

**PLANNING COMMISSION  
MINUTES**

**November 9, 2004**

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

**PLANNING COMMISSIONERS ABSENT:** Mattke

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** It was noted that Agenda Item # 1 would be requested to be tabled.

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** Agenda item #1 is requested to be tabled; Agenda item # 3 is requested to be continued.

**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**

*The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 26, 2004.*

- 1. 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 the continued open Public Hearing.

**Public Testimony:** In favor: None

Opposed: None

Comments / Questions: Mike Menath noted concerns regarding vehicle turning radii and asked if it would be possible to require residents to use their garages

**Actions:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0, to table consideration of the proposed tentative map, pursuant to the property owner’s request.

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*The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 26, 2004.*

- 2. 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 the continued open Public Hearing.

**Public Testimony:** In favor: None

Opposed: None

**Actions:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0, to recommend to the City Council that the proposed Negative Declaration and Zoning Code Amendment be approved as suggested by the City Attorney.

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3. FILE #: **TENTATIVE TRACT 2457 AND PLANNED DEVELOPMENT 02-006 TIME EXTENSION REQUEST**  
APPLICATION: To consider a one year time extension for Tentative Tract 2457, a subdivision of a 108-acre site into 215 lots consisting of 210 single family residential lots, 1 community center common lot, 1 private street lot, 1 public golf course lot and 2 public open space lots for the construction of an “active adult” planned development residential community. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dick Willhoit, Estrella Associates, Inc.  
LOCATION: Clubhouse Drive and River Oaks Drive.

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Ferravanti, and passed 6-0, to continue the open public hearing on the subject time extension request to the Planning Commission meeting of November 23, 2003; the continuance was made necessary by the required public notice not having been published.

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**OTHER SCHEDULED MATTERS** None

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**WRITTEN CORRESPONDENCE** -- NONE

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## **COMMITTEE REPORTS**

4. Development Review Committee Minutes (for approval):
  - a. October 18, 2004
  - b. October 25, 2004

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Ferravanti, and passed 6-0, to approve the Development Review Committee Minutes listed above, as presented.

5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: no report
  - b. PAC (Project Area Committee): no report
  - c. Main Street Program: Commissioner Kemper provided a report
  - d. Airport Advisory Committee: Commissioner Hamon provided a report

## **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**

6. October 26, 2004

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 6-0-1, to approve the Minutes of the Planning Commission Meeting of October 26, 2004 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

Chairman Flynn provided a review of the City Council Meeting of November 2, 2004.

## **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Kemper asked if there would again be an interview role for the Planning Commission relative to the applications for being on the Planning Commission; staff indicated they would follow-up with Council. She also asked about the potential for hot water circulation systems being required in new homes; it was noted that there are some significant costs and code issues related to those systems.

Commissioner Hamon reported on the Children's Museum fund raiser and noted that the development plans are in review.

Commissioner Ferravanti pointed out that there are some regional traffic congestion issues at the intersection of Highway 101 and 46 East that warrant attention by Caltrans. He also noted that it has become difficult to make a turn from northbound South River Road onto westbound Creston Road / 13<sup>th</sup> Street since the traffic signal has been removed from that location. He also pointed out that there is a need for more street lighting at the intersection of 34<sup>th</sup> and Spring Streets, and that the City cannot force anyone to park in their garage.

### **STAFF COMMENTS**

City Planner Susan Zaleschuk advised the Commission that a presentation on the City's traffic calming program would be on the next meeting agenda, and that a copy of the program would be distributed next Monday (11/15) to the Commission to provide additional time to review the materials.

At 7:43 PM a motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0, for:

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, November 15, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to a City informational workshop on Community Facilities Districts on Wednesday, November 17, 2004 at 10:00 am 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, November 19, 2004 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, November 22, 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 23, 2004 at 7:30 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.

