

PLANNING COMMISSION

MINUTES

June 8, 1999

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

PLANNING COMMISSIONERS ABSENT: None

STAFF BRIEFING: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS

The following item was continued from the Meeting of May 25, 1999.

1. FILE #: **PLANNED DEVELOPMENT 98016**
APPLICATION: To construct 80 multi-family low income dwelling
units on a seven (7) acre parcel.
APPLICANT: Nova Housing Group
LOCATION: On the west side of Nicklaus Road, approximately
700 feet south of Niblick Road.

Public Testimony: In favor: Mark Wilson
Jeff King
Jackie Sebros

Opposed: None

Neither in favor nor opposed
but expressing concerns: Dale Gustin

Action: A motion was made by Commissioner Ferravanti, seconded by
Commissioner Tascona, and passed 7-0 to continue the open public hearing to the
Planning Commission Meeting of June 22, 1999.

2. FILE #: **REZONE 99003**
APPLICATION: To rezone a 1.37 acre parcel from PM (Planned
Industrial) to C1 (General Commercial) to be

consistent with the present General Plan land use designation for the property which is Community Commercial.
APPLICANT: Richard Woodland
LOCATION: East of South River Road, adjacent to Old South River Road, north of the P.G. & E. Substation and north of Niblick 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 Nemeth, seconded by Commissioner Johnson, and passed 7-0 to approve a Negative Declaration for Rezone 99003.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 7-0 to recommend that the City Council approve Rezone 99003 as presented.

3. FILE #: **PLANNED DEVELOPMENT 96002 AND
CONDITIONAL USE PERMIT 96004**
APPLICATION: To renew prior approvals for the construction and operation of a championship golf course with a clubhouse/pro-shop, food service facility, driving range, caretaker's facility, and public parking on an approximate 221 acre site.
APPLICANT: Ken Hunter, Jr.
LOCATION: West of Airport Road and north of Highway 46 east.

Opened Public Hearing.

Public Testimony: In favor: Dale Gustin

Opposed: None

Neither in favor nor opposed
but expressing concerns: Tom Rusch

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Finigan, and passed 7-0 to approve Planned Development 96002 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Finigan, and passed 7-0 to approve Conditional Use Permit 96004 as presented.

- 4. **FILE #:** **STREET NAME 99004, TRACT 2284**
APPLICATION: Street name request
APPLICANT: William and Patricia Harris
LOCATION: West of Prospect Avenue, south of Mesa Road, and north of Union Road

Opened Public Hearing.

Public Testimony: None given either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Finigan, and passed 7-0 to approve street name "Patria Court" for Tract 2284 as requested.

- 5. **FILE #:** **CODE AMENDMENT 98004**
APPLICATION: To establish regulations regarding display of adult material in newsracks.
APPLICANT: City initiated
LOCATION: City-wide

Opened Public Hearing.

Public Testimony: None given, either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona and passed 7-0, to recommend that the City Council approve Code Amendment 98004 with the added conditions for no location of adult materials newsracks at City Park and, subject to City Attorney approval, for no location of adult materials newsracks within 1000 feet of a church, school or public property.

- 6. **FILE #:** **DPW 99-13**
APPLICATION: To consider a Negative Declaration for a set of street reconstruction and resurfacing projects.
APPLICANT: Paso Robles Department of Public Works
LOCATION: 1) Various locations on Vine Street between 1st Street and 32nd Street;

- 2) North River Road, between Creston Road and the northern City limits (north of Hwy 46 east);
- 3) 24th Street, between Hwy 101 and Park Street;
- 4) Charolais Road, between Arbolado Road and Creston Road.

Opened Public Hearing.

Public Testimony: In favor: None
 Opposed: None

Mike Mannis expressed concerns over the use of abbreviated technical terms and requested that language be used or a list of commonly used abbreviations be provided for the public's use.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to continue DPW 99-13 to the Planning Commission Meeting of June 22, 1999.

OTHER SCHEDULED MATTERS

- 7. Sphere of Influence (Continued discussion)

The discussion is to be further continued to one of the Planning Commission Meetings in July 1999.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 8. Development Review Committee:
 - a. May 10, 1999
 - b. May 17, 1999
 - c. May 24, 1999

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 7-0 to approve the Development Review Committee minutes as presented.

9. Other Committee Reports:
 - a. Airport Advisory Committee: No report given
 - b. Parks & Recreation Advisory Committee: Commissioner Warnke reported on the Sherwood Park Master Plan; that no agreement has yet been reached with the Seniors and the Vets; Barney Schwartz Park and possible funding from the County; Commissioner Mecham's proposal for a Youth Commission; and that a grant has been secured for a new after school program.
 - c. PAC (Project Area Committee):Community Development Director Bob Lata gave an update on the PAC recommendations for Main Street Guidelines.
 - d. Main Street Program: An update was provided by Commissioner Finigan.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Housing Programs Manager gave an update regarding the skatepark.

PLANNING COMMISSION MINUTES

10. May 25, 1999

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 7-0, to approve the May 25, 1999 Planning Commission Minutes as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the June 1, 1999 City Council Meeting was given.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Tascona stated that the plants in the public right-of-way off Riverglen are dying.
- Commissioner Warnke stated that she would be unable to attend the Planning Commission Meeting of June 22, 1999. She also stated that with regard to the landscaping on Union Road; she feels that the soil may need to be amended and requested staff to contact Gary Perruzzi.
- Commissioners Nemeth and Warnke stated that the Hillside Ordinance needs to be revisited. They would like to see less pad grading in the hillside areas.

- Commissioner Ferravanti asked if there is a reference number for prior projects completed by Nova Housing Group.
- Commissioner Finigan asked if there are details available for CHP helicopter rides. He also stated that since skateboarding is illegal in City Park/the Bandstand could the Police Department be advised and enforce the skateboarding ordinance.

STAFF COMMENTS

None

ADJOURNMENT at 10:07 pm to the Development Review Committee Meeting of Monday, June 14, 1999 at 3:30 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 June 18, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday June 21, 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, June 22, 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.