

PLANNING COMMISSION

MINUTES

March 11, 2003

PLANNING COMMISSIONERS PRESENT: Ferravanti, Flynn, Johnson, Kemper, 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: None

PRESENTATIONS: None

Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.

All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the Planning Commission Meeting of February 11, 2003.

- 1. 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.

Public Testimony: In favor: Tim Woodle, Pults & Associates, applicant representative

Opposed: None

Closed Public Hearing.

The Planning Commission requests that they are provided with the opportunity to review any proposed Oak tree removal requests.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Calloway absent), to approve a Mitigated Negative Declaration for Planned Development 02-002 and Conditional Use Permit 02-027 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Calloway absent), to approve Planned Development 02-002 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Calloway absent), to approve Conditional Use Permit 02-007.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of February 11, 2003.

- 2. FILE #: **PLANNED DEVELOPMENT 02-004 –and-
CONDITIONAL USE PERMIT 02-007**
- APPLICATION: To consider a request to construct a gas station and mini market complete with accessory uses, and to install a highway oriented pole sign. 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 Garcia on behalf of Pfeil Murrell Enterprises, Inc.
- LOCATION: Northwest corner of Highway 46 east and Golden Hill Road.

Continued Open Public Hearing.

Public Testimony: In favor: George Garcia, applicant representative
David Kudija, in favor provided that easement rights are preserved.

Opposed: None

Neither in favor nor opposed but expressing concerns: John McCarthy, concerns with driveway access along Golden Hill Road.

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to approve a Negative Declaration for Planned Development 02-004 and Conditional Use Permit 02-007 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Calloway absent) to approve Planned Development 02-004 as amended.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Calloway absent) to approve Conditional Use Permit 02-007 as presented.

3. FILE #: **AMENDMENT NO. 1 TO PLANNED DEVELOPMENT 95009 AND CONDITIONAL USE PERMIT 02-018**
- APPLICATION: To consider a request to authorize construction and operation of two new commercial retail buildings with up to 16,540 square feet of lease space and to allow restaurant use on an approximately 2.56 acre site. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Ellis Partners
- LOCATION: Oak Tree Plaza/Target Center – southwest corner of Theatre Drive and Gahan Place.

Opened Public Hearing.

Public Testimony: In favor: Stuart Rickard, applicant

Opposed: None

Neither in favor nor opposed but expressing concerns: Kathy Barnett, questions regarding Oak trees. Amy Salas, referred to Resolution 96-99 and wants “left turn only” out of the north exit from the center; Tree No. 5 died and was not replaced at the 4:1 ratio prescribed; is concerned with early morning delivery trucks, would like to see signs and enforcement.

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent) to approve a Negative Declaration for Amendment No. 1 to Planned Development 95009 and Conditional Use Permit 02-018 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to approve Amendment No. 1 to Planned Development 95009 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to approve Conditional Use Permit 02-018 as amended.

4. **FILE:** **CHANDLER RANCH AREA SPECIFIC PLAN**
 APPLICATION: To receive an update on the status of efforts to
 respond to comments received at the February 25,
 2003 Public Workshop; and to affirm the need for a
 physical model or graphics (visual stimulations) to
 be submitted to the City before selection of an
 alternative for further study in an Environmental
 Impact Report is considered.
- APPLICANT:** City initiated
 LOCATION: An approximately 843 acre site generally bounded
 by Highway 46 east on the north, City limits and
 Our Town on the east, Linne, Fontana and
 Sherwood Roads on the south, and portions of
 Golden Hill Road on the west.

Public Comment and Input:

- Larry Werner,
 - Posed questions regarding Airport Road;
 - Willing to cooperate re: exhibits/models;
 - Seeking clear direction re: modeling needs

- Mac Gleim,
 - Concerns re noise, crash potential;
 - Tanker tracks and other heavy traffic patterns;
 - Avoid residences in or near 55 CNEL;
 - Projection of accident patterns;
 - Avoid noise sensitive uses around the Borkey Specific Plan Area;
 - Allow Open Space, Parks, Golf courses, commercial/industrial, Agricultural Uses

- Kathy Barnett,
 - Appreciates the school board's position;
 - Why not wait for the Airport Master Plan to be completed;
 - Wants to see the Airport Road grading model (walls, etc.);
 - What would the houses look like?;
 - Why Sherwood Road through "Our Town"

