

Date\_\_\_\_\_Agenda Item\_\_\_\_\_  
( ) APPROVED ( ) DENIED  
( ) CONTINUED TO\_\_\_\_\_

**PLANNING COMMISSION**

**MINUTES**

November 23, 1999

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

PLANNING COMMISSIONERS ABSENT: Nemeth

STAFF BRIEFING: None

PUBLIC COMMENTS: None

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS** Pat Mackie commented on the multi-family residential moratorium.

**STAFF BRIEFING**

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**PUBLIC HEARINGS**

- 1. FILE #: **TRACT 2350 -AND- PLANNED DEVELOPMENT 99021**
- APPLICATION: To subdivide approximately 90 acres into 175 single family residential lots.
- APPLICANT: Weyrich Development LLC
- LOCATION: East of Rolling Hills Road, West of Golden Hill Road, and north of Creston Road (adjacent to Williams Plaza/Vons Center)

Opened Public Hearing.

**Public Testimony:** In favor: Bob Peterson

Dan Lloyd

Opposed: Dan Delaney

Neither in favor nor  
opposed but expressing questions  
and/or concerns:

Dennis Palm  
Marshall Dennis  
Pat Mackie  
Gail Dennis  
Mike Meneth  
Dorris Ray  
Ken Willett  
Marie Payne

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 5-1-1 (Commissioner Johnson opposed, Commissioner Nemeth absent), to approve a Negative Declaration for Tentative Tract 2350 and Planned Development 99021.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 5-1-1 (Commissioner Johnson opposed, Commissioner Nemeth absent), to approve Tentative Tract 2350 with a condition to add dual left turn lanes in Rolling Hills Road and a construction staging area to be accessed from Golden Hill Road.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 5-1-1 (Commissioner Johnson opposed, Commissioner Nemeth absent), to approve Planned Development 99021 as presented.

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- 2. FILE #: **PLANNED DEVELOPMENT 99018**
- APPLICATION: To consider the aesthetic design features for a future four (4) million gallon water tank
- APPLICANT: City initiated
- LOCATION: Immediately adjacent to the existing municipal water tank located on Rollings Hills Road behind the Williams Plaza/Vons Center.

Opened Public Hearing.

**Public Testimony:** No public testimony given, either in favor or opposed, however, Pierre Rademaker presented the design concept and Pat Mackie expressed concerns.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 4-2-1 (Commissioners Steinbeck and Finigan opposed, Commissioner Nemeth absent), to recommend that the City Council approve the design of the landscaping, grading, berm and trees, but to eliminate the fabricated rock.

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3. FILE #: **PLANNED DEVELOPMENT 99003**  
APPLICATION: To construct a 12,354 square foot, 14 room building addition to an existing motel.  
APPLICANT: Don Doubledee on behalf of Pravin Patel, Budget Inn  
LOCATION: 2745 Spring Street

Opened Public Hearing.

**Public Testimony:** In favor: Don Doubledee  
Opposed: None

Neither in favor nor  
Opposed but expressing concerns: Marie Payne

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Nemeth absent), to approve Planned Development 99003 as presented.

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4. FILE #: **PLANNED DEVELOPMENT 99005 AND PARCEL MAP PR 98-188**  
APPLICATION: A request to divide an approximate 3.5 acre manufacturing zoned parcel into five parcels ranging from .5 to 1.0 acre in size.  
APPLICANT: Highway 101 Partners  
LOCATION: West side of Ramada Drive and the east side of Highway 101, near the intersection of Highway 101 and Highway 46 west.

Opened Public Hearing.

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

Neither in favor nor  
opposed but expressing concerns: Pat Mackie

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Nemeth absent), to approve a Negative Declaration for Planned Development 99005 and Tentative Parcel Map PR 98-188 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Nemeth absent), to approve Tentative Parcel Map PR 98-188 as amended.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Nemeth absent), to approve Planned Development 99005 as presented.

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**OTHER SCHEDULED MATTERS**

5. **FURTHER DISCUSSION OF SPHERE OF INFLUENCE BOUNDARIES.**

**Public Testimony:**

- Pat Mackie asked if the City needs to enlarge its Sphere of Influence so it can accommodate growth in the City.
- Jane Janice stated that she is opposed to expansion of the City’s Sphere of Influence along Creston Road; sees a sphere expansion as agricultural land consumption; expressed concerns over traffic, school and water impacts; water impacts; and sees the City circling Spanish Camp. In her opinion expansion should be east not south.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner Nemeth absent), to recommend City Council consideration of the 5,000 and 10,000 population increases beyond the General Plan build-out of 35,000 and that growth be planned for the area between Linne and Creston Road, plus that the study area should include the area up to and including the Wellsona/Hwy 101 intersection as a part of the application for the Sphere of Influence Amendment.

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**WRITTEN CORRESPONDENCE** - NONE

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**COMMITTEE REPORTS**

6. Development Review Committee:

- a. November 1, 1999
- b. November 8, 1999

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Nemeth absent), to approve the DRC Minutes for November 1, and November 8 as presented.

7. Other Committee Reports:
  - a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: No report given.
  - c. PAC (Project Area Committee): No report given.
  - c. Main Street Program: Commissioner Finigan reported that Friday, November 26, 1999 is the lighting of the downtown.

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

Community Development Director Bob Lata provided an update.

### **PLANNING COMMISSION MINUTES**

8. November 9, 1999

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Ferravanti, and passed 5-0-2 (Commissioner Warnke abstained, Commissioner Nemeth absent), to approve the Planning Commission Minutes of November 9, 1999 as presented.

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

A brief overview of the City Council Meeting of November 16, 1999 was given by Community Development Director Bob Lata.

Commissioners Steinbeck and Finigan will be the Planning Commission representatives to the Highway 46 East ad hoc Committee.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Finigan noted that there are new newsracks in the Park.
- Commissioner Ferravanti commented on the Chandler Ranch Documentation.
- Commissioner Johnson asked about the status of the Industrial Design Guidelines and suggested postponement of the discussion of the Industrial Design Guidelines until January 2000.

### **STAFF COMMENTS**

- With the Planning Commission's concurrence, there will be no Planning Commission Meeting on December 28, 1999.
- Information on the web site for the SOAR initiative was provided to the Planning Commission.

**ADJOURNMENT** at 11:02 pm to the Development Review Committee Meeting of Monday, November 29, 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 December 6, 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, December 13, 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, December 14, 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.