

PLANNING COMMISSION

MINUTES

December 9, 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

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the Planning Commission Meeting of November 12, 2003.

1. **FILE #:** **REZONE 03-005**
APPLICATION: To consider a request to rezone an approximately 1.3 acre site from R1 (Single Family Residential) to RMF-L (Residential Multiple Family – Low). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Waldo and Betty Carminati
LOCATION: 955 Creston 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 Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve Rezone 03-005 as presented.

2. FILE #: **PLANNED DEVELOPMENT 01-013 TIME EXTENSION**
APPLICATION: To consider a one-year time extension for the construction of an 11,982 square foot commercial complex with uses to include manufacturing, office, retail and industrial. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Weyrich
LOCATION: 1429 Riverside

Opened Public Hearing.

Public Testimony: In favor: None

Posing Questions: Milt Culver

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to approve a time extension for Planned Development 01-013 with an added condition stating that prior to issuance of a building permit the applicant shall apply and gain approval of abandonment of the existing public utility easement located over the southerly half of the abandoned portion of 15th Street.

3. FILE #: **PLANNED DEVELOPMENT 03-009 AND CONDITIONAL USE PERMIT 03-013**
APPLICATION: To consider a request to develop an approximately 52,216 square foot, four-story (50 feet high), 61 unit hotel/spa with meeting rooms, limited dining facilities and accessory uses and approving a request to operate a hotel/spa in the C2 PD (Highway Commercial, Planned Development) 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: EDA Design on behalf of Pacific Coast Properties I
LOCATION: 206 Alexa Court

Opened Public Hearing.

Public Testimony: In favor: Kevin Bierl, applicant
Keith Belmont, applicant representative

Opposed: None

Neither in favor nor
opposed but expressing comments
and asking questions:

Kathy Barnett
Chuck Mendelson

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck, and passed 6-0 -1 (Commissioner Calloway absent), to approve a Negative Declaration for Planned Development 03-009 and Conditional Use Permit 03-013 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck, and passed 6-0 -1 (Commissioner Calloway absent), to approve Planned Development 03-009 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck, and passed 6-0 -1 (Commissioner Calloway absent), to approve Conditional Use Permit 03-013 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck, and passed 6-0 -1 (Commissioner Calloway absent), to recommend that the City Council approve the 4-story, 50 foot high design for the project as presented.

4. FILE #: **PLANNED DEVELOPMENT 02-011 AND
CONDITIONAL USE PERMIT 02-020**
- APPLICATION: To consider a request to allow for the operation of a restaurant if found not to have a significant adverse effect on the economic vitality of downtown Paso Robles. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Keith Belmont on behalf of Pacific Coast Hotel Properties
- LOCATION: 201 Alexa Court

Opened Public Hearing.

Public Testimony: In favor: Keith Belmont, applicant representative
Jim Aiken, architect
Kevin Bierl

Opposed: None

Neither in favor nor
opposed but asking questions: Kathy Barnett

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 a Mitigated Negative Declaration for Planned Development 02-011 and Conditional Use Permit 02-020 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 02-011 with an added condition to install decorative fencing on top of the retaining wall.

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 02-020 as presented.

5. FILE #: **PLANNED DEVELOPMENT 03-002 AND
CONDITIONAL USE PERMIT 03-015**
- APPLICATION: To consider a request to allow retail commercial uses if found not to have a significant adverse effect on the economic vitality of downtown Paso Robles. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Keith Belmont on behalf of the property owner (Belmont/Beckham/Hastings) for Rite III.
- LOCATION: 250 Gahan Place

Opened Public Hearing.

Public Testimony: In favor: Keith Belmont, applicant
Jim Aiken, architect

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-0 -1 (Commissioner Calloway absent), to approve a Mitigated Negative Declaration for Planned Development 03-002 and Conditional Use Permit 03-015 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-0 -1 (Commissioner Calloway absent), to approve Planned Development 03-002 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-0 -1 (Commissioner Calloway absent), to approve Conditional Use Permit 03-015 as presented.

