

PLANNING COMMISSION

MINUTES

March 26, 2002

**PLANNING COMMISSIONERS PRESENT:** Calloway, Ferravanti, Johnson, Kemper, McCarthy, Warnke

**PLANNING COMMISSIONERS ABSENT:** Steinbeck

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

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** STAFF REQUESTED THAT ITEM NO. 1 BE OPENED AND CONTINUED TO THE PLANNING COMMISSION MEETING OF APRIL 9, 2002.

**PRESENTATIONS:** None Scheduled.

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**PUBLIC HEARINGS**

1. **FILE #:** **CONDITIONAL USE PERMIT 01-020**  
**APPLICATION:** Proposal to establish a towing and automotive storage business. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Alliance Towing  
**LOCATION:** 1148 Paso Robles Street

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck absent), to continue the Open Public Hearing to the Planning Commission Meeting of April 9, 2002.

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2. **FILE #:** **EASEMENT ABANDONMENT 02-001**  
**APPLICATION:** To consider a proposal to abandon a public easement. The Planning Commission will also be

considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Randy Stinchfield  
LOCATION: 1710 Pine Street

Opened Public Hearing.

**Public Testimony:** In favor: Randy Stinchfield, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck absent), to recommend that the City Council approve Easement Abandonment 02-001 as revised with regard to Condition No. 6A.

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

3. FILE #: **CODE AMENDMENT 02-002 -- 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.

**Public Testimony:** In favor, and making comments: Jack Brazeal  
Mike Menath  
Dale Gustin  
Michael Kane  
Walter Heer  
Kathy Barnett  
Tom Rusch  
Susan Harvey

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Steinbeck absent), to recommend that the City Council approve Code Amendment 02-002 – Oak Tree Preservation Ordinance with a noted modification to substitute “shall” for “may”.

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**OTHER SCHEDULED MATTERS**

- 4. FILE #: **APPEAL OF LOT LINE ADJUSTMENT  
PRAL 01-366**
- APPLICATION: To consider an Appeal of the Zoning Administrator’s Decision to deny a lot line adjustment.
- APPLICANT: Dan Stewart on behalf of Ted Hunter
- LOCATION: 625 – 7<sup>th</sup> Street

Public Comments: Nick Gilman, representative for Ted Hunter  
Irene Machado  
Michael Kane

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Warnke, and passed 5-1-1 (Commissioner McCarthy dissenting, Commissioner Steinbeck absent), to deny the appeal and uphold the Community Development Director’s decision to deny Lot Line Adjustment PRAL 01-336.

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- 5. Planning Commission discussion of whether or not to initiate Zoning Code Amendments regarding:
  - 1) off-street parking standards and/or
  - 2) standards for properties taking access from alleys.

Following a brief discussion, it was determined that discussion of whether to initiate Zoning Code Amendments for the above projects should be discussed during a future joint meeting with the City Council.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 6. Development Review Committee Minutes (for approval):

- a. March 4, 2002
- b. March 11, 2002

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

- 7. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Warnke reported that no Planning issues were discussed at the last Parks & Recreation Committee Meeting.
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: No report given.

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

A status summary was provided by Bob Lata.

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

- 8. March 12, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 5-1-1 (Commissioner Calloway abstained, Commissioner Steinbeck absent), to approve the Planning Commission Minutes for March 12, 2002 as presented.

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

A brief review of the City Council Meeting of March 19, 2002 was provided by Commissioner Calloway.

### **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Ferravanti asked about the possibility of one-way alleys, suggested utilization of a "consent calendar" when it makes sense, and noting that the public should be encouraged to submit written outlines of their input to the Planning Commission.

Commissioners Johnson and McCarthy thanked staff for their help in making the Planners Institute trip a success.

Commissioner McCarthy stated that Neil Olsen has invited the Commission to tour his ranch, with an eye to possible annexation in the future.

### **STAFF COMMENTS**

None

**ADJOURNMENT** at 10:15 pm to the Development Review Committee Meeting of Monday, April 1, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**Subsequent adjournment** to a field trip to tour the Chandler Ranch and the Olsen property on Saturday, April 6, 2002 at 8:00 am; meeting at Paso Robles City Hall, 1000 Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, April 8, 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, April 9, 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.