

PLANNING COMMISSION

MINUTES

April 23, 2002

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

**PLANNING COMMISSIONERS ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** Kathy Barnett apologized for any comments she contributed to the City Council Meeting on April 2, 2002 causing the delay of the Oak Tree Ordinance.

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** ITEM NO. 1 IS TO BE TABLED; ITEM NO. 2 IS TO BE CONTINUED; ITEM NO. 3 IS TO BE TABLED AT THE APPLICANT'S REQUEST.

**PRESENTATIONS:** None Scheduled.

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**PUBLIC HEARINGS**

1. **FILE #:** **REZONE 02-001**  
**APPLICATION:** To rezone the City owned property from Planned Industrial – Planned Development (PM,PD) to Highway Commercial – Planned Development (C2,PD) to be consistent with the General Plan designation of Community Commercial (CC). 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:** Northwest corner of 4<sup>th</sup> and Pine 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 7-0 to recommend that the City Council table Rezone 02-001 as recommended.

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- 2. **FILE #:** **TENTATIVE TRACT 2422 AND PLANNED DEVELOPMENT 01-015**
- APPLICATION:** To consider a request to subdivide approximately 23 acres into 27 lots consisting of 25 single family lots, one (1) multi-family lot and one (1) open space lot and to construct single family residences and an 80 unit apartment complex on the resulting parcels. The project plans include the proposed dedication of approximately 10 acres of Open Space contiguous to the Salinas River. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Mike Harrod/River Crest Estates
- LOCATION:** On the west side of South River Road at the Navajo Avenue intersection. The site is east of and adjacent to the Salinas River and is directly north of the Woodland Plaza I Shopping Center.

Opened Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0, to continue the Open Public Hearing for Tentative Tract 2422 and Planned Development 01-015 to the Planning Commission Meeting of May 14, 2002.

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- 3. **FILE #:** **CONDITIONAL USE PERMIT 02-006**
- APPLICATION:** Proposal to allow auto repair use in conjunction with the auto detailing use currently in operation, within a leasehold space in an existing commercial 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:** William Jacobson
- LOCATION:** 1142 – 13<sup>th</sup> Street, #C.

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 7-0, to table Conditional Use Permit 02-006, as per the applicant's request.

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**OTHER SCHEDULED MATTERS**

- 4. **FILE #:** **STREET NAMES 02-003, TRACT 1632-7**
- APPLICATION:** To consider a request for Street Names for two new streets in Phase 7 of Tract 1632.
- APPLICANT:** JM Wilson Development
- LOCATION:** North of Meadowlark Road, east of Oriole Way

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 7-0, to approve the street name Larable Court for Tract 1632-7 and to allow the applicant choose another street name from the list provided. The applicant advised staff that the second street name would be Riata Court.

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- 4a. **FILE #:** **TRACT 2223-2**
- APPLICATION:** Request for the Planning Commission to approve a phasing plan for Tract 2223-2 and find the plan to be in substantial compliance with the subdivision.
- APPLICANT:** Arciero & Sons, Inc.
- LOCATION:** South of Highway 46 east, west of Golden Hill Road.

Member of the public, Mike Menath asked how many lots are in the respective phases of the subdivision.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 7-0 to approve the phasing plan for Tract 2223-2 as presented and find the plan to be in substantial compliance with the approved subdivision.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

5. Development Review Committee Minutes (for approval):
  - a. March 18, 2002
  - b. March 25, 2002
  - c. April 1, 2002
  - d. April 8, 2002

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Warnke and passed 7-0, to approve the above listed DRC Minutes as presented.

6. 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**

Community Development Director Bob Lata reported that all CDBG/Redeveloping and Housing programs are proceeding as scheduled.

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

7. April 6, 2002 (Adjourned Regular Meeting)
8. April 9, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke and passed 5-0-2 (Commissioners McCarthy and Steinbeck abstaining), to approve the Minutes for the Field Trip of April 6, 2002 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke and passed 7-0, to approve the Planning Commission Minutes for April 9, 2002 as presented.

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

A brief review of the City Council Meeting of April 16, 2002 was presented by Commissioner McCarthy.

### **PLANNING COMMISSIONERS' COMMENTS**

NONE

### **STAFF COMMENTS**

NONE

**ADJOURNMENT** at 7:48 pm to the Development Review Committee Meeting of Monday, April 29, 2002 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 Meeting of Tuesday, April 30, 2002 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, May 6, 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, May 13, 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, May 14, 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.