- 6. FILE #: **PLANNED DEVELOPMENT 02-015, CONDITIONAL USE PERMIT 02-026, AND TENTATIVE PARCEL MAP PR 02-0321 (PANKEY)**
- APPLICATION: To consider a request to develop an approximately 39,650 square foot, multi-tenant retail center at the front of the site and an approximately 62,000 square foot self-storage facility at the rear of the site; to operate the retail center and self-storage facility in the C2 PD (Highway Commercial, Planned Development) zoning district; and to subdivide the site into four (4) 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: RRM Design Group on behalf of James H. Pankey
- LOCATION: Approximately 8.3 acres located on the west side of Theater Drive, immediately south of the Target Center.

Opened Public Hearing.

Public Testimony: In favor: Pat Blody, RRM Design, applicant representative

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 a Mitigated Negative Declaration for Planned Development 02-015, Conditional Use Permit 02-026, and Tentative Parcel Map PR 02-0321 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0 -1 (Commissioner Calloway absent), to approve Planned Development 02-015, as presented.

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 02-026, as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0 -1 (Commissioner Calloway absent), to approve Tentative Parcel Map PR 02-0321 as presented.

7. FILE #: **PLANNED DEVELOPMENT 01-028 AND
CONDITIONAL USE PERMIT 01-022**
APPLICATION: To consider a request to construct a 104,240 square
foot mini-storage facility with RV and boat parking.
The Planning Commission will also be considering
the content and potential application of any
conditions of approval that relate to the subject
application.
APPLICANT: EDA Design on behalf of Victor Gheza
LOCATION: 2501 Theatre Drive

Opened Public Hearing.

Public Testimony: In favor: Paul Reichart, applicant representative

Opposed: None

Neither in favor nor
Opposed but having comments: Kathy Barnett

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 01-028 and Conditional Use Permit 01-022 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0 -1 (Commissioner Calloway absent), to approve Planned Development 01-028 with added conditions an oak tree and a barrier in the parking lot.

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 01-022 as presented.

8. FILE #: **WAIVER 03-010**
APPLICATION: To consider a request to defer the required curb, gutter, sidewalk and driveway apron in association with the construction of a single family dwelling unit on the 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: Steve Holman
LOCATION: 823 – 22nd Street

Opened Public Hearing.

Public Testimony: In favor: Steve Holman, applicant

Opposed: None

Neither in favor nor
opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Steinbeck opposed, Commissioner Calloway absent), to defer the public improvements for a year and to allow the sidewalk to be constructed adjacent to the curb.

OTHER SCHEDULED MATTERS

- 9. FILE #: **MISCELLANEOUS 03-010**
- APPLICATION: To consider a request for interpretation of automotive related business within the Planned Industrial (PM) Zone.
- APPLICANT: Paul and Michelle Newman, Newman Car Creations. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- LOCATION: 325 Santa Bella

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Calloway absent), interpreting the Zoning Code that the specific type of automotive related business is acceptable in the Planned Industrial (PM) Zone.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. November 17, 2003
 - b. November 24, 2003

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

- 11. 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 report was submitted for the information of the Planning Commissioners.

PLANNING COMMISSION MINUTES FOR APPROVAL

12. November 25, 2003

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Warnke, and passed 4-0-2-1 (Commissioners Ferravanti, and Steinbeck abstained, Commissioner Calloway absent), to approve the Planning Commission Minutes of November 25, 2003 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview was given by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Flynn asked for a review of the General Plan actions of November 25, 2003.

Commissioner Warnke shared some parting words at her last meeting on the Planning Commission.

Commissioner Ferravanti expressed kudos for Commissioner Warnke.

Commissioner Kemper also expressed kudos for Commissioner Warnke. Commissioner Kemper stated that she feels that the draft resolutions that are a part of the staff reports should be marked "DRAFT". She further stated that she will be available to attend DRC Meetings on the first Monday of each month.

Commissioner Steinbeck expressed kudos for staff for their work on the Highway 46 west/101 process.

Commissioner Johnson stated that Commissioner Warnke contributed, in meetings alone, an estimated 4,000 hours during her tenure as a Planning Commissioner.

STAFF COMMENTS

Staff reminded the Commission of the Reorganization Dinner to be held on January 11, 2004 at 6:00 pm at Panolivo.

ADJOURNMENT to the Planning Commission Interviews of Thursday, December 11, 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, December 15, 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, December 19, 2003 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 22, 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, December 29, 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, January 5, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Installation Dinner of Sunday January 11, 2004 at 6:00 pm at Panolivo, 1344 Park Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 12, 2004 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, January 13, 2004 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.