

**PLANNING COMMISSION
MINUTES**

December 14, 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 agenda.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Item No. 1 is proposed to be tabled.

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

The following item is a continued Open Public Hearing from the Meeting of November 23, 2004. It is proposed to be tabled.

- 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.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 7-0, to table Tentative Tract 2457 and Planned Development 02-006 Time Extension, as requested.

Commissioner Kemper stepped down for the following item.

- 2. FILE #: **PLANNED DEVELOPMENT 04-017, TENTATIVE TRACT 2611 –and- REZONE 04-008**
APPLICATION: To consider a request to create a 45 lot residential subdivision for the development of 45 single family homes; and the recommend the City Council rezone the property to be consistent with the RSF-4 and RSF-6 General Plan Land Use Designations. 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 J.M. Wilson Development
LOCATION: 1650 South River Road

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Opposed: Ruth
Brenda Sullivan
Tim Sullivan
Debra Havens
Robert Spring

Asking questions and stating
Concerns: Ron Jenkins
Herb Sisty
Alfredo
Richard Kinsey
Jeff Hollister
Linda Silvera
John Cooke
James Sullivan

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Kemper abstained), to approve Mitigated Negative Declaration for Planned Development 04-017, Tentative Tract 2611 and Rezone 04-008 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Steinbeck, and passed 4-2-1 (Commissioners Flynn and Mattke opposed, Commissioner Kemper abstained), to approve Tentative Tract 2611 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Steinbeck, and passed 5-1-1 (Commissioner Mattke opposed, Commissioner Kemper abstained), to approve Rezone 04-008 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Steinbeck, and failed 2-4-1 (Commissioners Flynn, Ferravanti, Mattke, and Johnson opposed, Commissioner Kemper abstained), to approve Planned Development 04-017 as presented. Motion failed; No Planning Commission action was taken on Planned Development 04-017.

At 9:05 pm the Planning Commission took a 5 minute break and reconvened at 9:10 pm.

Commissioner Kemper resumed her seat on the dais.

3. FILE #: **TENTATIVE PARCEL MAP PR 04-0210**
APPLICATION: To consider a request to split a 0.94 acre parcel into two lots of 20,458 square feet each (0.47 acre). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: David McCabe
LOCATION: 2915 Gilead Lane

Opened Public Hearing.

Public Testimony: In favor: Dave McCabe, applicant
Opposed: None
Posing Questions: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to approve Tentative Parcel Map PR 04-0210 as presented.

4. FILE #: **CONDITIONAL USE PERMIT 04-012**
APPLICATION: To consider a request to convert an existing residence into a professional office and associated parking on a 7,000 square foot lot located in an R-2 (Residential Multiple Family) zone with OP (Office Professional) overlay Zoning. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Randy Sabin
LOCATION: 1520 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Randy Sabin, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 7-0, to approve Conditional Use Permit 04-012 with modifications.

5. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0310**
APPLICATION: To consider a request to subdivide three existing commercial lots totaling approximately 14.44 acres into twelve parcels between approximately .75 acre and 1.58 acres each. 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 Colin Weyrick and Raymond Frazier
LOCATION: 2501 Oakwood Street

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Opposed: None
Posing Questions: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck and passed 7-0 to approve Negative Declaration for Tentative Parcel Map PR 04-0310 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck and passed 7-0 to approve Tentative Parcel Map PR 04-0310 as presented.

OTHER SCHEDULED MATTERS

6. **NEW STREET ADDRESSING FOR PRIVATE DRIVE OFF SOUTH RIVER ROAD.**

Art Nathan asked if the spelling of “Sarah” Way could be changed to “Serra” Way.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0 to approve new street addressing for Sophia Way and Serra Way off South River Road.

7. SUGGESTIONS FOR COUNCIL CONSIDERATION OF SHORT-TERM GOALS (NEXT 2 YEARS).

Action: Following brief discussion the Planning Commission suggested the City Council review the Economic Strategy and focus on the General Plan.

7a. CONSIDER THE DRC RECOMMENDATION AND APPROVE THE MURAL AT BOYD’S TOBACCO AND ELEGANT GIFTS AT 625 SPRING STREET

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve the mural at Boyd’s Tobacco and Elegant Gifts.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 8. Development Review Committee Minutes (for approval):
 - a. November 15, 2004
 - b. November 22, 2004
 - c. November 29, 2004

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

9. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report given
 - b. PAC (Project Area Committee): The meeting will be held on December 15, 2004.
 - c. Main Street Program: No report given.
 - d. Airport Advisory Committee: The meeting was held last week; there have been reports of Ultra-light problems, based on FAA regulations – discussions will be continued.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all programs are continuing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

10. November 23, 2004

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 5-0-2 (Commissioners Ferravanti, Hamon, and Kemper abstained), to approve the Planning Commission Minutes of November 23, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata gave a brief overview of the City Council meeting of December 7, 2004 and advised the Planning Commission that the Housing Element was adopted.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Kemper expressed her thanks to the Planning Commission and staff for her term on the Planning Commission.

Commissioner Ferravanti stated that stub streets need to have signage added to them. He also expressed thanks for his term on the Planning Commission.

Commissioners Hamon, Johnson, Mattke, Steinbeck, and Flynn all expressed thanks to outgoing Commissioners Kemper and Ferravanti and welcome to the newly appointed Commissioners.

Commissioner Mattke gave kudos to Charles Lorenzen for his handling of complaints of trash, mud in the street and noise from the Montebello tract.

Commissioner Steinbeck asked about the plans for the Culver Building on Spring Street. He would like to review the plans at DRC.

STAFF COMMENTS

The Planning Commission was reminded of the Planning Commission re-organization dinner to be held on January 9, 2005 at 6:30 pm at Panolivo.

ADJOURNMENT at 10:25 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, December 17, 2004, at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 20, 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 27, 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, January 3, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Reorganization Dinner of Sunday, January 9, 2005 at 6:30 pm at Panolivo;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 10, 2005 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, January 11, 2005 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.