

Date \_\_\_\_\_ Agenda Item \_\_\_\_\_  
( ) APPROVED ( ) DENIED  
( ) CONTINUED TO \_\_\_\_\_

**PLANNING COMMISSION**

**MINUTES**

January 12, 1999

PLANNING COMMISSIONERS PRESENT: Ferravanti, Finigan, Johnson,  
Steinbeck, Warnke

PLANNING COMMISSIONERS ABSENT: Nemeth

STAFF BRIEFING: None

PUBLIC COMMENTS: Pat Mackie stated that he did not recall septic being approved for Barney Schwartz Park, and that he feels that a street light needs to be provided at the intersection of the entrance to Barney Schwartz Park and Union Road.

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**PUBLIC HEARINGS**

**Commissioner Johnson stepped down for the following item.**

1. FILE #: **TENTATIVE TRACT 2254 -and- PLANNED DEVELOPMENT 97009**  
APPLICATION: To subdivide approximately 25.3 acres into 87 lots; 85 for single family dwelling units and two detention basins  
APPLICANT: Tom Erskine  
LOCATION: Northwest corner of Creston Road and Beechwood Drive

Opened Public Hearing.

**Public Testimony:** In Favor: Tom Erskine  
Pat Mackie  
Larry Werner  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 4-0 (Commissioner Johnson abstained, Commissioner Nemeth absent), to approve a Notice of Determination for Tentative Tract 2254 and Planned Development 97009.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 4-0 (Commissioner Johnson abstained, Commissioner Nemeth absent), to approve Tentative Tract 2254 with amendment to Condition 22, modifying the road surface from asphalt paving to all weather surface; to delete Condition 25 regarding a water well site; and to add a condition to route construction traffic from the south rather than in the area around Virginia Peterson School.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 4-0 (Commissioner Johnson abstained, Commissioner Nemeth absent), to approve Phase I of Planned Development 97009 with Standard Conditions.

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**Commissioner Johnson resumed his seat on the dais.**

2. FILE #: **TIME EXTENSION TENTATIVE TRACT 1983**  
APPLICATION: To subdivide an approximate 9.2 acre site into 27 single family residential lots.  
APPLICANT: Richard Koval  
LOCATION: Southeast corner of Creston and Meadowlark Roads

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent), to approve a one year Time Extension for Tentative Tract 1983 as presented.

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3. FILE #: **CONDITIONAL USE PERMIT 98009**  
APPLICATION: To construct a 10,261 square foot single story, multi-purpose room/classroom facility  
APPLICANT: First Baptist Church  
LOCATION: 1645 Park Street

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 5-0 (Commissioner Nemeth absent), to approve a Negative Declaration for Conditional Use Permit 98009.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck and passed 5-0 (Commissioner Nemeth absent), to approved Conditional Use Permit 98009 as presented.

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- 4. **FILE #:** **CONDITIONAL USE PERMIT 98008**
- APPLICATION:** To construct in two development phases, a 9,014 square foot two story fellowship hall, a 3,100 square foot addition and remodel of the existing 4,157 square foot sanctuary, construction of a covered walkway and patio area and 39 additional off-street parking spaces.
- APPLICANT:** North County Christian Fellowship
- LOCATION:** 421 - 9<sup>th</sup> Street

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent), to approve a Negative Declaration for Conditional Use Permit 98008.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 5-0 (Commissioner Nemeth absent) to approve Conditional Use Permit 98008 as proposed.

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**Commissioner Johnson stepped down for the following item.**

- 5. **FILE #:** **TENTATIVE PARCEL MAP PR 91-213**
- APPLICATION:** To consider whether a proposed grading and drainage plan is in substantial compliance with the tentative parcel map application.
- APPLICANT:** Tom Erskine

LOCATION: North side of 12<sup>th</sup> Street, west of its intersection with Merryhill Road.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 4-0 (Commissioner Johnson abstained, Commissioner Nemeth absent), that the grading and drainage plan currently proposed is in substantial compliance with the Tentative Parcel Map application.

