

PLANNING COMMISSION

MINUTES

June 22, 1999

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

PLANNING COMMISSIONERS ABSENT: Nemeth, Warnke

STAFF BRIEFING: None

PUBLIC COMMENTS: Mike Mannis thanked staff for inclusion of the glossary in the Planning Commission Agenda packet. He suggested that "SLOCOG" be included in the glossary.

PUBLIC HEARINGS

The following item was continued from the Meeting of June 8, 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: Jeff King

Opposed: None

Neither in favor nor
opposed but expressing concerns: Mike Mannis

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioners Nemeth and Warnke absent) to approve a Negative Declaration for Planned Development 98016 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioners Nemeth and Warnke absent) to approve Planned Development 98016 as presented.

2. FILE #: **CHANDLER RANCH EIR SCOPING SESSION**
APPLICATION: Master Plan to develop approximately 661 acres of property, which proposes to increase the current estimated Residential density from 250 units to up to 1,707 units and to establish 20 acres of Commercial Service land and five (5) acres of Manufacturing land, along with two (2) school sites.
APPLICANT: Larry M. Wurth (represented by Central Coast Engineering)
LOCATION: East of and adjacent to Golden Hill Road, south of Union Road and adjacent to Barney Schwartz Park, and north of Linne Road. The project site is bordered by the City limit line along its eastern boundary.

Opened Public Hearing.

Public Testimony: Property Owner Fred Strong
Representatives: Ben Madelena

Expressing concerns regarding environmental impacts: Dale Gustin
Pat Mackie
Marie Paine
Sue Carillo
Eleanor Van Cher

Closed Public Hearing.

Action: No motion was requested, no action was taken.

3. FILE #: **TRACT 1771 GRADING REVISIONS**
APPLICATION: Interpretation of conditions regarding grading in Tract 1771
APPLICANT: Roy Burke/Coker Ellsworth
LOCATION: North of Charolais Road, east of So. River Road.

Opened Public Hearing.

Public Testimony: In favor: Bill Loar
Larry Werner
Coker Ellsworth

Opposed: None

Neither in favor nor
opposed, but expressing concerns: Sue Carillo
Don Thomas
Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Ferravanti, and passed 5-0 (Commissioners Nemeth and Warnke absent), to approve grading revisions to Tract 1771 as presented.

4. FILE #: **TRACT 2281 (Shadow Canyon) and PLANNED DEVELOPMENT 98001, PHASE II**
APPLICATION: Review architecture and landscaping details
APPLICANT: Canyon Park LLC
LOCATION: Northeast corner of Creston and Golden Hill Roads.

Opened Public Hearing.

Public Testimony: In favor: Walt Franco
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 5-0, (Commissioners Nemeth and Warnke absent), to approve architecture and landscaping details for Tract 2281 as presented.

5. FILE #: **CODE AMENDMENT 99003**
APPLICATION: To establish regulations regarding billboards and off-premise directional signs.
APPLICANT: City initiated
LOCATION: City-wide

Opened Public Hearing.

Public Testimony: In favor: Matt Masia
Opposed: None

Neither in favor no
opposed, but expressing concerns: Ed Ansler
Dale Gustin

Todd Hansen

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0 to approve a Negative Declaration for Code Amendment 99003 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Nemeth, and passed 5-0 to recommend that the City Council approve Code Amendment 99003 as amended.

- 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: 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 5-0 (Commissioners Nemeth and Warnke absent), to approve a Negative Declaration for DPW 99-13 as presented.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 7. Development Review Committee:
June 7, 1999

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 5-0 (Commissioners Nemeth and Warnke absent), to approve the DRC Minutes of June 7, 1999 as presented.

8. Other Committee Reports:
 - a. Airport Advisory Committee: No report given
 - b. Parks & Recreation Advisory Committee: No report given
 - c. PAC (Project Area Committee): No report given
 - d. Main Street Program: An update was provided by Commissioner Finigan regarding Krazy Daze on Friday July 2nd and Saturday July 3rd.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Housing Programs Manager gave an update regarding the skatepark.

PLANNING COMMISSION MINUTES

10. June 8, 1999

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 5-0 (Commissioners Nemeth and Warnke absent), to approve the June 8, 1999 Planning Commission Minutes as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the June 15, 1999 City Council Meeting was given.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Tascona stated that he would like to see white lines painted on the east side of South River Road.
- Commissioner Steinbeck asked what is the status of the old Fox Theatre building.
- Commissioner Ferravanti asked if it would be feasible to install art work on the exterior of the Fox Theatre building; and about use of the marquee.

STAFF COMMENTS

None

ADJOURNMENT at 10:27 pm to the Development Review Committee Meeting of Monday, June 28, 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 July 12, 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, July 13, 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.