

**PLANNING COMMISSION**

**MINUTES**

October 26, 1999

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

PLANNING COMMISSIONERS ABSENT: Finigan

STAFF BRIEFING: None

PUBLIC COMMENTS: None

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**PUBLIC HEARINGS**

**The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 12, 1999.**

1. FILE #: **TIME EXTENSION TENTATIVE TRACT**  
**2006**
- APPLICATION: To approve a one year time extension for the development of an approximate 21 acre site into 68 single family residential lots.
- APPLICANT: Lantson Eldred
- LOCATION: Northwest corner of Creston and Charolais Roads.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner  
Opposed: None  
Posing Questions: Mike Meneth

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan absent), to approve a time extension for Tentative Tract 2006 as presented.

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**The following item is a continued Open Public Hearing from the Planning**

**Commission Meeting of October 12, 1999.**

2. FILE #: **CONDITIONAL USE PERMIT 99008 -and-  
PLANNED DEVELOPMENT 99020**  
APPLICATION: Construction of a new 14,000 square foot  
industrial building.  
APPLICANT: Highway 46 Partners  
LOCATION: At the end of Tuley Court, off of Union Road,  
adjacent to Highway 46 east.

Opened Public Hearing.

**Public Testimony:** In favor: Rand Salke  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan absent), to approve a Negative Declaration for Conditional Use Permit 99008 and Planned Development 99020 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to approve Planned Development 99020 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to approve Conditional Use Permit 99008 as presented.

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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 12, 1999.**

3. FILE #: **PLANNED DEVELOPMENT 99017**  
APPLICATION: Seeking approval of a 6,250 square foot  
equipment/industrial storage building (which has  
been constructed without previous entitlements).  
APPLICANT: Leo Tidwell  
LOCATION: On 3.5 acres at 1890 Ramada Drive

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 6-0-1 (Commissioner Finigan absent), to approve a Negative Declaration for Planned Development 99017 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Finigan absent), to approve Planned Development 99017 with the following added condition:

“That the subject building shall be vacated by November 1, 1999 and shall remain vacant until all conditions of approval and code requirements are met.”

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4. FILE #: **PLANNED DEVELOPMENT 99025 -and-  
CONDITIONAL USE PERMIT 99009**  
APPLICATION: Proposed construction of a new 2,800 square foot industrial building.  
APPLICANT: Gary Minnis  
LOCATION: 1120 Ramada Drive

Opened Public Hearing.

**Public Testimony:** In favor: Robert Fisher  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to approve a Negative Declaration for Planned Development 99025 and Conditional Use Permit 99009 as presented.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to approve Planned Development 99025 as modified.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to Conditional Use Permit 99009 as modified.

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5. FILE #: **PLANNED DEVELOPMENT 99022 -and-  
PARCEL MAP PR 99-163**  
APPLICATION: Proposed construction of a new 11,000 square foot two-story commercial building.

APPLICANT: Nick Gilman on behalf of John Graves  
LOCATION: 828 Spring Street

Opened Public Hearing.

**Public Testimony:** In favor: Ed King  
Nick Gilman  
Opposed: None  
Posing Questions: Don LaValle

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan absent), to approve a Negative Declaration for Planned Development 99022 and Tentative Parcel Map PR 99-163 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan absent), to approve Planned Development 99022 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan absent), to approve Tentative Parcel Map PR 99-163 as presented.

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**Commissioner Steinbeck stepped down for the following item.**

6. FILE #: **TIME EXTENSION TENTATIVE TRACT**  
**2071**  
APPLICATION: To approve a one year time extension for the subdivision of an approximate 10.75 acre site into 10 single family residential lots.  
APPLICANT: North Coast Engineering on behalf of Don Ernst.  
LOCATION: South side of Pacific Avenue at Merryhill Drive.

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 5-0-2 (Commissioner Finigan absent, Commissioner Steinbeck abstained), to approve a Time Extension for Tentative Tract 2071 as presented.

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**Commissioner Steinbeck resumed his seat on the dais.**

7. FILE#: **GENERAL PLAN AMENDMENT 4-99,  
REZONES 99009 AND 99010, AND  
PLANNED DEVELOPMENT 99026, AND  
PARCEL MAP PR 99-068**

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

a) APPLICANT: Smith and Smith

APPLICATION: To change the General Plan Land Use  
Category for a portion of an approximate  
34 acre site. Existing land use category is  
Agriculture (AG); existing zoning is R-A,  
PD (Residential Agriculture, Planned  
Development Overlay). Proposed General  
Plan Amendment is to amend the AG land  
use designation to Commercial Service  
(CS), consistent with the remaining portion  
of the  
34 acre site that is under the same  
ownership. The accompanying Rezone  
99009 application is a proposal to change  
the RA, PD zoning to C-2, PD (Highway  
Commercial, Planned Development  
Overlay) consistent with the General Plan  
Amendment Request.

