

Date_____Agenda Item_____
() APPROVED () DENIED
() CONTINUED TO_____

PLANNING COMMISSION
MINUTES
April 13, 1999

PLANNING COMMISSIONERS PRESENT: Ferravanti (arrived at 8:12pm),
Finigan, Johnson, Nemeth, Steinbeck, Tascona, Warnke

PLANNING COMMISSIONERS ABSENT: None

STAFF BRIEFING: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS

- 1. FILE #: **PLANNED DEVELOPMENT 99002 -and-
CONDITIONAL USE PERMIT 99001**
- APPLICATION: A request to construct and establish a 4,600 square
foot spa facility and related ancillary
improvements.
- APPLICANT: Russ Kiessig
- LOCATION: North River Road

Opened Public Hearing.

Public Testimony: In favor: Steve Gregory, Applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by
Commissioner Finigan, and passed 6-0 (Commissioner Ferravanti absent), to approve a
Negative Declaration for Planned Development 99002 and Conditional Use Permit
99001 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by
Commissioner Finigan, and passed 6-0 (Commissioner Ferravanti absent), to approve
Planned Development 99002 with modifications to Item #21.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Finigan, and passed 6-0 (Commissioner Ferravanti absent), to approve Conditional Use Permit 99001 as modified to add a condition requiring access drive maintenance.

This item is a continued Open Public Hearing from the Meeting of February 23, 1999.

2. FILE #: **TENTATIVE PARCEL MAP PR 99-013**
APPLICATION: To create a four parcel residential subdivision
APPLICANT: Pete Cagliero
LOCATION: East of South River Road, East and West of Nicklaus and south of Niblick Road

Public Testimony: In favor: Larry Werner
Opposed: None
Neither in favor nor
opposed but expressing concerns: Joyce Bray

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Warnke, and passed 6-0 (Commissioner Ferravanti absent), to approved Tentative Parcel Map PR 99-013 as presented.

3. FILE #: **CONDITIONAL USE PERMIT 99002**
APPLICATION: To establish a 12 person residential care facility for the elderly to be located in the existing single family residence
APPLICANT: J. Mike Arrambide
LOCATION: 727 No. Trigo Lane

Commissioner Ferravanti arrived and assumed his seat on the dais.

Opened Public Hearing.

Public Testimony: In favor: Mike Arrambide
Larry Werner
Dick Lane
Opposed: Lance Turner
Barbara Turner
Mr. Jareguy

Closed Public Hearing.

Planning Commission adjourned to a break.

Commissioner Nemeth departed from the Meeting at this time.

The Meeting was reconvened.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 4-2 (Commissioners Johnson and Steinbeck dissenting, Commissioner Nemeth absent), to direct staff to prepare a resolution for denial for presentation at the next Planning Commission Meeting, April 27, 1999.

- 4. FILE #: **TENTATIVE PARCEL MAP PR 93-087**
APPLICATION: Re-file of Tentative Parcel Map
APPLICANT: Kelly Gearhart/Wilson Land Surveys
LOCATION: Southeast corner of Golden Hill Road and Gilead 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 Johnson, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Nemeth absent), to approve Tentative Parcel Map PR 93-087 as presented.

- 5. FILE #: **TENTATIVE TRACT 1771(2-5)**
APPLICATION: Time extension of Tentative Tract Map, Phases 2-5
APPLICANT: Coker Ellsworth
LOCATION: Along Charolais Road, west of Rambouillet Road

Opened Public Hearing.

Public Testimony: In favor: Coker Ellsworth
Larry Werner
Opposed: Sue Carrillo
Tom Rusch

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0 (Commissioner Nemeth absent), to approve a Time Extension for Tentative Tract 1771, Phases 2-5 as presented.

OTHER SCHEDULED MATTERS

- 6. FILE #: **TENTATIVE TRACT 2137, PHASE III**
 APPLICATION: New Street Names
 APPLICANT: Manzana Bros., Ltd.
 LOCATION: North of Union Road and east of North River

Road

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Nemeth absent), to approve new street names (Via Lantana, Via Magnolia, Via Flora, and Via Fuchsia) for Tentative Tract 2137, Phase III as presented.

- 7. FILE #: **TRACT 2301**
 APPLICATION: New Street Name
 APPLICANT: Arciero/Bella Vista Estates
 LOCATION: South of Mesa Road, West of Prospect Avenue

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Nemeth absent), to approve a new street name ("Stella Court") for Tract 2301 as presented.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 8. Development Review Committee:
 - a. February 22, 1999

- b. March 1, 1999
- c. March 8, 1999
- d. March 15, 1999
- e. March 22, 1999
- f. March 29, 1999

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Finigan, and passed 6-0 (Commissioner Nemeth absent), to approve the DRC Minutes for the above listed meetings, as presented.

- 9. Other Committee Reports:
 - a. Airport Advisory Committee: No report given
 - b. Parks & Recreation Advisory Committee: Commissioner Warnke gave an update on the skate park project and the public art policy.
 - c. PAC (Project Area Committee): No report given.
 - d. Main Street Program: Commissioner Finigan reported that the Main Street Bricks project will be unveiled on June 4th.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES

- 10. March 9, 1999

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Nemeth absent) to approve the Planning Commission Minutes of March 9, 1999 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the April 6, 1999 City Council Meeting was given by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Ferravanti commented on the presentation by the APCD.
- Commissioner Ferravanti also requested status on SB 50. He further asked staff about the parking situation at Senor Sancho's; and also asked if signage regulations are given out with business license renewal.
- Commissioner Finigan thanked staff for their involvement in the Planner's Institute Meeting. He also inquired as to whether the "Food" sign at 14th Street was permitted.

- Commissioner Johnson stated that he was pleased that all Commissioners were able to attend the Planner's Institute this year. He stated that after attending a Brown Act session at the Planner's Institute he had some concerns regarding the above mentioned "Food" sign; i.e., should public hearings be scheduled regarding illegal signs? He asked staff to get a legal determination. Commissioner Johnson reminded the Commissioners of the Joint Planning Commission/City Council Breakfast Meeting on Friday, April 16, 1999 at 7:00 am. He also asked about the status of the Industrial Guidelines.
- Commissioner Steinbeck asked about the status of the Circulation Element.

STAFF COMMENTS

None

ADJOURNMENT at 10:30 pm to the Main Street Meeting of Thursday, April 15, 1999 at 7:00 pm 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, April 16, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 19, 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, April 26, 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, April 27, 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.