

PLANNING COMMISSION

MINUTES

June 10, 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:** Item No. 2 is proposed to be opened and continued to the Planning Commission Meeting of July 8, 2003 due to incorrect public noticing.

**PRESENTATIONS:** None

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**PUBLIC HEARINGS**

1. **FILE #:** **PLANNED DEVELOPMENT 03-005**  
**APPLICATION:** To consider a request to construct an approximately 22,400 square foot two-story (36 feet high) Superior Court Facility on an approximately 1.46 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:** San Luis Obispo County on behalf of California Superior Court  
**LOCATION:** On a portion of the City block bounded by Spring Street on the west, 10<sup>th</sup> Street on the north, Park Street on the east, and 9<sup>th</sup> Street on the south.

Opened Public Hearing.

Assistant to the City Manager, Meg Williamson gave an overview of the reasons for the requested continuance. City Staff is to work with County Staff to bring the project back before the Planning Commission.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to continue the Open Public Hearing to the Planning Commission Meeting of July 22, 2003.

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**The following item is proposed to be opened and continued to the Planning Commission Meeting of July 8, 2003.**

2.       **FILE #:**                   **REZONE 03-002**  
          **APPLICATION:**       To consider a request to change the zoning from R1 (Single Family Residential) to R2 PD (Duplex/Triplex Planned Development), bringing the zoning into conformity with the site's General Plan Land Use Designation of RMF-L (Residential Multiple Family – Low, Allowable Density = Up to 8 units/acre). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
  
          **APPLICANT:**       Nanci Bernard  
          **LOCATION:**         935 Creston Road

Opened Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Calloway absent), to continue the Open Public Hearing to the Planning Commission Meeting of July 8, 2003.

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3.       **FILE #:**                   **CONDITIONAL USE PERMIT 03-009**  
          **APPLICATION:**       To consider a request for a two part Conditional Use Permit to 1) repair and service motorcycles in conjunction with already permitted uses including: Barbecue-style restaurant, motorcycle parts, accessories and apparel sales and motorcycle rental; and 2) to request to reuse the existing highway oriented sign to advertise the Shift N' Gears Pit Stop business. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
  
          **APPLICANT:**       Mark Sylvestre and Terry Webb for Shift N' Gears Pit Stop.  
          **LOCATION:**         2805 Black Oak Drive (previously McDonald's)

Opened Public Hearing.

**Public Testimony:** In favor: Fred Carr  
Dale Gustin  
Terry Webb, applicant  
  
Opposed: None

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 Conditional Use Permit 03-009 as presented.

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- 4. FILE #: **WAIVER 03-003**  
 APPLICATION: To consider a waiver of required curb, gutter, sidewalk and driveway apron. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Larry Thibeault on behalf of Beauwest LLC  
 LOCATION: 119 and 121 Capital Hill Drive

Opened Public Hearing.

**Public Testimony:** In favor: Larry R. Thibeault, applicant representative  
  
Opposed: Odel Rideman

Neither in favor nor opposed but expressing concerns: Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Kemper and passed 6-0 (Commissioner Calloway absent), to approve Waiver 03-003 as proposed.

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- 5. FILE #: **WAIVER 03-004 (Deferral)**  
 APPLICATION To consider a deferral of public improvements including but not limited to required curb, gutter, sidewalk and driveway apron. The Planning

Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Bill Wolkoff on behalf of Sky River RV Sales and Service  
LOCATION: 2525 Theatre Drive

Opened Public Hearing.

**Public Testimony:** In favor: Dale Gustin  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Calloway absent), to approve Waiver 03-004 (Deferral) as presented.

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6. FILE #: **WAIVER 03-005**  
APPLICATION: To consider a waiver of required curb, gutter, sidewalk and driveway apron. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Kyle and Jill Sinclair  
LOCATION: 908 Experimental Station Road

Opened Public Hearing.

**Public Testimony:** No public testimony in favor or opposed, however questions were posed and concerns were expressed by Kathy Barnett and Dale Gustin.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Kemper, and failed on a 3-3-1 (Commissioner Calloway absent), to approve Waiver 03-005 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Calloway absent) to continue Waiver 03-005 to the Planning Commission meeting of June 24, 2003.

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7. FILE #: **CODE AMENDMENT 03-003**  
APPLICATION: To consider amending the Zoning Code (Title 21 of the Municipal Code) to establish regulations for residential density bonuses as mandated by Section 65915 of the California Government Code.  
APPLICANT: City initiated  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** In favor: Dale Gustin  
Mike Menath  
Kathy Barnett  
  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve a Negative Declaration for Code Amendment 03-003 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council Approve Code Amendment 03-003 as presented.

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**OTHER SCHEDULED MATTERS**

**8. INFORMATIONAL REPORT REGARDING THE APPEAL OF THE VINE STREET MONUMENT SIGN (Non-action item)**

A verbal report was provided by Darren Nash.

Grace Pucci, Vine Street resident, stated that she is still concerned with the size of the stanchions and base that have not yet been removed.

Commissioner Flynn voiced his appreciation of Mr. Russell's patience.

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**WRITTEN CORRESPONDENCE** -- NONE

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## **COMMITTEE REPORTS**

9. Development Review Committee Minutes (for approval):
  - a. June 2, 2003

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Calloway absent), to approve the DRC Minutes of June 2, 2003 as presented.

10. 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**

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

11. May 27, 2003

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Calloway absent), to approve the Planning Commission Minutes of May 27, 2003 as presented.

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

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Flynn asked if the Historic Overlay for the General Plan update will address signage.
- Commissioner Warnke stated that she will not be present for the Planning Commission Meeting of June 24, 2002.
- Commissioner Ferravanti asked how Dolan vs. Taggart affects waivers and deferrals.

## **STAFF COMMENTS**

None

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, June 16, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**Subsequent adjournment** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, June 20, 2003 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, June 23, 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 June 24, 2003 at 7:30 pm at the Paso Robles 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.