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**Commissioner Johnson resumed his seat on the dais.**

6. FILE #: **PLANNED DEVELOPMENT 98017**  
APPLICATION: To rehabilitate the Historic Train Station and add 6,744 square feet of new commercial building area.  
APPLICANT: Depot Associates  
LOCATION: East of Pine Street, between 7<sup>th</sup> and 8<sup>th</sup> Streets.

Opened Public Hearing.

**Public Testimony:** In favor: Nick Gilman  
Pat Mackie  
Stu Larson  
Matt Masia  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent), to adopt a Negative Declaration for Planned Development 98017.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 5-0 (Commissioner Nemeth absent), to approve Planned Development 98017 with the deletion of Condition No. 4, allowing the applicant to propose other historic paint schemes.

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7. FILE #: **STREET NAME CHANGE 98010**

APPLICATION: Request to change the name of Ronan Road to Dillons Drive.  
APPLICANT: City-initiated  
LOCATION: North of Highway 46 east and east of Golden Hill Road.

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 Steinbeck, and passed 5-0 (Commissioner Nemeth absent), to recommend that the City Council approve the name of Ronan Road to Dillons Drive.

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8. FILE #: **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**  
APPLICATION: To consider approval of a Negative Declaration of Environmental Impact, the subject of which is extracting and utilizing hot sulfur springs as an ancillary use at the Paso Robles Inn.  
APPLICANT: City-initiated  
LOCATION: 1103 Spring Street

Opened Public Hearing.

**Public Testimony:** In favor: Tom Martin  
Floyd Butterfield  
Ron Sorenson  
Sheree Davis  
Noreen Hobbs-Martin  
Pat Mackie  
Tom Erskine  
Norma Moyer  
Opposed: None

Closed Public Hearing.

**Action:** Based on Tom Martin's presentation and a letter from Albert A. Webb Associates dated January 11, 1999, a motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent), to approve a Negative Declaration for extracting and utilizing the hot sulfur springs at the Paso Robles Inn.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 9. Development Review Committee:  
It was moved, seconded, and passed 5-0 (Commissioner Nemeth absent), to approve the Development Review Committee minutes as presented.
  
- 10. Other Committee Reports:
  - a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: No report given.
  - c. PAC (Project Area Committee): A review of the annual report was given by Community Development Director, Bob Lata.
  - d. Main Street Program: An update was given by Commissioner Finigan.

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

Community Development Director Bob Lata provided an overview of upcoming events.

Ed Gallagher gave an update on the status of the Cuesta College north county campus child care program.

**PLANNING COMMISSION MINUTES**

A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 5-0 (Commissioner Nemeth absent), to approve the minutes of the December 8, 1998 Planning Commission Meeting as presented.

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**REVIEW OF CITY COUNCIL MEETING**

A brief overview of the January 5, 1999 City Council Meeting was given.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Steinbeck noted the new color and exterior of the Prudential Building on 11<sup>th</sup> and Park Streets.
- Commissioner Johnson reminded the Commission of the Joint Planning Commission/City Council Breakfast meeting on January 15<sup>th</sup> at 7:00 am at Wilson's Restaurant;
- Commissioner Warnke stated that she has once again been approached regarding the signal at the intersection of 24<sup>th</sup> and Spring Streets; at 5:00 am there are long delays; activation trigger needs to be checked.
- Commissioner Finigan asked if the stop sign at Creston Road and Scott Street is permanent. If so, could there be better pre-warning of the stop? Perhaps painted pavement.
- Commissioner Finigan stated that he would be unable to attend the breakfast meeting on the 15<sup>th</sup>, he will be out of town.
- Commissioner Ferravanti also will be unable to attend the Breakfast Meeting.

#### **STAFF COMMENTS**

None

**ADJOURNMENT** at 9:35 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, January 15, 1999 at 7:00 am at Wilson's Restaurant;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, January 18, 1999 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 25, 1999 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 26, 1999 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NOT OFFICIAL NOR A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.