring. It was noted that the left-hand turn from 12th onto Spring southbound is excessively long / not being demand actuated. It was also noted that the "no right turn on red" signs at Golden Hill / Union are impeding traffic flows. Problems at Riverside and 13th were also cited.

- Commissioner Flynn reported that the location of the traffic "stop" line in relation to the interim signal at Golden Hill and Union was also noted as a problem. It has been observed that drivers of the cars that are closest to the signal cannot see the signal above them, and that it would perhaps work better if the "stop" lines were set back further from the signal. He also commented that on 24th Street, in the vicinity of 215-24th Street, pave-out is needed, there is a lot of debris on the street.

STAFF COMMENTS

None

ADJOURNMENT at 9:30 pm to the Development Review Committee Meeting of Monday, November 1, 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, November 8, 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, November 9, 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.