

PLANNING COMMISSION

MINUTES

August 12, 2003

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

PLANNING COMMISSIONERS ABSENT: Kemper

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Agenda
Item No. 2 is a Continued Open Public Hearing and is proposed to be further continued to
the Planning Commission Meeting of August 26, 2003.

PRESENTATIONS: None

PUBLIC HEARINGS

1. FILE #: **DRAFT AIRPORT MASTER PLAN AND
LAND USE PLAN**
APPLICATION: To review and comment on draft copies of the
Airport Master Plan and Airport Land Use Plan.
APPLICANT: City initiated
LOCATION: The five (5) different zones of the Airport Land Use
Area.

OPENED PUBLIC HEARING.

Public Testimony: No public testimony given either in favor or opposed but
posing questions and seeking clarification:

Fred Strong
Steve Meixner
Mike Nunno
Tony Ritter
Richard Shannon

CLOSED PUBLIC HEARING.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway and passed 6-0-1 (Commissioner Kemper absent), to forward the Draft Airport Master Plan and Airport Land Use Plan to the City Council for their review.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 22, 2003, and is proposed to be further continued to the Planning Commission Meeting of August 26, 2003.

- 2. **FILE #:** **TENTATIVE PARCEL MAP PR 03-0141**
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

CONTINUED OPEN PUBLIC HEARING.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Kemper absent), to continue Tentative Parcel Map PR 03-0141 to the Planning Commission Meeting of August 26, 2003.

- 3. **FILE #:** **CONDITIONAL USE PERMIT 03-011**
APPLICATION: To consider a request to establish a two bedroom bed and breakfast establishment within an existing house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Cristina and Andre Averseng
LOCATION: 1233 Olive Street

OPENED PUBLIC HEARING.

Public Testimony: In favor: Andre Averseng, applicant

Opposed: Richard Taylor.

Neither in favor nor opposed
but expressing concerns: Chuck Franklin

CLOSED PUBLIC HEARING.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Kemper absent), to approve Conditional Use Permit 03-011 as presented.

- 4. **FILE #:** **CONDITIONAL USE PERMIT 03-010**
- APPLICATION:** To consider a request to construct a new 1,500 square foot detached hobby shop/garage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Michael and Vicky Joyce
- LOCATION:** 1520 Pine Street

OPENED PUBLIC HEARING.

Public Testimony: In favor: Mike Joyce, applicant

Opposed: None

CLOSED PUBLIC HEARING.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Kemper absent), to approve Conditional Use Permit 03-010 as presented.

- 5. **FILE #:** **SITE PLAN 03-024**
- APPLICATION:** To consider a request to allow a reduction of a front yard setback for a detached accessory building from 50 feet to 30 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:** Kevin Peck
- LOCATION:** 820 Walnut Drive

OPENED PUBLIC HEARING.

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

CLOSED PUBLIC HEARING.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Kemper absent), to approve Site Plan 03-024 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. July 14, 2003
 - b. July 21, 2003
 - c. July 28, 2003

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to approve the DRC Minutes listed above as presented.

- 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

There was no new information to report since the meeting of July 22, 2003.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 8. July 22, 2003

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to approve the Planning Commission Minutes of July 22, 2003 as presented.

REVIEW OF CITY COUNCIL MEETING

Associate Planner Darren Nash provided an overview of the City Council Minutes of August 5, 2003.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn asked staff to please review the drainage plan on the Ivy Lane Tentative Parcel Map.
- Commissioner Calloway asked about the status of the building on the northeast corner of 16th and Spring Street that most recently housed NCI Affiliates, Inc.
- Commissioner Johnson asked about setting a meeting to address Creston Road traffic issues and discuss Level of Service. He expressed concerns about delays on Creston Road.
- Commissioner Johnson also asked when the next Nacimiento Water meeting is scheduled to be held.

STAFF COMMENTS

None

ADJOURNMENT at 8:55 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, August 15, 2003 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 18, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the LAFCO Public Workshop on the General Plan Update, on Thursday August 21, 2003, at 9:00 am at the San Luis Obispo County Board of Supervisors Meeting Room, County Government Center, San Luis Obispo, CA 93408;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 25, 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 26, 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.