

Date _____ Agenda Item _____
() APPROVED () DENIED
() CONTINUED TO _____

PLANNING COMMISSION

MINUTES

February 9, 1999

PLANNING COMMISSIONERS PRESENT: Ferravanti, Finigan, Johnson,
Nemeth (arrived at 8:17 pm), Steinbeck, Warnke

PLANNING COMMISSIONERS ABSENT: None

STAFF BRIEFING: None

PUBLIC COMMENTS: Community Development Director Bob Lata requested a
continuance for Item 2, Street Abandonment 98009.

PUBLIC HEARINGS

- 1. FILE #: **STREET ABANDONMENT 98007**
- APPLICATION: A request to abandon a portion of a 30' wide
unimproved alleyway and to abandon a portion of a
40' wide unimproved street
- APPLICANT: Nancy J. Stinchfield Family Trust, Daryl
Stinchfield, Trustee
- LOCATION: Just northwest of the intersection of 18th Street and
Locust 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 Warnke, seconded by
Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent), to
recommend that the City Council adopt a Negative Declaration for Street Abandonment
98007 as presented.

Action: A motion was made by Commissioner Warnke, seconded by
Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent), to
recommend that the City Council approve Street Abandonment 98007 as presented.

The following item is a continued Open Public Hearing from the meeting of January 26, 1998.

2. FILE #: STREET ABANDONMENT 98009
APPLICATION: A request to abandon Olive Street between 4th and 6th Streets
APPLICANT: Ann Laddon Irving
LOCATION: Olive Street between 4th and 6th Streets

Public Testimony: In Favor: Ann Laddon Irving
Opposed: Kim Oeck

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 5-0 (Commissioner Nemeth absent) to continue the Open Public Hearing to the meeting of February 23, 1999.

3. FILE #: AMENDMENT TO PLANNED DEVELOPMENT 97010 (ASSOCIATED WITH PARCEL MAP PR 97-138)
APPLICATION: To add a clarifying condition to Planned Development 97010 regarding the intended residential density for the four lots created by Parcel Map PR 97-138.
APPLICANT: City initiated clarification (Bill Pippin - original applicant)
LOCATION: 212 - 24th Street (south side of 24th Street, across from Royal Court at Wild Deer Lane)

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 Ferravanti, and passed 5-0 (Commissioner Nemeth absent) to approve an amendment to Planned Development 97010 as presented.

Commissioner Finigan stepped down for the following item. Commissioner Johnson assumed the Chair for this item.

4. FILE #: CONDITIONAL USE PERMIT 98013

APPLICATION: To consider a request to construct a cellular transceiver facility on a 1,200 square foot site.
APPLICANT: Cellular One of San Luis Obispo
LOCATION: Within the existing P.G.&E. electrical substation facility located at the northeast corner of Niblick Road and South River Road.

Opened Public Hearing.

Public Testimony: In favor: Adrienne Patnaud
Opposed: None
Neither in favor nor
opposed but expressing concerns: Richard Furney

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 4-0 (Commissioner Finigan abstained, Commissioner Nemeth absent) to approve Conditional Use Permit 98013 with the added condition that colors should match P.G. & E.'s colors.

Commissioner Finigan resumed his seat on the dais.

OTHER SCHEDULED MATTERS

5. FILE #: **VANDERLIP STREET NAME**
APPLICATION: To consider naming a new cul-de-sac street Vanderlip Court
APPLICANT: City initiated
LOCATION: Running south from Mesa Road, east of Prospect Drive and West of Golden Hill Road

Opened to Discussion.

Bob Blackburn expressed his support for approving the new street name.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent) to adopt a resolution to approve a new street name as Vanderlip Court.

6. Option to adjourn to Historical Society Meeting regarding disabled access and seismic retrofit work on the Carnegie Library.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck and passed 5-0 (Commissioner Nemeth absent), to add the adjournment to the Historical Society Meeting to the adjournment schedule.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 7. Development Review Committee:
 - a. January 19, 1999
 - b. January 25, 1999

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioner Nemeth absent), to approve the Development Review Committee minutes as presented.

- 8. Other Committee Reports:
 - a. Airport Advisory Committee: Commissioner Ferravanti reported on the discussion of model aircraft and the proposed new airport terminal.
 - b. Parks & Recreation Advisory Committee: Commissioner Warnke gave an update on Measure D funding for Barney Schwartz Park. Commissioner Ferravanti stated that the County should subsidize the maintenance of Barney Schwartz Park.
 - c. PAC (Project Area Committee): Community Development Director Bob Lata gave a summary report of the PAC Meeting held on January 28th.
 - d. Main Street Program: Commissioner Finigan provided an update of recent Main Street activities.

Commissioner Nemeth arrived and assumed his seat on the dais.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Community Development Director Bob Lata gave an update on CDBG funds and applications.

