

PLANNING COMMISSION

MINUTES

May 28, 2002

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

**PLANNING COMMISSIONERS ABSENT:** None

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

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** None

**PRESENTATIONS:** None Scheduled.

\*\*\*\*\*

**PUBLIC HEARINGS**

- 1. **FILE #:** **CONDITIONAL USE PERMIT 02-010**  
**APPLICATION:** A request to establish a pub serving beer and wine and future food sales 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:** George Usher  
**LOCATION:** 622 – 12<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** In favor: George Usher, applicant

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 7-0 to approve a Negative Declaration for and to approve Conditional Use Permit 02-010 as presented.

\*\*\*\*\*

2. FILE #:

**GENERAL PLAN AMENDMENT 02-01  
A FOUR-PART AMENDMENT TO THE  
LAND USE ELEMENT OF THE GENERAL  
PLAN; ZONE CHANGES 01-006, 02-002, 02-  
003, 02-006 AND BORKEY AREA SPECIFIC  
PLAN AMENDMENT 02-001**

To consider making recommendations regarding adoption of Negative Declarations and approval of a four (4) part General Plan Amendment (Land Use Element). The four component parts, some of which are also subjects of Zone Change / Zoning Code Amendment / Specific Plan Amendment requests, are described as follows:

**Commissioner Steinbeck stepped down for the first component of the application.**

**APPLICATION:**

1.) The following amendments are being requested within the Borkey Specific Plan Area:

a.) Request to amend the General Plan land use designation from Agriculture to Public Facilities and rezone of the 23 acres from Agriculture to Public Facilities for use by Cuesta College. (APN: 025-390-001 and 004) Rezone 01-006

b.) Amend the General Plan designation to include the 117 acres into the Borkey Area Specific Plan. (APN: 025-391-005)

c.) Amend the Specific Plan to conform with the General Plan Land and Zoning Designations.

APPLICANT: Kiessig

LOCATION: Northwesterly portion of the Borkey Area Specific Plan.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner, applicant representative

Opposed: None

Neither in favor nor opposed but expressing questions: Michael Kane

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck abstained), to recommend that the City Council approve a Negative Declaration for General Plan Amendment 02-01 (1), Specific Plan Amendment 02-001, and Rezone 01-006 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck abstained), to recommend that the City Council approve General Plan Amendment 02-01 (1) as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck abstained), to recommend that the City Council approve Specific Plan Amendment 02-001 as follows: Amendments to the Borkey Area Specific Plan, labeled as “Exhibit A, SPA 02-001 KIESSIG FAMILY TRUST, PAGE 1 OF 4” as presented with the exception of the paragraph relating to Page 59, which should be deleted.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck abstained), to recommend that the City Council approve Rezone 01-006 as presented.

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

**APPLICATION:** 2.) A proposed change from Neighborhood Commercial (NC) to Community Commercial (CC) for nine (9) acres. The General Plan Amendment application is accompanied by a Zone Change request No. 02-002; the requested change is from CP-PD (Neighborhood Commercial - Planned Development) to C2-PD (Highway Commercial - Planned Development).

APPLICANT: Food 4 Less

LOCATION: On the northeast corner of Creston Road and Sherwood Road.

Opened Public Hearing.

**Public Testimony:** In favor: Nick Gilman, applicant representative

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to recommend that the City Council approve a

Negative Declaration for General Plan Amendment 02-01 (2), and Rezone 02-002 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to recommend that the City Council approve General Plan Amendment 02-01 (2) as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to recommend that the City Council approve Rezone 02-002 as presented.

**Commissioner Steinbeck stepped down for the third component of the application.**

**APPLICATION:** 3.) A request to change the land use designation of 2.2 acres, from Residential Multi Family Low Density (8 units per acre) (RMFL) to Residential Multi-Family High Density (16 units per acre) (RMF-H). The application includes Zone Change 02-003, a proposal to change the zoning designation of the same 2.2 acres from R2-PD (Low Density Multi Family Residential, Planned Development) to R4-PD (High Density Multi Family Residential, Planned Development).

