

**PLANNING COMMISSION**

**MINUTES**

April 27, 1999

PLANNING COMMISSIONERS PRESENT: Finigan, Johnson, Steinbeck,  
Tascona

PLANNING COMMISSIONERS ABSENT: Ferravanti, Nemeth, Warnke

STAFF BRIEFING: None

PUBLIC COMMENTS: None

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**PUBLIC HEARINGS**

- 1. FILE #: **GENERAL PLAN AMENDMENT 2-99,  
REZONE 99002 and REZONE 98006**
- APPLICATION: A three-part amendment to the Land Use Element of the City of Paso Robles General Plan Zone Changes 99-002 and 98-006, described as follows:
  - a) APPLICANT: Cabrillo Economic Development Corp.
  - APPLICATION: To change the land use category and zoning for a five (5) acre site composed of four (4) lots. Existing land use category for all five acres is Office Professional (OP); existing zoning is CP,PD (Neighborhood Commercial) for the easternmost four acres and R-1 (Single Family Residential) for the westernmost acre. Requested change is to land use category Residential, Multi-Family, High - 16 units per acre (RMF-H), for four of the five acres; with the remaining acre retaining the land use designation of OP.  
Concurrent Rezone 98006 application requests that R-4 PD zoning be applied to the four acres of RMF-H land and the one acre of OP designated land be rezoned to Office Professional (OP).
  - LOCATION: Northwest corner of Creston and Rolling Hills Roads

Opened Public Hearing.

**Public Testimony:** In favor: Kimo Panky  
Dale Gustin  
Elizabeth Hardy  
Wayne Harris  
Rodney Fernandez  
Jennifer Bigalow  
Bryan Beckham

Opposed: Doris Sloger  
Steve Holvey  
Tom Sloger

Neither in favor nor opposed, but posing questions: Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona and passed 4-0 (Commissioners Ferravanti, Nemeth, and Warnke absent), to recommend that the City Council approve a Negative Declaration to approve General Plan Amendment 2-99a and Rezone 98006 for Cabrillo Economic Development, as presented.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona and passed 3-1 (Commissioner Johnson opposed, Commissioners Ferravanti, Nemeth, and Warnke absent), to recommend that the City Council approve General Plan Amendment 2-99a and Rezone 98006 as presented.

- b) **APPLICANT:** City-initiated/Kiessig
- APPLICATION:** To change the land use designation from two units per acre (RSF-2) to Agriculture (AG) for two parcels of a combined size of approximately 138 acres.
- LOCATION:** East side of North River Road and the west side of Buena Vista Road, north of Experimental Station Road, within Sub-area A of the Borkey Area Specific Plan.

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 Finigan and passed 4-0 (Commissioners Ferravanti, Nemeth, and Warnke absent), to recommend that the City Council approve a Negative Declaration to approve General Plan Amendment 2-99b as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan and passed 4-0 (Commissioners Ferravanti, Nemeth, and Warnke absent), to recommend that the City Council approve General Plan Amendment 2-99b as presented.

- c)      **APPLICANT:**            David Weyrich  
          **APPLICATION**        To change the land use designation from Residential Single Family - one unit per acre (RSF-1), to Multi-Family Residential (Low Density, MRL) and modification to Subarea D of the Specific Plan, to permit up to 12 units per acre; and to change zoning from R-1, B-4 (Single Family Residential, 1 acre minimum lot size) to R-2 (Multi-Family, Low Density) and modification to Subarea D of the Specific Plan, to permit up to 12 units per acre.
- LOCATION:**            Southwest corner of Buena Vista Road and Experimental Station Road, north and adjacent to the Martin/Weyrich Winery Tasting Room.

Opened Public Hearing.

**Public Testimony:** In favor:            Dan Lloyd  
   Dale Gustin  
   Opposed:            None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck and passed 3-1 (Commissioner Tascona opposed, Commissioners Ferravanti, Nemeth, and Warnke absent), to recommend that the City Council approve a Negative Declaration to approve General Plan Amendment 2-99c, Subarea D of the Specific Plan, and Rezone 98002 as presented.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Steinbeck and decided on a 2-2 vote (Commissioners Finigan and Tascona opposed, Commissioners Ferravanti, Nemeth, and Warnke absent), to forward General Plan Amendment 2-99c, Specific Plan and Rezone 98002 to the City Council with no recommendation for action.

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- 2.      **FILE #:**                    **CONDITIONAL USE PERMIT 99003**  
          **APPLICATION:**        To install a double sided, 12 foot x 24 foot billboard sign.

APPLICANT: Martin/Weyrich Development Co.  
LOCATION: 711 Paso Robles Street

Opened Public Hearing.

**Public Testimony:** In favor: Dan Lloyd  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 4-0 (Commissioners Ferravanti, Nemeth, and Warnke absent), to approve Conditional Use Permit 99003 as presented.

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3. FILE #: **CODE AMENDMENT 99001**  
APPLICATION: To replace the existing methodology for establishing dwelling unit density (“ghost map”) with a numerical formula.  
APPLICANT: City-initiated  
LOCATION: Citywide

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 Finigan, and passed 4-0 (Commissioners Ferravanti, Nemeth, and Warnke absent), to approve recommend that the City Council approve Code Amendment 99001 with an adjustment to the numerical categories.

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4. 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

Opened Public Hearing.

**Public Testimony:** In favor: Dale Gustin (supports denial)  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 3-1 (Commissioner Johnson opposed, Commissioners Ferravanti, Nemeth, and Warnke absent), deny Conditional Use Permit 99002 based on the findings discussed by the Planning Commission.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 5. Development Review Committee:  
April 12, 1999

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 4-0 (Commissioners Ferravanti, Nemeth, and Warnke absent), to approve the DRC Minutes for April 12, 1999, as presented.

- 6. Other Committee Reports:
  - a. Airport Advisory Committee: No report given
  - b. Parks & Recreation Advisory Committee: No report given
  - c. PAC (Project Area Committee): Community Development Director Bob Lata reminded the Commission of the PAC Meeting forthcoming on May 6, 1999.
  - d. Main Street Program: Commissioner Finigan gave a summary of the latest Main Street Meeting.

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

It was reported that a Skate Park Workshop is planned for mid-May; exact date, time, and location to follow.

**PLANNING COMMISSION MINUTES**

- 7. April 13, 1999

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 4-0 (Commissioners Ferravanti, Nemeth, and

Warnke absent) to approve the Planning Commission Minutes of April 13, 1999 as presented.

### **REVIEW OF CITY COUNCIL MEETING**

A brief overview of the April 20, 1999 City Council Meeting was given by Ed Tascona.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Finigan asked about the status of the downtown parking signage.
- Commissioner Johnson asked if staff had received any information on S.O.A.R.
- Commissioner Steinbeck commented on the new volunteer receptionists at City Hall. He also expressed concerns regarding real estate signage in the City.
- Commissioner Tascona asked staff about Creston Road, status of the Circulation Element update, and Buena Vista Drive/Highway 46 east signalization

### **STAFF COMMENTS**

None

**ADJOURNMENT** at 9:55 pm to the Development Review Committee Meeting of Monday, May 3, 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, May 10, 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, May 11, 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.