

PLANNING COMMISSION

MINUTES

July 27, 1999

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

PLANNING COMMISSIONERS ABSENT: None

STAFF BRIEFING: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS

Commissioner Finigan stepped down for the following item.

1. FILE #: **GENERAL PLAN AMENDMENT 3-99,
SPECIFIC PLAN AMENDMENTS 99003 AND
99004, REZONES 99006 AND 99001, -and-
PLANNED DEVELOPMENT 99008**

APPLICATION: A three-part amendment to the Land Use Element
of the City of Paso Robles General Plan

a) APPLICANT: City of Paso Robles
APPLICATION: To change the land use category for an
approximate 1.5 acre site, composed of
multiple underlying lots. Existing land use
category is Public Facilities (PF); existing
zoning is Residential Single Family (R-1).
Requested change is to land use category
Residential Single Family (RSF), consistent
with the surrounding neighborhood and the
existing R-1 zoning designation.

LOCATION: On the southwest corner of 21st and Olive
Street and east of the City's 21st Street
Water Reservoir site.

Opened Public Hearing.

Public Testimony: In favor: None
 Opposed: Chris Knott
 Neither in favor nor opposed
 but expressing concerns: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Tascona, and passed 6-0 (Commissioner Finigan abstained), to recommend that the City Council approve a Negative Declaration for Part 1a of General Plan Amendment 3-99 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Tascona, and passed 6-0 (Commissioner Finigan abstained), to recommend that the City Council approve Part 1a of General Plan Amendment 3-99 as presented.

- b) **APPLICANT:** Estrella Associates
- APPLICATION:** To change the General Plan Land Use category and portions of Sub-Area B of the Borkey Area Specific Plan. The existing General Plan Land Use category is Residential Single Family (RSF) and is proposed to be changed to include approximately six (6) acres of Neighborhood Commercial (NC), approximately 4.5 acres of Commercial Services (CS), and approximately nine (9) acres of Residential Multiple Family - Medium Density (RMF-M). An accompanying Specific Plan Amendment request (SPA 99004) proposes to modify the maps and policies within Sub Area B of the Specific Plan to accommodate the mixed use master planned community and to establish a residential density maximum not to exceed the current permitted density of 481 units within the sub area. Rezone request (RZ 99001) proposes a change from the existing R-1 and R-1,B-5 zoning to establish zoning designations consistent with the proposed general plan modifications which would include approximately 6 acres of CP (Neighborhood Commercial), approximately 4.5 acres of c-3 (Commercial/Light Industrial), and approximately 9 acres of R-3 (Residential Multiple Family - maximum 12 units/acre)

LOCATION: Generally located west of Buena Vista Drive, east of North River Road and north of Experimental Station Road.

Opened Public Hearing.

Public Testimony: In favor: Dick Willhoit
Dan Lloyd
Dale Gustin

Opposed: None

Neither in favor nor opposed
but expressing concerns: Tim Bryan
Lawrence Mora
Tom Clevenger
Jerry Felgenhauer
Sydney Dixon

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Finigan abstained), to continue the Open Public Hearing to the Planning Commission Meeting of August 10, 1999.

c) **APPLICANT:** David Weyrich
APPLICATION: A proposal to change the General Plan Land Use Category for an approximate 2.8 acre site in Sub Area D of the Borkey Area Specific Plan. The existing General Plan land use category is Residential Single Family - one unit to the acre (RSF-1) and is proposed to be changed to Multi-Family Residential (Low Density). An accompanying Specific Plan Amendment request (SPA 99003) and a Zone Change request (RZ 99006) propose a change from R-1-B-4 (Single Family Residential 1 acre minimum lot size) to R-2 (Multi-Family, Low Density) and modification to Sub Area D of the Specific Plan to permit up to 12 units to the acre consistent with the requested land use and zoning designations. David Weyrich has also filed Planned Development 99008 which requests the entitlement to develop 12 multiple family residential units on the subject project site.

LOCATION: Located on the southwest corner of Buena Vista Drive and Experimental Station Road

Opened Public Hearing.

Public Testimony: In favor: Dan Lloyd
David Weyrich
Dale Gustin
Marie Payne
Dick Willhoit

Opposed: None

Closed Public Hearing on Part 1c of General Plan Amendment 3-99, Specific Plan Amendment 99003, and Rezone 99006.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Finigan abstained), to recommend that the City Council approve a Negative Declaration for Part 1c of General Plan Amendment 3-99, Specific Plan Amendment 99003, and Rezone 99006 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Finigan abstained), to recommend that the City Council approve Part 1c of General Plan Amendment 3-99, Specific Plan Amendment 99003, and Rezone 99006 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Finigan abstained), to continue the Open Public Hearing on Planned Development 99008 to the Planning Commission Meeting of August 10, 1999.

Commissioner Finigan resumed his seat on the dais.

2. FILE #: **WAIVER 99001**
APPLICATION: Request to defer street improvements
APPLICANT: Patrick Sheean
LOCATION: 959 Walnut Drive

Opened Public Hearing.

Public Testimony: In favor: Pat Sheean
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Waiver 99001 as presented.

3. FILE #: **PLANNED DEVELOPMENT 99016**
 APPLICATION: For rough grading of an approximate 3.5 acre area of vacant land to be used as fill dirt for a neighboring property currently under construction.
 APPLICANT: Highway 101 LLC
 LOCATION: West of Ramada Drive, adjacent to Highway 101, and directly north of the Highway 46/101 interchange.

Opened Public Hearing.

Public Testimony: In favor: Newlin Hastings
 Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 7-0 to approve Planned Development 99016 as amended.

OTHER SCHEDULED MATTERS

4. Sphere of Influence (Discussion continued to the meeting of August 24, 1999.)

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

5. Development Review Committee:
 June 28, 1999
 July 12, 1999

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 7-0, to approve the Development Review Committee Minutes 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 noted that the Public Safety Center would be going to the PAC in August.
- d. Main Street Program: Commissioner Finigan provided an update.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Community Development Director Bob Lata reported on the status of the Skateboard Park and the Carnegie Library Building.

PLANNING COMMISSION MINUTES

7. July 13, 1999

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0 (Commissioner Steinbeck abstained), to approve the Planning Commission Minutes of July 13, 1999 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Finigan and Community Development Director Bob Lata gave a brief overview of the City Council Meeting of July 20, 1999.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson asked if any action is pending regarding the outdoor displays at Wal*Mart forcing pedestrians to walk in the driving lanes; and if a determination had been made as to whether there is a violation of the ADA as fire exits are partially blocked. Commissioner Warnke inquired as to the status of the Chandler Ranch EIR.
- Commissioner Finigan thanked staff for the organizational chart.
- Commissioners Nemeth and Ferravanti asked if the City had taken any follow-up action regarding the homicide that had occurred on the previous weekend.

STAFF COMMENTS

None

ADJOURNMENT at 11:25 pm to the Development Review Committee Meeting of Monday, August 2, 1999 at 3:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 9, 1999 at 3:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, August 10, 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.