

PLANNING COMMISSION
MINUTES
AUGUST 10, 1999

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

PLANNING COMMISSIONERS ABSENT: None

STAFF BRIEFING: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS

- 1. FILE #: **PLANNED DEVELOPMENT 99012 -and-
CONDITIONAL USE PERMIT 99005**
- APPLICATION: To construct a new 15,000 square foot
manufacturing facility in three phases.
- APPLICANT: Ted Weber on behalf of Blackburn Manufacturing
- LOCATION: South of Mesa Road, west of Golden Hill Road and
off Vanderlip Court.

Opened Public Hearing.

Public Testimony: In favor: Ted Weber
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by
Commissioner Finigan, and passed 7-0, to approve a Negative Declaration for Planned
Development 99012 and Conditional Use Permit 99005 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by
Commissioner Finigan, and passed 7-0, to approve Planned Development 99012 as
amended.

Action: A motion was made by Commissioner Nemeth, seconded by
Commissioner Finigan, and passed 7-0 to approve Conditional Use Permit 99005 as
presented.

2. FILE #: **AMEND TRACT 1983 AND PLANNED DEVELOPMENT 90007**
APPLICATION: To allow the use of four (4) model homes (2100 to 2450 square feet) within the subdivision.
APPLICANT: Rich Koval
LOCATION: South of Meadowlark and east of Creston Road

Opened Public Hearing.

Public Testimony: In favor: Rich Koval
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 7-0, to amend Tract 1983 and Planned Development 90007 as presented.

This item is a continued Open Public Hearing from the Meeting of July 27, 1999.

Commissioner Finigan stepped down for items #3, 4, and 5.

3. FILE #: **GENERAL PLAN AMENDMENT 3-99 (Part 2), SPECIFIC PLAN AMENDMENT 99004, AND REZONE 99001**
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

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

THIS IS AN OPEN/CONTINUED PUBLIC HEARING FROM JULY 27, 1999.

Public Testimony: In favor: Dick Willhoit

Opposed: Tim Bryan

Expressing concerns or needing more information: Gary Easton
Lawrence Mora
Dale Gustin
Mike Minnis
Rita Roe

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan abstained) to approve a Negative Declaration for General Plan Amendment 3-99 (Part 2), Specific Plan Amendment 99004, and Rezone 99001 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 4-2-1 (Commissioners Johnson and Nemeth opposed, Commissioner Finigan abstained), to recommend that the City Council approve General Plan Amendment 3-99 (Part 2) as presented. (The opposition was to the multi-family residential component).

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan abstained), to recommend that the City Council approve Specific Plan Amendment 99004 (Land Use) as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan abstained), to recommend that the City Council approve Rezone 99001 as presented.

4. FILE #: **GENERAL PLAN AMENDMENT C1-99
(CIRCULATION ELEMENT); AMENDMENT**

TO TRACT 1895-2; STREET ABANDONMENT 99007; -and- STREET NAME REVISIONS

APPLICATION: To change the General Plan Circulation Element to change the Collector Street status of an unnamed road within Sub-Area B of the Borkey Area Specific Plan to a Local Street. **Amendment to Tract 1895-2:** Proposal to modify the street design, lot sizes and configurations within phase 2 of an approved single family residential subdivision. **Street Abandonment 99007:** To realign the western end of Experimental Station Road to connect through to the future extension of Dallons Drive further to the east than it currently connects. **Street Name Revisions:** To rename streets within Sub Area B of the Borkey Area Specific Plan that were established in conjunction with Tract 1895-phase 1 and the Cuesta College development.

APPLICANT: Estrella Associates

LOCATION: Borkey Specific Plan Area, north of Experimental Station Road and west of Buena Vista Drive.

Opened Public Hearing.

