

**PLANNING COMMISSION**

**MINUTES**

November 9, 1999

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

PLANNING COMMISSIONERS ABSENT: Warnke

STAFF BRIEFING: None

PUBLIC COMMENTS: None

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**PUBLIC HEARINGS**

- 1. FILE #: **CODE AMENDMENT 99003**
- APPLICATION: To modify Chapter 21.19 (Signs) of the Municipal Code as it relates to off-premise signs (specifically billboards and directional signs).
- APPLICANT: City initiated
- LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** In favor: None  
Opposed: None  
Neither in favor nor

Opposed but expressing concerns: Dale Gustin commented that there is an abuse of sandwich board signs being located in areas remote from the business locations.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner Warnke absent), to continue the Open Public Hearing for Code Amendment 99003 to the Planning Commission Meeting of December 14, 1999.

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2. FILE #: **CONDITIONAL USE PERMIT 94005 -and-  
PLANNED DEVELOPMENT 94003 - TIME  
EXTENSION**

APPLICATION: Requesting a three (3) year time extension for  
construction of Phases 3 and 4 of The Links Golf  
Course.

APPLICANT: Rudy Duran on behalf of The Links Golf Course

LOCATION: 5151 Jardine Road

Opened Public Hearing.

**Public Testimony:** In favor: Rudy Duran  
Opposed: None  
Neither in favor nor  
Opposed but expressing concerns: Mike Meneth stated that permanent facilities  
should have been completed up front.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by  
Commissioner Finigan, and passed 5-1-1 (Commissioner Nemeth opposed,  
Commissioner Warnke absent), to approve a Time Extension for Conditional Use  
Permit 94005 and Planned Development 94003 as presented.

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3. FILE #: **STREET ABANDONMENT 99010**

APPLICATION: A request to abandon a "triangle" portion of an  
existing "paper" street.

APPLICANT: Lupe Lujan

LOCATION: Between 1146 - 19<sup>th</sup> Street and Highway 101.

Opened Public Hearing.

**Public Testimony:** In favor: None  
Opposed: None  
Neither in favor nor  
Opposed but expressing concerns: Dale Gustin with concerns about access.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by  
Commissioner Tascona, and passed 5-1-1 (Commissioner Nemeth opposed,  
Commissioner Warnke absent), to recommend that the City Council approve Street  
Abandonment 99010 as presented.

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4. FILE #: **STREET ABANDONMENT 99011**  
 APPLICATION: A request to abandon a “triangle” portion of an existing “paper” street, and also a portion of an existing alley.  
 APPLICANT: Chris Thomas  
 LOCATION: “Paper” street is located between 1146½ - 19<sup>th</sup> Street and Highway 101; alley is located between 18<sup>th</sup> and 19<sup>th</sup> Streets.

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 5-1-1 (Commissioner Nemeth opposed, Commissioner Warnke absent), to recommend that the City Council approve Street Abandonment 99011 as presented.

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5. FILE #: **STREET NAME 99012, TRACT 1463-2**  
 APPLICATION: Street Name request, (Autumn Breeze Court)  
 APPLICANT: Tim Roberts  
 LOCATION: Driveway off Mariah Lane

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 6-0-1 (Commissioner Warnke absent), to approve Autumn Breeze Court as Street Name 99012 for Tract 1463-2 as presented.

PLANNING COMMISSION ACTION ON STREET NAME 99012, TRACT 1463-2 IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

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6. FILE #: **PLANNED DEVELOPMENT 99024**

APPLICATION: A request to remove and replace the existing 2,500 square foot airport terminal with a 6,700 square foot building.  
APPLICANT: City initiated  
LOCATION: 4912 Wing Way, east of Airport Road at Rollie Gates Drive and adjacent to the airport tarmac.

Opened Public Hearing.

**Public Testimony:** In favor: Debra Smith  
Dale Gustin  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Warnke absent), to approve a Negative Declaration for Planned Development 99024 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Warnke absent), to approve Planned Development 99024 as presented.

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**OTHER SCHEDULED MATTERS**

**Commissioners Steinbeck and Ferravanti stepped down for the following item. Commissioner Nemeth assumed the Chair.**

**7. INTERPRETATION OF UNION/46 SPECIFIC PLAN FOR PROJECT GRADING, MINIMUM LOT SIZE, AND USE OF PLANNED DEVELOPMENT**

**Public Comments:**

- Brian O’Kelly stated concerns with the quantity of 7,000 square foot lots that could be allowed.
- Mike Meneth posed questions.
- Dale Gustin expressed questions and concerns.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Johnson, and passed 4-2-1 (Commissioners Steinbeck and Ferravanti abstained, Commissioner Warnke absent), which interprets the Union/46 Specific Plan to maintain lot sizes at 10,000 square feet but that an applicant may apply for reduced lot sizes of not less than 7,000 square feet via the Planned Development process.

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**Commissioner Ferravanti resumed his seat on the dais. Commissioner Steinbeck remained off the dais. Commissioner Nemeth retained the Chair.**

8. **DISCUSSION OF MULTI-FAMILY DEVELOPMENT REGULATIONS**

**Action:** Following discussion, a motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner Warnke absent), to recommend a set of new code standards that reflect the straw vote consensus of the Planning Commission.

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

9. **REDEVELOPMENT IMPLEMENTATION PLAN**

**Action:** Following discussion, a motion was made by Commissioner Johnson, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Warnke absent), to recommend that the City Council adopt the Redevelopment Implementation Plan with the priorities for use of Low and Moderate Income Housing Funds as outlined in the original draft (not as proposed for revision by the Project Area Committee).

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10. **SPHERE OF INFLUENCE**

This item was continued to the Planning Commission Meeting of November 23, 1999.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 11. Development Review Committee:
  - a. October 18, 1999
  - b. October 25, 1999

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

- 12. Other Committee Reports:
  - a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: No report given.

- c. PAC (Project Area Committee): Report provided by Community Development Director Bob Lata.
- d. Main Street Program: Commissioner Finigan reminded the Commission of the Elegant Evening Downtown event on Sunday, November, 14, 1999, kicking off the holiday shopping season.

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

### **PLANNING COMMISSION MINUTES**

13. October 26, 1999

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Johnson, and passed 5-1-1 (Commissioner Finigan abstained, Commissioner Warnke absent), to approve the Planning Commission Minutes as presented.

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

Community Development Director Bob Lata gave a brief overview of the City Council Meeting of November 2, 1999.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Ferravanti expressed concerns regarding the Paso Robles City/San Luis Obispo County annexation policy with regards to sales tax negotiations.

### **STAFF COMMENTS**

None

**ADJOURNMENT** at 12:05 am to the Development Review Committee Meeting of Monday, November 15, 1999 at 3:30 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, November 19, 1999 at 7:00 am at Wilson's Restaurant;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, November 22, 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 23, 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.