PLANNING COMMISSION MINUTES

9. January 26, 1999

A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck and passed 6-0 to approve the Planning Commission Minutes of January 26, 1999 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the February 2, 1999 City Council Meeting was given by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Steinbeck thanked Darren Nash for preparing and sending the letter to Debbie Herold. He asked if she had responded. Staff responded that she has not.
- Commissioner Ferravanti expressed concern that parking for Senor Sancho's is not to code. He also stated that he feels that street numbers on commercial buildings should be a uniform size. Commissioner Ferravanti also commented on the color differential for the CAT Theater, and stated that they need to get their awnings installed.
- Commissioner Warnke thanked Bob Lata for the letter to City Council regarding City entrance signage. She also stated that she would be unavailable for the DRC meeting of February 16th.
- Commissioner Nemeth apologized for being late to tonight's meeting. He reported that the Serenade Tract went before the DRC yesterday (Monday 2-8-99). He stated that he thought that RMF (Residential Multi-Family) Zoning is for multi-family residential not for single family. He stated that he feels that the homes will not be affordable and is not in favor of that approach.
- Commissioner Finigan stated that Planning Commission interviews are scheduled for Wednesday, February 10th and that perhaps this meeting should be adjourned to the interviews.

STAFF COMMENTS

None

ADJOURNMENT at 8:55 pm to the Planning Commission interviews of Wednesday, February 10, 1999 at 7:00 pm at City Hall;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, February 16, 1999 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Historical Society Meeting of Wednesday, February 17, 1999 at 7:30 pm at the Carnegie Library;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, February 19, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 22, 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, February 23, 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.

RESOLUTION NO. _____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO
PLANNED DEVELOPMENT 97010
(PIPPIN)
APN: 008-092-032

WHEREAS, Planned Development 97010 was filed in 1997 by Bill Pippin in conjunction with Parcel Map PR 97-138, to create four residential parcels from a 1.4 acre site located on the south side of 24th Street west of Royal Court (at Wild Deer Lane), and

WHEREAS, the existing zoning of the 1.4 acre site is R-2, PD, and

WHEREAS, the Planned Development and Parcel Map applications filed in 1997 by Bill Pippin were specifically intended to create four lots that would be limited to single family residential unit density, irrespective of the R-2,PD zoning of the site, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 25, 1997 and December 9, 1997, to consider facts as presented in the staff report, and to

accept public testimony regarding this proposed development plan and the accompanying parcel map, and

WHEREAS, the public hearing notices published in the newspaper and mailed to surrounding property owners, along with the staff report prepared for and considered by the Planning Commission at the above noted public hearings, properly referenced the applications for the creation of four (4) single family residential parcels, and

WHEREAS, on December 9, 1997 the Planning Commission adopted Resolution 97-056 (approving the Planned Development application), and Resolution 97-057 (approving the tentative parcel map), and

WHEREAS, said Planned Development Resolution 97-056 inadvertently did not contain a specific description reference or condition which specified the maximum density of the four created parcels as one dwelling unit per lot, and

WHEREAS, a Final Map has since been filed for Parcel Map PR 97-138 and the four lots are now each legal lots of record, and

WHEREAS, recent building permit and zoning inquiries on the subject parcels has brought the single family density discrepancy to light, and

WHEREAS, there was never any documented intent to create other than four (4) single family residential parcels at this 1.4 acre site, and

WHEREAS, the topography, private driveway access, drainage channel, adjoining land uses, and oak tree locations on these four lots makes them most suitable for single family residential density, and

WHEREAS, the project is located in the R2,PD zone where a Planned Development application needs to be approved by the Planning Commission for lot development, and

WHEREAS, Section 21.16A.030-5 of the Zoning Code establishes that the Planned Development Overlay designation, "can be used to limit the types and intensities of land uses within any base zone."

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

Section I Findings

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;

3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

Section 2 Environmental Determination

That based on the City's independent judgment, the Planning Commission of the City of El Paso de Robles determines that the proposed Planned Development application is subject to the California Environmental Quality Act (CEQA) and qualifies as a Class 15 categorical exemption, section 15315(a) of the CEQA Guidelines.

Section 3 Planned Development Approval and Conditions

The Planning Commission of the City of El Paso de Robles does hereby approve the amendment to PD 97010 as follows:

CONDITIONS OF APPROVAL:

1. All conditions of Resolution 97-056, adopted by the Planning Commission on December 9, 1997, shall apply to these four parcels created by Parcel Map PR 97-138, and attached as "Exhibit A" to this resolution.
2. The maximum residential density for each and any of these four (4) parcels shown in the attached Exhibit "B" shall be one (1) single family dwelling unit.

PASSED AND ADOPTED THIS 9th day of February 1999, by the following Roll Call Vote:

AYES: FERRAVANTI, FINIGAN, JOHNSON, STEINBECK, WARNKE

NOES: NONE

ABSENT: NEMETH

ABSTAIN: NONE

CHAIRMAN GEORGE FINIGAN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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