APPLICANT: Pete Cagliero

LOCATION: Along the east side of South River Road, South of Serenade Drive, just east of the Woodland Plaza II (Wal Mart) shopping center.

Opened Public Hearing.

**Public Testimony:** In favor: Mike Toohey, applicant representative  
Pete Cagliero

Opposed: Trevor Govers  
Merv Dixon  
Tom Sullivan  
Dr. Warren Elcke  
Elizabeth Silveira  
Jeff Money  
Bob Sprain  
Charles Nunnelly  
Jeanette Selache

Mike Bettinger  
John McDaniel  
Becky Sprain  
Susan Buffington

Jean McDonald  
Trudy Govers

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner Kemper opposed), to recommend that the City Council approve a Negative Declaration for General Plan Amendment 02-001(3) and Rezone 02-003 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner Kemper opposed), to recommend that the City Council approve General Plan Amendment 02-001(3) as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner Kemper opposed), to recommend that the City Council approve Rezone 02-003 as presented.

**The Planning Commission took a brief recess.**

**All Commissioners resumed their seats on the dais.**

**APPLICATION:** 4.) Request to amend the General Plan land use designation of Oak Creek Park Assessor's Parcel numbers 009-756-005 and 007 from Residential Single-Family (RSF) to Parks and Open Space (POS). The application includes the request to modify the zoning designation for Assessors Parcel Numbers 009-756-003, 004, 005, 006, 007, 008, and 009-753-080 from Residential Single-Family, Planned Development overlay (R1 PD) to Parks and Open Space (POS).

**APPLICANT:** City Initiated

**LOCATION:** Oak Creek Park is located between Scott Street and Cedarwood Drive, east of Creston Road.

The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application(s).

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 Calloway, and passed 7-0 to recommend that the City Council approve a Negative Declaration for General Plan Amendment 02-001(4) and Rezone 02-004 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to recommend that the City Council approve General Plan Amendment 02-001(4) as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to recommend that the City Council approve Rezone 02-004 as presented.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS** -- None

\*\*\*\*\*

**WRITTEN CORRESPONDENCE** -- None

\*\*\*\*\*

**COMMITTEE REPORTS**

- 3. Development Review Committee Minutes (for approval):
  - a. May 6, 2002
  - b. May 13, 2002

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to approve the DRC Minutes listed above with a correction to the Minutes of May 6, 2002, that Commissioner Warnke was present at that meeting and that Darren Nash is staff.

- 4. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Warnke reported that a joint meeting between the Parks & Recreation Advisory Committee and the City Council would be held on May 29, 2002.
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: No report given.

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

A brief status report was given by Housing Programs Manager, Ed Gallagher.

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

5. May 14, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 7-0 to approve the Planning Commission Minutes of May 14, 2002 as presented.

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

Bob Lata gave an overview of the City Council Meeting of May 21, 2002.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Ferravanti asked if we could extend contractors responsibility for City streets adjacent to their projects for up to one year.
- Commissioner Warnke noted an observed violation of the code related to the number of products that may be listed on a sign, specifically with reference to the Jiffy Mart located at 15<sup>th</sup> and Spring Streets.
- Commissioner Steinbeck stated that he noticed an A-frame sign on the sidewalk on 12<sup>th</sup> Street that appears to be about 5' tall, and asked staff to do code enforcement on it.
- Commissioner Johnson expressed concern regarding the differing quality of street patches throughout the City. He asked that staff draft a letter to the City Council recommending that the situation be reviewed by the Streets and Utilities Committee.
- Commissioner Calloway stated that perhaps the City could require contractors to use boring as the method for undergrounding utilities rather than trenching.

### **STAFF COMMENTS**

Ed Gallagher gave an historical perspective regarding a situation of property owner opposition to change in density.

Darren Nash stated that the Black Ranch project would be going to DRC on June 10, 2002 and he encourages as many of the Commission as possible to attend.

**ADJOURNMENT** to the Downtown Parking Analysis and Action Plan Public Workshop of Thursday, May 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, June 3, 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, June 10, 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, June 11, 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.