

PLANNING COMMISSION

MINUTES

June 25, 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.

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**PUBLIC HEARINGS**

The following item was continued from the Planning Commission Meeting of June 11, 2002.

1. **FILE #:** **TENTATIVE TRACT 2472 AND AMENDMENT TO PLANNED DEVELOPMENT 99019**  
**APPLICATION:** A request to subdivide an approximately three (3) acre parcel into 23 single family lots and one (1) common open space lot for development of 23 townhouse units. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** North Coast Engineering on behalf of Joel Komen  
**LOCATION:** 815 – 825 Creston Road

Continued Open Public Hearing.

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

Opposed: None

Neither in favor nor opposed but expressing concerns: Henry Kramer  
Cynthia Davis

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 5-2 (Commissioners Johnson and Calloway opposed), to approve Tentative Tract 2472 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper and passed 5-2 (Commissioners Johnson and Calloway opposed), to approve an Amendment to Planned Development 99019 as presented.

Commissioners Johnson and Calloway requested that the record reflect that their opposition to the Tentative Tract Map and the Planned Development amendment is based on concerns regarding cumulative traffic impacts on Creston Road.

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**Commissioner Steinbeck stepped down for the following item.**

- 2. **FILE #:** **SPECIFIC PLAN AMENDMENT 01-001**
- APPLICATION:** A proposal to consider adopting a resolution establishing revised Development Fees for Subarea A, incorporating and distributing development costs for 117 acres to be added to Subarea A of the Borkey Area Specific Plan. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Kiessig Family Trust
- LOCATION:** Buena Vista Drive and Circle B.

Opened Public Hearing.

**Public Testimony:** In favor: John McCarthy, applicant representative

Opposed: None

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 the City Council approve Specific Plan Amendment 01-001 as presented.

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

3.       **FILE #:**                   **CODE AMENDMENT 02-004**  
           **APPLICATION:**       A request to amend Chapter 21.31 (Adult  
   Businesses) of the City’s Zoning Ordinance to  
   create a licensing requirement and to change the  
   permitted location of this use from C-3  
   (Commercial/Light Industrial) to AP (Airport)  
   zoning districts. 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:**         Citywide

Opened Public Hearing.

**Public Testimony:** Councilman Finigan posed a question regarding the status of the Airport Terminal.

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 Code Amendment 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 Code Amendment 02-004 as presented.

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**OTHER SCHEDULED MATTERS** -- None

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**WRITTEN CORRESPONDENCE** -- None

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**COMMITTEE REPORTS**

4.       Development Review Committee Minutes (for approval):

- a. June 3, 2002
- b. June 10, 2002

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

5. 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 provided a brief overview of Housing Programs.

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

6. June 11, 2002

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to approve the Planning Commission Minutes of June 11, 2002 as presented.

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

Commissioner Ferravanti presented a brief overview of the City Council Meeting of June 18, 2002.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Kemper asked about the need to establish a resort classification. She also asked why the Planning Commission Minutes do not reflect the content of transcripts in meetings. She was advised by staff that we have been directed to take action minutes only and that unless specifically requested, Commissioner comments would not be reflected in the minutes.
- Commissioner Ferravanti asked why college credits are not given for attendance at League of California Cities Meetings.
- Commissioner Warnke noted that there appears to be a problem with timing at the traffic light at Niblick and Rambouillet Roads.
- Commissioner McCarthy expressed concern regarding the amount of setback required in dealing with critical root zone for Oak trees.

- Commissioner Steinbeck commented on uses within the Borkey Specific Plan Area. He also asked about the speed limit on Union Road.

### **STAFF COMMENTS**

Staff asked the Commission if they preferred to receive messages via email as opposed to voice mail. The Commission agreed that email is easier.

Bob Lata introduced new City Engineer John Falkenstien to the Planning Commission.

**ADJOURNMENT** at 8:32 pm to the 2002 Paso Robles Economic Forecast of Wednesday, June 26, 2002 at 8:00 am at Paso Robles Inn Ballroom;

**subsequent adjournment** Development Review Committee Meeting of Monday, July 1, 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, July 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, July 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.