Public Testimony: No public testimony given either in favor or opposed.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Nemeth opposed, (Commissioner Finigan abstained), to approve Negative Declaration for General Plan Amendment C1-99 (Circulation Element); Amendment to Tract 1895-2; Street Abandonment 99007; and Street Name Revisions.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan abstained), to recommend that the City Council amend the Circulation Element - Northern Collector, to be modified from a collector street to a local street status/standard with 84' right-of-way.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 4-2-1 (Commissioners Johnson and Nemeth opposed, Commissioner Finigan abstained), to recommend that the City Council allow the applicant to dedicate Dallons Drive at an 84' right-of-way but to improve the street with two travel lanes and the use of a one-way frontage road on the south side of the street, so that residential driveways would take access to the frontage road rather than Dallons Drive; the Planning Commission recommendation calls for the applicant to provide turn-pockets at intersections along Dallons Drive.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan abstained), to

recommend that the City Council allow consideration of alternative local street standards at the time development plans are submitted.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan abstained), to continue the Open Public Hearing on modifications to Tract 1895-2 and Street Abandonment 99007 to the Planning Commission Meeting of September 14, 1999.

- 5. **FILE #:** **PLANNED DEVELOPMENT 99008**
- APPLICANT:** David Weyrich
- APPLICATION:** A proposal 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.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1(Commissioner Finigan abstained), to continue the Open Public Hearing to the Planning Commission Meeting of September 14, 1999.

Commissioner Steinbeck stepped down for the following item.

Commissioner Finigan remained off the dais for the following item.

- 6. **FILE #:** **EIR SCOPING SESSION**
- APPLICATION:** To discuss the scope of potential environmental impacts associated with an application which proposes to modify the planned land uses within the Union/46 Specific Plan Area.
- APPLICANT:** Frank Arciero
- LOCATION:** Adjacent to and south of Highway 46 east, east of North River Road, and north of Union Road.

Opened Public Hearing.

Public Testimony regarding the content of the EIR: Steve Sylvester
Brian O'Kelly
Patty Harris

Dale Gustin
Bob Carey
Mike Thorndyke

Closed Public Hearing.

Action: Based on a motion by Commissioner Johnson, seconded by Commissioner Tascona, and passed 5-0-2 (Commissioners Finigan and Steinbeck abstained), the Planning Commission directed staff to take the Public Comments into consideration when preparing the EIR on this project.

WRITTEN CORRESPONDENCE - NONE

Commissioners' Steinbeck and Finigan resumed their seats on the dais.

COMMITTEE REPORTS

7. Development Review Committee:
July 19, 1999

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Finigan, and passed 7-0 to approve the DRC Minutes of July 19, 1999 as submitted.

8. 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 reported that the next meeting would be held in August.
 - d. Main Street Program: Commissioner Finigan provided an update regarding Main Street fund raising efforts.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A progress report on the Skate Park and the Carnegie Library was given by Community Development Director Bob Lata.

PLANNING COMMISSION MINUTES

9. July 27, 1999

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Finigan and passed 7-0 to approve the Planning Commission Minutes of July 27, 1999 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief summary of the City Council Meeting of August 3, 1999 was provided by Commissioner Tascona and Community Development Director Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson inquired regarding the status of the outdoor displays at Wal*Mart and pedestrians being forced to walk in the driving lanes. Darren Nash will provide a status report.
- Commissioner Nemeth expressed concern over the collector street at He also stated that he had attended a Gang Violence Workshop in San Luis Obispo and that Paso Robles is at "Level 4". He requested staff to forward information he obtained from the Workshop to the City Council and Planning Commission.
- Commissioner Finigan asked if a determination had been made regarding handicapped parking stalls in the downtown. Community Development Director Bob Lata advised the Commission that the question is being evaluated.
- Commissioner Ferravanti asked if a letter can be sent to the City Council regarding getting longer microphones. He also stated concerns regarding the homeless people on Highways 46 and 101. He further asked if there was any recharge basin information available; and stated that more Fire Department/Police Department review is needed on residential development.
- Commissioner Warnke stated that she had noticed graffiti on the Martin/Weyrich sign on Ramada Drive.

STAFF COMMENTS

Staff requested designation of an ad hoc committee for Multi-Family Residential development. Commissioners Steinbeck, Johnson and Ferravanti volunteered. The Multi-Family Residential ad hoc Committee will be meeting on in the Executive Conference Room, 1000 Spring Street, Paso Robles, on Monday, August 16, 1999, at 2:30 pm and on Monday August 30, 1999, at 2:30 pm

ADJOURNMENT at 12:02 am to the Development Review Committee Meeting of Monday, August 16, 1999 at 3:00 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, August 20, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 23, 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 24, 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.