

PLANNING COMMISSION

MINUTES

January 28, 2003

**PLANNING COMMISSIONERS PRESENT:** Calloway, Ferravanti, Flynn, Johnson, Kemper, 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:** Item No. 2 is an Open Public Hearing which was continued from the Planning Commission Meeting of January 14, 2003; it is proposed to be continued to the Planning Commission Meeting of February 11, 2003.

**PRESENTATIONS:** None

\*\*\*\*\*

**PUBLIC HEARINGS**

1. **FILE #:** **REZONE 02-008**  
**APPLICATION:** To consider a request to rezone a 1.92 acre parcel located outside the city limits in preparation for an application for annexation. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Diane McKinley  
**LOCATION:** 3650 Plymouth Hill.

Opened Public Hearing.

**Public Testimony:** In favor: Diane McKinley, applicant

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Calloway, and passed 7-0 to recommend the City Council adopt a Negative Declaration for Pre-zone 02-008 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Calloway, and passed 7-0 to recommend the City Council approve Pre-zone 02-008 as presented.

\*\*\*\*\*

**The following item is a continued Open Public Hearing from the Planning Commission Meeting of January 14, 2003, and is proposed to be continued to the Planning Commission Meeting of February 11, 2003.**

2. FILE #: **PLANNED DEVELOPMENT 02-002 AND CONDITIONAL USE PERMIT 02-027**  
APPLICATION: To consider a request to establish a winery and ancillary uses in the Parks and Open Space Zoning District. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Vina Robles, Inc.  
LOCATION: South of Highway 46 east, east of Mill Road, west of and adjacent to Hunter Ranch Golf Course.

Continued Open Public Hearing.

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Ferravanti, and passed 7-0 to continue the Open Public Hearing to the meeting of February 11, 2003.

\*\*\*\*\*

3. FILE #: **WAIVER 02-010**  
APPLICATION: To consider a request to waive the requirement for sidewalk installation associated with the reconstruction of a fire-damaged home. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dennis Dakos on behalf of Juan Mercado  
LOCATION: 2445 Olive Street

Opened Public Hearing.

**Public Testimony:** No public testimony given either in favor or opposed. Comments were made by Dale Gustin, which neither favored nor opposed the Waiver.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to approve Waiver 02-010 as presented.

\*\*\*\*\*

- 4. FILE #: **REFILE TENTATIVE PARCEL MAP PR 02-0432**
- APPLICATION: To consider a refile of a parcel map application to subdivide one 1.25 acre parcel 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: Doug Sholders on behalf of Tom Lopez
- LOCATION: 2230 Prospect Avenue

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded Commissioner Kemper, and passed 7-0 to approve Refile Tentative Parcel Map PR 02-0432 as presented.

\*\*\*\*\*

- 5. FILE #: **TIME EXTENSION TENTATIVE TRACT 2411**
- APPLICATION: To consider a request for a time extension for a tract creating a 12 lot residential subdivision of single family homes. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Kelly Gearhart
- LOCATION: On the west side of Vine Street in the vicinity of 36<sup>th</sup> Street.

Opened Public Hearing.

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

Closed Pubic Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 7-0 to approve time extension for Tentative Tract 2411 as presented.

\*\*\*\*\*

6. FILE #: **CODE AMENDMENT 03-001**  
APPLICATION: To consider a proposal to amend the Zoning Code of the Paso Robles Municipal Code to establish in-lieu fees for required public road improvements for sidewalk waiver and partial street improvements required as a condition of project approval.  
APPLICANT: City initiated  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** No public testimony given in favor or opposed, however Dale Gustin stated that he felt the item should go to Council for approval.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to recommend that the City Council approve Code Amendment 03-001 as presented.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS**

7. FILE #: **PHASING FOR PLANNED DEVELOPMENT 02-014 –and- TENTATIVE TRACT 2504**  
APPLICANT: Beatrice and Didier Cop  
LOCATION: Buena Vista Drive and Experimental Station Road

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Calloway, and passed 7-0 to conditionally approve the Phasing Plan and Improvement List for Planned Development 02-014 and Tentative Tract 2504.

\*\*\*\*\*

8. SUBJECT: **MISCELLANEOUS 02-005**  
APPLICATION: Sign review needing full Planning Commission approval  
LOCATION: 513 – 15<sup>th</sup> Street

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Kemper, and passed 7-0 to approve Miscellaneous 02-005 and adopt the resolution approving the multi-tenant directory sign subject to the conditions contained in the resolution.

\*\*\*\*\*

**WRITTEN CORRESPONDENCE** -- NONE

\*\*\*\*\*

**COMMITTEE REPORTS**

9. Development Review Committee Minutes (for approval):
  - a. January 6, 2003
  - b. January 13, 2003

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

10. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given.
  - b. PAC (Project Area Committee): The next meeting will be held later this week.
  - c. Main Street Program: No report given.

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

A report was provided by Bob Lata.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

11. January 14, 2003

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 7-0 to approve the Planning Commission Minutes of January 14, 2003 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A review was provided by Bob Lata.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Calloway had a question regarding undergrounding.
- Commissioner Flynn asked if the color of Morgan's Tire Store had been approved by the DRC.
- Commissioner Ferravanti commented that he has observed that the concrete batch plant on River Road has already begun cleanup of the site.
- Commissioner Johnson expressed kudos to Commissioner Steinbeck on his tenure as Planning Commission Chairman.

## **STAFF COMMENTS**

- Arrangements for the Planner's Institute to be held in March in San Diego were discussed.

**ADJOURNMENT** at 8:20 pm to the General Plan ad-hoc Committee Meeting of, January 30, 2003 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, February 3, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the General Plan ad-hoc Committee Meeting of, Thursday, February 6, 2003 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, February 10, 2003 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, February 11, 2003 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.