

PLANNING COMMISSION

MINUTES

October 22, 2002

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

PLANNING COMMISSIONERS ABSENT: Calloway

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Waiver 02-007, an item that was continued from the Planning Commission Meeting of September 10, 2002, to the Planning Commission Meeting of October 8, 2002, is proposed to be tabled pending action on a new design standard for Olive Drive, which is Item No. 3 on tonight's agenda. Item No. 5 is scheduled to be continued to the Planning Commission Meeting of November 26, 2002.

PRESENTATIONS: None

PUBLIC HEARINGS

The following item was postponed from the Planning Commission Meeting of October 8, 2002.

Commissioner Steinbeck stepped down for the following item.

1. FILE #: **PLANNED DEVELOPMENT 01-019 –and-
CONDITIONAL USE PERMIT 02-022**
APPLICATION: To consider a request to construct and operate a destination spa resort with associated guest amenities and recreational uses. 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: West of Buena Vista Drive, east of North River Road, north of River Oaks Drive within Subarea A of the Borkey Area Specific Plan.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Dale Gustin
Steve Gregory, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Steinbeck abstained, Commissioner Calloway absent), to approve Planned Development 01-019 with a change eliminating Item #52 under Engineering Site Specific Conditions.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Steinbeck abstained, Commissioner Calloway absent), to approve Conditional Use Permit 02-022 as presented.

Commissioner Steinbeck resumed his seat on the dais.

The following item was postponed from the Planning Commission Meeting of October 8, 2002. This item is proposed to be tabled.

- 2. FILE #: **WAIVER 02-007**
APPLICATION: To consider a request to modify the required street improvements to conform to the existing right-of-way on Olive Drive. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Kathleen Hoffman/Dan Stewart & Assoc.
LOCATION: 513 Vine Street

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent) to table Waiver 02-007 as proposed.

Commissioner McCarthy stepped down for the following item.

- 3. FILE #: **MISCELLANEOUS 02-003**
APPLICATION: To consider establishing a new City street standard. The new standard will be designed to provide

vehicular and pedestrian access in a 40 foot right-of-way which could apply to Olive Drive.
APPLICANT: City-initiated
LOCATION: Olive Drive between 4th and 6th Streets.

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, supporting the proposed street standard between 5th and 6th Streets but opposed to the proposed street standard between 4th and 5th Streets.

Opposed: Dale Gustin

Neither in favor or
opposed but asking questions: Marsha Ross
Richard Fernan

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner McCarthy abstained, Commissioner Calloway absent), to continue the Open Public Hearing for Miscellaneous File 02-003 to the Planning Commission Meeting of November 26, 2002 for further study.

Commissioner McCarthy resumed his seat on the dais.

4. FILE #: **PARCEL MAP PR 02-277**
APPLICATION: To consider a request to divide an approximate 7,000 square foot site into two single family residential lots. 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 Kevin Taylor

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: Phyllis Chaido

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to approve Tentative Parcel Map PR 02-277 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of August 13, 2002 and is proposed to be continued to the Planning Commission Meeting of November 26, 2002.

- 5. FILE #: **CODE AMENDMENT 02-007**
- APPLICATION: To consider refining the City’s regulations regarding signage, including but not limited to non-commercial signs and abatement of non-conforming signs.
- APPLICANT: City initiated
- LOCATION: Citywide

Action: A motion was made Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to continue Code Amendment 02-007 to the Planning Commission Meeting of November 26, 2002.

OTHER SCHEDULED MATTERS -- None

WRITTEN CORRESPONDENCE -- None

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. September 16, 2002
 - b. September 23, 2002
 - c. September 26, 2002
 - d. September 30, 2002
 - e. October 7, 2002

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

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

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

An update was provided by Bob Lata.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. September 24, 2002

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper, and passed 4-0-2-1 (Commissioners Steinbeck and Ferravanti abstained, Commissioner Calloway absent) to approve the Planning Commission Minutes of September 24, 2002 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of October 15, 2002 was provided by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Ferravanti had questions regarding items referred to in the RRM Newsletter. He also asked about the Bank of America report regarding urban sprawl. Commissioner Ferravanti asked about the status of the LOS report at Highways 46 and 101. He also asked why there is no right hand traffic control at northbound Riverside at 13th Street.
- Commissioner Steinbeck asked if an email reminder and copy of the staff report could be sent to the Commissioners with regard to the Downtown Parking and Circulation Workshop scheduled for Tuesday, October 29, 2002 at 6:00 pm. He also expressed kudos to John Rickenbach for his firm's work on the General Plan Update.

STAFF COMMENTS

None

ADJOURNMENT to the Development Review Committee Meeting of Monday, October 28, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Downtown Parking and Circulation Workshop of Tuesday, October 29, 2002, at 6:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 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 Tuesday, November 12, 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, November 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.