

PLANNING COMMISSION

MINUTES

July 22, 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:** Agenda  
Item No. 5 was proposed to be opened and continued to the Planning Commission  
Meeting of August 12, 2003.

**PRESENTATIONS:** None

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**PUBLIC HEARINGS**

1. **FILE #:** **BLACKBURN STUDY WORKSHOP**  
**APPLICATION:** To discuss the following: Development of adequate  
vehicle circulation within the study area for both  
local use and emergency vehicle access; Providing a  
street system designed to serve all existing parcels  
and, to the extent feasible, facilitating development  
of additional parcels in a manner consistent with  
City codes and standards, including City utility  
master plans; to minimize grading and avoid  
impacts to oak trees, consistent with the City's  
Hillside Ordinance and Oak Tree Preservation  
Ordinance.  
**APPLICANT:** City initiated  
**LOCATION:** Properties in the area described generally as  
bounded on the north by Pacific Avenue, on the  
west by Cherry Street, on the south by James Street,  
and on the east by Grove Street.

Opened Public Hearing.

**Public Testimony:** Basically in favor but expressing some specific property related concerns and asking questions:

Claire Headly  
Chris Snyder  
Tom Bennet  
Vaughn Boyd

Opposed: None

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 a study of the Blackburn Area.

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

- 2. FILE #: **PLANNED DEVELOPMENT 03-005 AND WAIVER 03-007**
- 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.

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Ferravanti, and passed 7-0 to further continue the Open Public Hearing for Planned Development 03-005 and Waiver 03-007 to the Planning Commission Meeting of September 23, 2003.

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***The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 8, 2003.***

3. FILE #: **CONDITIONAL USE PERMIT 03-008**  
APPLICATION: To consider a request to convert a single family residence to a professional office use on an approximately 14,000 square foot site in the R3/OP (Multi-Family Residential/Office Professional Overlay) 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: HH&G Properties, LLC  
LOCATION: 1545 Park Street

Continued Open Public Hearing.

***Public Testimony:*** In favor: Ralph McCarthy, applicant representative  
Jim Gates, applicant

Opposed: None

Neither in favor nor  
opposed but asking questions: Tom Baron  
Mike Menath

Closed Public Hearing.

***Action:*** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Conditional Use Permit 03-008 with a requirement for three (3) off street parking spaces to be provided and to delete Conditions No. 16, F-1, F-4, H-11 and H-12.

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***The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 8, 2003.***

4. FILE #: **TENTATIVE PARCEL MAP PR 03-112**  
APPLICATION: To consider a request to subdivide an approximately 14,000 gross square foot parcel into two parcels of approximately 6,000 and 7,800 gross square feet. The Planning Commission will also be considering the content and potential application of any

conditions of approval that relate to the subject application.  
APPLICANT: Wilson Land Surveys on behalf of Mulholland  
LOCATION: on the east side of Vine Street north of Fein Avenue

Continued Open Public Hearing.

**Public Testimony:** In favor: Gary Mulholland, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 7-0, to approve Tentative Parcel Map PR 03-112 with the added condition that there shall be no cantilevered decks installed.

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***The following item is proposed to be opened and continued to the Planning Commission Meeting of August 12, 2003.***

5. FILE #: **TENTATIVE PARCEL MAP PR 03-141**  
APPLICATION: To consider a request to subdivide a 45,954 square foot parcel into two lots where Lot 1 would be 20,000 square feet and Lot 2 would be 25,954 square feet. 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 Adams on behalf of Chuck Adams  
LOCATION: 715 Ivy Lane

Opened Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 7-0, to continue Tentative Parcel Map PR 03-141 to the Planning Commission Meeting of August 12, 2003.

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**OTHER SCHEDULED MATTERS**

6. **DRAFT INDUSTRIAL GUIDELINES**

The Planning Commission discussed the need for large, clear graphics that illustrate the level of quality including attractive metal buildings.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke and passed 7-0, to receive and file the Draft Industrial Guidelines as presented.

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**7. SEQUENCE OF CONSIDERATION OF PENDING DEVELOPMENT PROJECTS IN HIGHWAY 46 WEST / 101 GEOGRAPHIC STUDY**

Questions were posed by Mike Menath and input was provided by Keith Belmont.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Calloway, and passed 6-1 (Commissioner Warnke opposed), to approve the sequence of consideration of pending development projects in the Highway 46 west/ 101 geographic study area as proposed.

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**WRITTEN CORRESPONDENCE -- NONE**

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**COMMITTEE REPORTS**

- 8. Development Review Committee Minutes (for approval):
  - a. June 30, 2003
  - b. July 7, 2003

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

- 9. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No report given
  - c. Main Street Program: Commissioner Calloway reported that Taste of Downtown will be held on September 20, 2003. He also reported that Hoover's (restaurant) will be opening up another outlet at the San Paso Truck Stop at Wellsona Road, north of the City.

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

A brief report was provided by Ed Gallagher.

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

10. July 8, 2003

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

An overview of the City Council Meeting of July 15, 2003 was provided by Commissioner Steinbeck.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Kemper stated that she will miss the Planning Commission Meeting of August 12, 2003.
- Commissioner Calloway stated that he will miss the Joint Planning Commission/City Council Lake Nacimiento Water Public Workshop of Tuesday, July 29, 2003.
- Commissioner Flynn asked about Oak Trees on the Arciero project property.
- Commissioner Johnson asked who needs to attend the Joint Planning Commission/City Council Lake Nacimiento Water Public Workshop of Tuesday, July 29, 2003.

**STAFF COMMENTS** None

**ADJOURNMENT** at 10:12 pm to the Development Review Committee Meeting of Monday, July 28, 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 Nacimiento Water Project EIR Workshop of Tuesday, July 29, 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, August 4, 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, August 11, 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 August 12, 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.