

PLANNING COMMISSION  
MINUTES

February 26, 2002

**PLANNING COMMISSIONERS PRESENT:** Ferravanti, Johnson, Kemper,  
McCarthy, Steinbeck

**PLANNING COMMISSIONERS ABSENT:** Calloway, Warnke.

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:**

Items No. 1 and 4 are proposed to be Opened and Continued to the Planning  
Commission Meeting of March 12, 2002.

**PRESENTATIONS:** NONE SCHEDULED

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**PUBLIC HEARINGS**

1. **FILE #:** **GENERAL PLAN AMENDMENT 01-005 –  
and- SPECIFIC PLAN AMENDMENT 01-002**  
**APPLICATION:** Proposal to amend the Borkey Area Specific Plan  
with modification to design standards for Buena  
Vista Drive and Clubhouse Drive and adding  
provisions for the inclusion of an industrial street.  
This amendment will affect Subareas B, C, and E  
within the plan area. The Planning Commission  
will also be considering the content and potential  
application of any conditions of approval that relate  
to the subject application.  
**APPLICANT:** City initiated in conjunction with Estrella  
Associates  
**LOCATION:** Borkey Specific Plan Area.

Opened Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by  
Commissioner McCarthy, and passed 5-0-2 (Commissioners Calloway and Warnke  
absent), to continue the Open Public Hearing to the Planning Commission Meeting of  
March 12, 2002.

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2. FILE #: **CONDITIONAL USE PERMIT 02-003**  
APPLICATION: To consider a proposal to establish a church in an existing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Paso Robles Bible Church  
LOCATION: 2206 and 2204 Golden Hill Road

Opened Public Hearing.

**Public Testimony:** In favor: Dan Blake  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Munis Kemper, and passed 5-0-2 (Commissioners Calloway and Warnke absent), to approve Conditional Use Permit 02-003 as presented.

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3. FILE #: **CONDITIONAL USE PERMIT 02-004**  
APPLICATION: To consider a proposal to allow a car stereo sales and installation business in an existing commercial/ industrial complex located in the C-3 (Commercial/ Light Industrial) zone. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Lysa and Kevin Payne on behalf of Ultimate Car Audio.  
LOCATION: 2200 Golden Hill Road

Opened Public Hearing.

**Public Testimony:** In favor: Kevin Payne  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 5-0-2 (Commissioners Calloway and Warnke absent), to approve Conditional Use Permit 02-004 as presented.

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**The following item is a continued open public hearing from the Planning Commission Meeting of February 12, 2002.**

- 4. FILE #: **OAK TREE PRESERVATION ORDINANCE**  
APPLICATION: To consider a Municipal Code Amendment, filed by the City of Paso Robles, which would revise Chapter 10.01 of the Municipal Code – Oak Tree Preservation.  
APPLICANT: City-initiated  
LOCATION: Citywide

Continued Open Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0-2 (Commissioners Calloway and Warnke absent), to continue the Open Public Hearing to the Planning Commission Meeting of March 12, 2002.

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**The following item is a continued open public hearing from the Planning Commission Meeting of February 12, 2002.**

- 5. FILE #: **PLANNED DEVELOPMENT 99014 AMENDMENT**  
APPLICATION: To consider a proposal to construct a structure for the communication antennas/equipment for the Public Safety Center. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: City-initiated  
LOCATION: 900 Park Street

Continued Open Public Hearing.

**Public Testimony:** In favor: Lisa Soloman, PRPD  
Lee Thrakell, Motorola

David Mane, RRM Design

Opposed: Mike Menath  
Jane Thornton

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Munis Kemper, and passed 5-0-2 (Commissioners Calloway and Warnke absent), to approve a Negative Declaration for Amendment to Planned Development 99014 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Munis Kemper, and passed 5-0-2 (Commissioners Calloway and Warnke absent), to approve a Amendment to PD 99014, eliminating Condition No. 3 and including a note in the written record that the Planning Commission would advocate that use of the tower be limited to public safety purposes.

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**OTHER SCHEDULED MATTERS -- NONE**

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**WRITTEN CORRESPONDENCE -- NONE**

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**COMMITTEE REPORTS**

- 6. Development Review Committee Minutes (for approval):
  - a. February 4, 2002
  - b. February 11, 2002

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 5-0-2 (Commissioners Calloway and Warnke absent), to approve the DRC Minutes for February 4, and 11, 2002 as presented.

- 7. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given.
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: No report given.

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

The report regarding annual allocation of CDBG funds will be going before the City Council as a Public Hearing on March 5, 2002.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

8. February 12, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Munis Kemper, and passed 5-0-2 (Commissioners Calloway and Warnke absent), to approve the Planning Commission Minutes of February 12, 2002 as presented.

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

A review was provided by Commissioner Johnson.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Ferravanti asked if the Paso Robles Waste Management effort has been successful. He also asked about re-charge basins.
- Commissioner McCarthy stated that the Housing Authority will be proposing a 40 dwelling unit project for seniors aged 62 and over.
- Commissioner Steinbeck stated that the Commission needs to formalize who will be the designated commissioners for attending DRC meetings. Commissioners McCarthy and Ferravanti both stated that they could attend. Commissioner Warnke stated that she would attend as often as her schedule would allow. Commissioner Johnson stated that he would serve as an alternate.
- Commissioner Steinbeck also stated that he will miss the March 26, 2002 Planning Commission Meeting.

### **STAFF COMMENTS**

- Bob Lata reminded the Commission that the dates of the Planner's Institute are March 20-22, 2002, in Monterey.
- Bob Lata also advised the Commission that the DRC Meetings need to have three commissioners in attendance and that there needs to be a commitment from others to fill in when needed.
- The Planning Festival will be held Saturday, April 13, 2002. The commissioners are encouraged to attend.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, March 4, 2002 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, March 11, 2002 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, March 12, 2002 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.