

**PLANNING COMMISSION
MINUTES**

September 14, 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 a continued Open Public Hearing from the Planning Commission Meeting of August 10, 1999.

Commissioner Finigan stepped down for the following item.

- 1. 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.

Continued Public Hearing.

Public Testimony: In favor: Dan Lloyd
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Finigan abstained) to adopt a Negative Declaration for Planned Development 99008 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan abstained) to approve Planned Development 99008 as proposed.

The following item was a continued Open Public Hearing from the Planning Commission Meeting of August 10, 1999.

- 2. FILE #: **AMENDMENT TO TRACT 1895-2 -and- STREET ABANDONMENT 99007**
- APPLICATION: **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.
- APPLICANT: Estrella Associates
- LOCATION: Borkey Specific Plan Area, north of Experimental Station Road and west of Buena Vista Drive.

Continued Public Hearing.

Public Testimony: In favor: Dick Willhoit

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan abstained), to adopt a Negative Declaration for an Amendment to Tract 1895-2 as proposed.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan abstained), to approve Tentative Tract 1895-2 with amendments per the City Engineer on pages 2-14 to Conditions 13, 14, 20 and adding Condition 22.

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 Street Abandonment 99007 as presented.

Commissioner Finigan resumed his seat on the dais.

Commissioner Steinbeck stepped down for the following item.

Commissioner Nemeth assumed the Chair.

- 3. FILE #: **PLANNED DEVELOPMENT 99010**

APPLICATION: Conceptual site and rough grading plan for a future regional commercial project on a vacant 4.42 acre site.
APPLICANT: Pete Cagliero
LOCATION: South of the intersection of Niblick Road and South River Road directly across South River Road from the automotive section of Wal-Mart; directly south of the proposed Luck/Sav-On project on the southeast corner of Niblick and South River Roads.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner
Dale Gustin

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Steinbeck abstained), to adopt a Negative Declaration for Planned Development 99010 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Planned Development 99010 as presented.

Commissioner Steinbeck resumed his seat on the dais and the Chair.

4. FILE #: **PLANNED DEVELOPMENT 99011**
APPLICANT: Nick Gilman on behalf of Morro Bay Cabinets
APPLICATION: To construct an 11,200 square foot building addition to an existing cabinet shop and 26 new parking spaces.
LOCATION: 1720 Commerce Way

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 Ferravanti, and passed 7-0 to adopt a Negative Declaration for Planned Development 99011 as presented.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 7-0 to approve Planned Development 99011 as presented.

- 5. **FILE #:** **PARCEL MAP PR 99-035 -and- PLANNED DEVELOPMENT 99004**
- APPLICATION:** To divide an approximate four acre commercially zoned parcel into four parcels ranging from .93 to 1.84 acres in size.
- APPLICANT:** Newport Equity Capital Corporation (Larry Wurth)
- LOCATION:** North side of Gahan Place at the current terminus of Fortini Drive, and south of Highway 46 west.

Opened Public Hearing.

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

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of October 12, 1999.

- 6. **FILE #:** **SITE PLAN 99004**
- APPLICATION:** To construct a new City water well and a 324 square foot block building to house the well equipment on an approximate 21 acre open space parcel.
- APPLICANT:** City initiated.
- LOCATION:** Larry Moore Park; east of the existing public restrooms, west of Summer Creek Lane, and north of Riverbank Lane.

Opened Public Hearing.

Public Testimony: In Favor: Dale Gustin

Neither in favor nor
opposed but expressing concerns: Janet Simpson

Opposed: None

Water Superintendent, Dick Avery, answered questions from the public and the Planning Commission.

Closed Public Hearing.

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Ferravanti, and passed 7-0 to approve a Negative Declaration for Site Plan 99004 as presented.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 7. Development Review Committee:
 - a. August 16, 1999
 - b. August 30, 1999

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Johnson and passed 7-0 to approve the DRC Minutes as presented.

- 8. Other Committee Reports:
 - a. Airport Advisory Committee: Report given by Commissioner Ferravanti.
 - b. Parks & Recreation Advisory Committee: Commissioner Warnke stated that she will report back at the next Planning Commission Meeting.
 - c. PAC (Project Area Committee): Principal Planner Meg Williamson reported that the PAC reviewed the Public Safety Center.
 - d. Main Street Program: Commissioner Finigan gave an overview of past and upcoming Main Street events.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Principal Planner Meg Williamson reported that the CDBG projects are moving along as scheduled.

PLANNING COMMISSION MINUTES

- 9. August 24, 1999

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Finigan, and passed 7-0 to approve the Planning Commission Minutes of August 24, 1999 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief summary of the City Council Meeting of September 7, 1999 was provided by Principal Planner Meg Williamson.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Ferravanti inquired regarding the standard regarding T1-11 siding on Single Family Residential Homes in the City. He asked if we could work on a standard to notify home builders up-front as to what are the requirements. Commissioner Ferravanti also suggested that the "Options" section at the end of Staff Reports be standardized as to order and content.
- Commissioner Finigan asked if there were any joint Planning Commission /City Council Meetings scheduled regarding the Sphere of Influence. He also stated that he has had complaints about an odor coming from behind McLintock's (presumably the trash), and who would be the agency to contact. Commissioner Finigan also stated that he has had complaints regarding dumpsters in public alleys, and asked to whom the complaints should be forwarded.
- Commissioner Nemeth stated that there is still an outside storage problem at Wal*Mart. He also stated that he has noticed a proliferation of A-frame signs, and particularly at the Wells Fargo Center. He requested staff to work on a solution; perhaps a letter to Main Street asking for their help and recommendations. Commissioner Ferravanti suggested that perhaps the A-frame signage standards could be included with the Business License renewals. Commissioner Nemeth also suggested that the DRC Meeting could be used as a setting to discuss, with the varied staff disciplines, how DRC actions could be better coordinated (e.g., Building and Engineering Inspectors' needs could be discussed).

STAFF COMMENTS

None

ADJOURNMENT to the Weyrich Meeting of Thursday, September 16, 1999; at 5:30 pm at Martin-Weyrich Tasting Room at Hwy 46 east and Buena Vista Drive;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, September 17, 1999 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment Development Review Committee Meeting of Monday, September 20, 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, September 27, 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, September 28, 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.