- Terry Galloway,
 - Welcomes input;
 - Mirror Airport Land Use Plan is of a critical nature;
 - Planning is being done on "most available information";
 - Requests flight pattern information

- Susan Harvey,
 - Would like Airport graphics to be available in the library

- Ashley Lightfoot,
 - Referred to letter from school district

- Mike Menath,
 - What is the school “wish list”;
 - Would like to see modeling of residences in steep areas

- Steve Meixner,
 - His property has 27% land area, 15% Airport Road frontage;
 - reference to Airport Road location;
 - agrees there should be a 100 foot right-of-way;
 - need to pin down location, timing

- Pete Dakin,
 - School letter;
 - Will work with school district;
 - Concern re: number, economics;
 - 40 acres is not reasonable

- Del Velten,
 - Supports finishing Airport Master Plan before Chandler Ranch Area Specific Plan

- Ashley Lightfoot,
 - Buildout of area will determine needs and amount of acres that will be needed.

- Larry Werner,
 - Airport Land Use Plan
 - Wants to avoid preconceived ideas regarding Airport restrictions;
 - Inconsistent to avoid noise sensitive uses;
 - Concern re: Vina Robles and Borkey Area Specific Plan “inconsistencies”;
 - Concerns with content of alternatives;
 - Asking for one alternative under City’s Hillside Ordinance.

- Community Development Director Bob Lata,
 - Made reference to requested street abandonments being premature.

- Commissioner Johnson,
 - Is less concerned with the number of different illustrations, is more interested in seeing any grading, wants no surprises

- Commissioner Ferravanti,
 - The alternative should have been chosen earlier in the process;
 - Does not feel that the school needs 40 acres;
 - Feels there should be 5 different models in the most sensitive areas

- Commissioner Warnke,
 - Wants to focus on the areas of maximum disturbance

- Commissioner Steinbeck,
 - Wants to know the south end of Airport Road will be handled;
 - The 10 most critical spots need to be identified and modeled.

- Commissioner Flynn,
 - Need to underscore the need for the Airport Land Use Plan

- Larry Werner,
 - Propose to use the Hillside Ordinance for one land use alternative.

- Terry Galloway,
 - Concerned with the structure of the Alternative, wants to use the Hillside Ordinance to maximize the use of the property

- Kathy Barnett,
 - Wants to know why we are using the current General Plan; she does not feel it fits in today

Action: None, pending modeling being presented; with adequate modeling the next consideration would be selection and recommendation of an appropriate land use alternative. No meeting date was set (waiting on the modeling).

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| 5. | FILE #: | CODE AMENDMENT 02-011 |
| | APPLICATION: | To consider a Zoning Code Amendment establishing employee housing as a conditionally-permitted use in residential, commercial, industrial, agricultural, and the Parks and Open Space 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: | City wide |

Opened Public Hearing.

Public Testimony: No public testimony given in favor or opposed, but posing questions or having comments:

Mike Menath, questions regarding caretakers quarters
Kathy Barnett, asked if the City looked at the code for other cities.

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve a Notice of Determination for Code Amendment 02-011 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve Option "B" to provide that employee housing shall be appurtenant to an approved commercial or industrial development.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. February 18, 2003
 - b. February 24, 2003

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent) to approve the Development Review Committee Minutes as listed above.

- 7. 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

A report was provided by Housing Programs Manager, Ed Gallagher.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. February 25, 2003

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck and passed 5-0-1-1 (Commissioner Calloway absent, Commissioner Kemper abstained) to approve the Planning Commission Minutes of February 25, 2003 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review was provided by Commissioner Johnson.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Steinbeck stated that he would like to see Site Plans for overhead projection highlighted; black and white does not provide enough detail.
- Commissioner Ferravanti asked about the status of the Hampton Inn pole sign. He stated that he is concerned with monument signs being located on corners.
- Commissioner Johnson stated that traffic calming is needed on Theatre Drive at Gahan Place.

STAFF COMMENTS

Community Development Director Bob Lata notified the Commission that Cindy Chambers has taken a new job and will be leaving the City.

The Commission was given final details of arrangements that have been made for the Planner's Institute on March 19 – 22, 2003.

ADJOURNMENT to the Development Review Committee Meeting of Monday, March 17, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Institute of March 19 to 22, 2003, San Diego, CA;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 24, 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, March 25, 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.