

PLANNING COMMISSION

MINUTES

June 24, 2003

PLANNING COMMISSIONERS PRESENT: Calloway, Ferravanti, Flynn,
Johnson, Kemper, Steinbeck

PLANNING COMMISSIONERS ABSENT: Warnke

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

PUBLIC HEARINGS

1. **GENERAL PLAN UPDATE WORKSHOP**
Summary Minutes Attached

Action: It was the consensus of the City Council and Planning Commission, to receive and file the ad-hoc committee recommendation on the General Plan text and map with no changes. (City Council: 5-0; Planning Commission: 6-0-1 – Commissioner Warnke absent.)

Further, a straw vote was taken, on the question of whether to continue consideration of student and employee housing for Cuesta College immediately north of the City limits on Buena Vista Drive. (Labeled as E5 on the Area of Potential Change Map – Land Use Alternative 1.)

Ayes: Councilmembers Finigan, Heggarty, and Nemeth; Commissioners Johnson, Ferravanti, Flynn

Noes: Councilmembers Mecham and Picanco; Commissioners Calloway, Kemper and Steinbeck

Absent: Warnke

Abstain: None

9:00 pm – 9:10 pm Break

9:10 pm – Planning Commission Meeting convened.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of June 10, 2003.

- 2. 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

Continued Open Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Warnke absent), to approve Waiver 03-005 as presented.

Commissioner Steinbeck stepped down for the following item.

- 3. FILE #: **WAIVER 03-006**
- APPLICATION: To consider a waiver of required curb, gutter, and sidewalk installation associated with the construction of a new residence. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Zukowski
- LOCATION: 1781 Union Road

Opened Public Hearing.

Public Testimony: In favor: Charlotte Zukowski, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Steinbeck abstained, Commissioner Warnke absent), to approve Waiver 03-006 as presented.

Commissioner Steinbeck resumed his seat on the dais.

4. FILE #: **PLANNED DEVELOPMENT 00-016 AMENDMENT**
APPLICATION: To consider an amendment that would allow modifications to building setbacks for five 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: John McCarthy on behalf of Oak Creek Commons LLC
LOCATION: Nicklaus Drive, south of Niblick Road, just north of Pat Butler Elementary School.

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Opposed: None

Neither in favor nor
opposed but asking questions: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Warnke absent), to approve an Amendment to Planned Development 00-016 as presented.

5. FILE #: **PLANNED DEVELOPMENT 03-001 AND TENTATIVE TRACT 2529**

APPLICATION: To consider the creation of a 21 lot residential subdivision for the development of 21 single family residential 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: Chad Wittstrom and Pete Cagliero

LOCATION: On the west side of Vine Street in the vicinity of 36th Street.

Opened Public Hearing.

Public Testimony: In favor: Chad Wittstrom, applicant

Opposed: None

Neither in favor nor
Opposed but expressing concerns: John Crop

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Warnke absent), to approve a Negative Declaration for Planned Development 03-001 and Tentative Tract 2529 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Warnke absent), to approve Tentative Tract 2529 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Warnke absent), to approve Planned Development 03-001 as amended.

OTHER SCHEDULED MATTERS

6. **New Street Name for Koman Multi-Family Project on Creston Road**

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Warnke absent), to approve a new street name for Tract 2472 as “Marlbank Place”.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval): -- None

8. 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 written status report was distributed to the Commissioners.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. June 10, 2003

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 5-0-1-1 (Commissioner Calloway abstained, Commissioner Warnke absent), to approve the Planning Commission Minutes of June 10, 2003 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review of the City council Meeting of June 17, 2003 was provided by Commissioner Johnson.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn expressed kudos to staff and consultant for the General Plan Workshop portion of this evening's meeting.
- Commissioner Kemper asked about the future Zoning Code for Casitas. She also stated that Bakersfield has a gate policy.
- Public Member Mike Menath expressed concerns regarding construction traffic in the Stoney Creek Development.

STAFF COMMENTS

None

ADJOURNMENT at 10:07 pm to the Development Review Committee Meeting of Monday, June 30, 2003 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 7, 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 July 8, 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.