

**PLANNING COMMISSION  
MINUTES**

**November 23, 2004**

**PLANNING COMMISSIONERS PRESENT:** Flynn, Johnson, Mattke, Steinbeck

**PLANNING COMMISSIONERS ABSENT:** Ferravanti, Hamon, Kemper

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

**STAFF BRIEFING:** No changes to agenda.

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** Item No. 1 is a Continued Open Public Hearing from the Meeting of November 9, 2004 and is proposed to be further continued to the Planning Commission Meeting of December 14, 2004.

**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 Meeting of November 9, 2004 and is proposed to be further continued to the Planning Commission Meeting of December 14, 2004.*

- 1. 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.

Continued Open Public Hearing.

**Public Testimony:** No public testimony given, either in favor or opposed.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to continue the Open Public Hearing for Tentative Tract 2457 and Planned Development 02-006 Time Extension to the Planning Commission Meeting of December 14, 2004.

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- 2. FILE #: **REZONE 04-010**
- APPLICATION: To consider a request to recommend that the City Council rezone property from Single Family Residential (R1-PD) to Residential Multiple Family Medium Density (R3). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Robert and Karen Cary
- LOCATION: 80 South River Road

Opened Public Hearing.

**Public Testimony:** Basically in favor, but raising concerns regarding potential future development:

Dale Gustin  
James Brescia  
Chris Albe

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve recommending approval of Negative Declaration for Rezone 04-010 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend the City Council approve Rezone 04-010 as presented.

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- 3. **FILE #:** **PLANNED DEVELOPMENT 04-023, TENTATIVE TRACT 2609, AND REZONE 04-005**
- APPLICATION:** To consider a request to create 20 single family residential lots for the development of 20 single family homes. Also requested is to rezone the property from R1, B3-PD to R1, PD-3, allowing three units per acre to be consistent with the General Plan Land Use Designation of RSF-3. 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 on behalf of Harrod Builders.
- LOCATION:** On the 8.5 acre property located at the northeast corner of Beechwood Drive and Meadowlark Road.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner, applicant representative

Opposed: None

Expressing Concerns: Jeff Hoops  
Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to adopt a Mitigated Negative Declaration for Planned Development 04-023, Tentative Tract 2609 and Rezone 04-005 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve Tentative Tract 2609 as amended.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend that the City Council approve Rezone 04-005 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve Planned Development 04-023, as presented.

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- 4. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0496**
- APPLICATION:** To consider a request to subdivide one 7,000 square foot parcel into two parcels of approximately 3,925 square feet and 3,075 square feet. The site is currently developed with two single family residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Tom Erskine
- LOCATION:** 834 and 844 – 20<sup>th</sup> 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 Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve Tentative Parcel Map PR 04-0496 as amended.

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5. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0495**  
**APPLICATION:** To consider a request to subdivide one 7,290 square foot parcel into two parcels of approximately 4,835 square feet and 2,455 square feet. The site is currently developed with two single family residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Tom Erskine  
**LOCATION:** 415 and 421 – 7<sup>th</sup> 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 Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve Tentative parcel Map PR 04-0495 as amended.

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6. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0471**  
**APPLICATION:** To consider an application to split a 12.34 acre parcel into two lots of approximately 7 acres and 5.34 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:** Gene and Barbara Durand  
**LOCATION:** 2805 Theatre Drive

Opened Public Hearing.

**Public Testimony:** In favor: Barbara Durand, applicant

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 3-1-3 (Commissioner Flynn opposed, Commissioners Ferravanti, Hamon and Kemper absent), to adopt a Mitigated Negative Declaration for Planned Development 04-023, Tentative Tract 2609 and Rezone 04-005 as presented.

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- 7. FILE #: **PLANNED DEVELOPMENT 04-012 and  
CONDITIONAL USE PERMIT 04-016**
- APPLICATION: To consider an application to construct a 48,000 square foot mini-storage facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Elmer Garrison
- LOCATION: 1601-1621 North River Road

Opened Public Hearing.

**Public Testimony:** No public testimony given either in favor or opposed, however, Dennis Pack expressed his concerns over lighting of the project.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to adopt Negative Declaration for Planned Development 04-0212 and Conditional Use Permit 04-016 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve Planned Development 04-012 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve Conditional Use Permit 04-016 as presented.

**At 9:00 pm the Planning Commission took a 7 minute break and reconvened at 9:07 pm.**

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8. FILE #: **STREET ABANDONMENT 04-005**  
APPLICATION: To consider a request to abandon a portion of an existing "paper" street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Eric Newton  
LOCATION: 19<sup>th</sup> Street between Pine Street and the Railroad Tracks.

Opened Public Hearing.

**Public Testimony:** In favor: Eric Newton, applicant  
Opposed: None

Basically in favor but expressing concerns: Ole Viborg

Closed Public Hearing.

**Action:** A motion was made by Commissioner Mattke, seconded by Commissioner Steinbeck, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend the City Council approve Street Abandonment 04-005 as presented.

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9. FILE #: **TRAFFIC CALMING PROGRAM**  
APPLICATION: For the Planning Commission to review the Traffic Calming Program and forward a recommendation to the City Council.  
APPLICANT: City-initiated  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** Neither in favor nor opposed but expressing concerns: Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Mattke, seconded by Commissioner Steinbeck, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend the City Council approve the Traffic Calming Program as presented.

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10. FILE #: **GENERAL PLAN AMENDMENT 04-001**  
APPLICATION: 1) For the Planning Commission to consider recommending to the City Council to amend the General Plan to modify the boundaries of the Oak Park Specific Plan Area that was established through the 2003 General Plan update. This is the first component of a two-part General Plan Amendment.  
2) For the Planning Commission to consider recommending to the City Council to amend the General Plan to redefine and modify the boundaries of the Airport Noise Disclosure Area that was established in 2001. This is the second component of a two-part General Plan Amendment.  
APPLICANT: City initiated  
LOCATION: 1) Oak Park Specific Plan Area  
2) City and Sphere areas east of Highway 101

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 Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend the City Council approve Negative Declaration status for General Plan Amendment 04-001(1) as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend the City Council approve General Plan Amendment 04-001(1) as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend the City Council approve Negative Declaration status for General Plan Amendment 04-001(2) as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to recommend the City Council approve General Plan Amendment 04-001(2) as presented.



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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 11. Development Review Committee Minutes (for approval):
  - a. November 1, 2004
  - b. November 8, 2004

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approved the above listed DRC Minutes as presented.

- 12. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): It was reported that a meeting is coming up soon.
  - c. Main Street Program: No report given
  - d. Airport Advisory Committee: No report given

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

Bob Lata reported that all projects are on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 13. November 9, 2004

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 4-0-3 (Commissioners Ferravanti, Hamon and Kemper absent), to approve the Planning Commission Minutes of November 9, 2004 as presented.

**REVIEW OF CITY COUNCIL MEETING**

Bob Lata provided a brief overview of the City Council Meeting of November 16, 2004.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson commented on the proposed lighting on the proposed Garrison Mini-storage on North River Road.
- Commissioner Mattke expressed kudos to staff for the work done on the Traffic Calming Program.
- Commissioner Steinbeck stated he had noticed illegal truck parking in the Ardmore Road area.
- Commissioner Flynn expressed kudos/congratulations to Commissioner Mattke on the award he received.

## **STAFF COMMENTS**

None

**ADJOURNMENT** at 10:15 pm to the Development Review Committee Meeting of Monday, November 29, 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, December 6, 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, December 13, 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, December 14, 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.