LOCATION: Northeast corner of Highway 46 east and  
Old Paso Robles Boulevard, west of Airport  
Road.

Opened Public Hearing.

**Public Testimony:** In favor: Ed King  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by  
Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan absent), to  
recommend that the City Council approve a Negative Declaration for General Plan  
Amendment 4-99 (Part 1) and Rezone 99009 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by  
Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to  
recommend that the City Council approve General Plan Amendment 4-99 (Part 1) as  
presented.

**Action:** A motion was made by Commissioner Johnson, seconded by  
Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to

recommend that the City Council approve Zoning Code Amendment 99009 as presented.

- b) **APPLICANT:** Jerry Handley
- APPLICATION:** To change the General Plan Land Use Category for an approximate 34,000 square foot parcel. Existing land use category for the eastern portion of the site (approximately 17,000 square feet) is Commercial Service (CS) and is proposed to be changed to Residential Multiple Family - Medium Density (RMF-M). The accompanying Rezone 99010 application is a proposal to change the existing zoning for that same eastern portion of the site from C2 (Highway Commercial), to R-4, PD (Residential Multiple Family, Planned Development Overlay) consistent with the remainder of the parcel to the west and the surrounding neighborhood block. Accompanying Planned Development 99026 and Parcel Map PR 99-068 propose to divide the parcel equally and construct five (5) new multi-family units on the western portion, and remodel the existing commercial use on the eastern portion to include a total of eight (8) units (six of which are existing and two are proposed to be created through remodel of the commercial portion of an existing building). The General Plan Amendment request includes proposed Land Use Element text revisions that would establish policy in support of creating residential densities consistent with an existing neighborhood pattern when converting commercial uses and when findings can be made that the project would result in greater community benefit.
- LOCATION:** 3505 Spring Street

Opened Public Hearing.

**Public Testimony:** In favor: Ken Nagahara  
 Opposed: None  
 Posing Questions: Mike Meneth

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

recommend that the City Council approve a Negative Declaration for General Plan Amendment 4-99 (Part 2) and Rezone 99010 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to recommend that the City Council approve General Plan Amendment 4-99 (Part 2) as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to recommend that the City Council approve Zoning Code Amendment 99010 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Finigan absent), to continue the Open Public Hearing for Planned Development 99026 and Parcel Map PR 99-068 to the Planning Commission Meeting of December 14, 1999.

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**OTHER SCHEDULED MATTERS**

- 8. **FILE #:** **SITE PLAN 99003 APPEAL**  
**APPLICATION:** An appeal of DRC action of September 13, 1999, approving SLO Brewery water pre-treatment.  
**APPLICANT:** Vince LaVorgna  
**LOCATION:** 1400 Ramada Drive

The Planning Commission acknowledged that this item would be discussed at the Planning Commission Meeting of November 9, 1999.

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- 9. **FILE #:** **TEMPORARY USE PERMIT 99014 APPEAL**  
**APPLICATION:** An appeal of staff action, based on a public complaint, to disallow use of a blimp at a recent RV show.  
**APPLICANT:** City of Paso Robles/Stier's RV  
**LOCATION:** Wal\*Mart Parking Lot

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona and passed 6-0-1 (Commissioner Finigan absent), to allow Stier's RV the use of a blimp with future Temporary Use Permit applications at the Wal\*Mart Parking Lot site.

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**WRITTEN CORRESPONDENCE - NONE**

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## **COMMITTEE REPORTS**

10. Development Review Committee:
  - a. October 4, 1999
  - b. October 11, 1999

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Finigan absent), to approve the DRC Minutes as presented.

11. 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 will be held on November 3, 1999.
  - d. Main Street Program: No report given.

## **CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

### **PLANNING COMMISSION MINUTES**

12. October 12, 1999

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Johnson, and passed 5-0-2 (Commissioner Finigan absent, Commissioner Ferravanti abstained), to approve the Planning Commission Minutes from the October 12, 1999 meeting as presented.

### **REVIEW OF CITY COUNCIL MEETING**

Community Development Director Bob Lata gave a brief overview of the City Council Meeting of October 19, 1999.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson inquired as to the status of the Industrial Guidelines. He also asked about the proliferation of A-frame signs and asked if sign regulations were given out with business license applications. Commissioner Johnson also asked if any enforcement would be pursued on the Lochhead property at Creston and Niblick Roads.
- Public Member Mike Meneth stated his concerns about the Java Zone sign on Spring Street and the distance it is located from the business it serves.
- Commissioner Warnke stated that she would be unable to attend the next DRC Meeting on November 1, 1999.



- Commissioner Nemeth stated that he also would be unable to attend the next DRC Meeting.

**STAFF COMMENTS**

NONE

**ADJOURNMENT** at 9:20 pm to the Development Review Committee Meeting of Monday, November 1, 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, November 8, 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, November 9, 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.