

PLANNING COMMISSION

MINUTES

January 13, 2004

**PLANNING COMMISSIONERS PRESENT:** Ferravanti, Flynn, Hamon, Johnson, Kemper, Mattke, Steinbeck

**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:** Items No. 3a, 3b, and 3c are proposed to be opened and continued to the Planning Commission Meeting of February 10, 2004.

**PRESENTATIONS:** None

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**PUBLIC HEARINGS**

1. **FILE #:** **STREET ABANDONMENT 03-003**  
**APPLICATION:** To consider a request to abandon the most northerly portion of Leland Street from its current terminus to Blackburn Street since it is not needed for public use per the adopted Blackburn master Plan. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** R. Thompson Consulting on behalf of the property owners (Mel Bernstein, Robert Bell, Timothy & Karen Ames, and Chaulet A. Biara)  
**LOCATION:** Leland Street in the area north of existing improvements, generally north of Pacific Street and south of Blackburn Avenue.

Opened Public Hearing.

**Public Testimony:** In favor: Russ Thompson, applicant representative

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 Street Abandonment 03-003 as presented.

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2.       **FILE #:**                   **TENTATIVE PARCEL MAP PR 03-0304**  
           **APPLICATION:**       To consider an application to subdivide one 1.2 acre parcel into four approximately 20,000 square foot 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:**         Daniel Stewart for Joseph A. Egger  
           **LOCATION:**           2024 Prospect Avenue

Opened Public Hearing.

**Public Testimony:**   In favor:       Joe Egger

                                  Opposed:       None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 7-0, to approve Tentative Parcel Map PR 03-0304 as presented.

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***The following item is proposed to be opened and continued to the Planning Commission Meeting of February 10, 2004.***

3a.       **FILE #:**                   **PLANNED DEVELOPMENT 03-011**  
           **APPLICATION:**       To consider an application to develop five single family homes on five existing 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:**         Rand Salke on behalf of Runnells and Wilson  
           **LOCATION:**           403, 413, 417, 427, and 437 Olive Street

Opened Public Hearing.

**Public Testimony:** In favor: Rick Runnells  
Opposed: None

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to continue the Open Public Hearing for Planned Development 03-011 to the Planning Commission Meeting of February 10, 2004.

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**The following item is proposed to be opened and continued to the Planning Commission Meeting of February 10, 2004. Verbal Request, No Report.**

3b. FILE #: **PLANNED DEVELOPMENT 03-010**  
APPLICATION: Construction of a 176,400 square foot wine processing and storage facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Central Coast Wine Service, Inc.  
LOCATION: In the vicinity of the northwest corner of Buena Vista Road and Airport Road.

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to continue the Open Public Hearing to the Planning Commission Meeting of February 10, 2004.

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**The following item is proposed to be opened and continued to the Planning Commission Meeting of January 27, 2004. Verbal Request, No Report.**

3c. FILE #: **CODE AMENDMENT 03-008**  
APPLICATION: Sign Code Amendment to allow additional square footage for wall mounted signs for buildings that back up to a street.  
APPLICANT: Newlin Hastings  
LOCATION: City-wide

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 7-0, to continued Code Amendment 03-008 to the Planning Commission meeting of January 27, 2004.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

4. Development Review Committee Minutes (for approval):
  - a. December 1, 2003
  - b. December 8, 2003
  - c. December 15, 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.

5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: Commissioner Kemper reported that there may be a fundraiser held on February 16<sup>th</sup> to help those businesses impacted by the earthquake.

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

A written status report was provided by Ed Gallagher.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

6.
  - a. December 9, 2003
  - b. December 16, 2003

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 5-0-2 (Commissioners Hamon and Mattke abstained), to approve the Planning Commission Minutes listed above as presented.

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

A brief review of the City Council Meeting of January 6, 2004 was given by Bob Lata.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Ferravanti gave kudos to staff for all of their work related to the earthquake. It was noted that the building Division did a particularly exceptional job.
- Commissioner Johnson commented that the traffic light at Niblick and Creston Roads is not working correctly. City Engineer John Falkenstien responded with an analysis of the situation.
- Commissioner Kemper suggested that an item be put on the City Council agenda for a memorial, perhaps a labyrinth, in City Park commemorating the earthquake. She also stated she had resource books to share with the new Planning Commission members.
- Commissioner Steinbeck gave kudos to the Farmer's Market for relocating onto the park to decrease the amount of space they use on Tuesdays in order to help alleviate the current parking problems resulting from the earthquake.

New Planning Commission representatives to various committees were established for 2004:

#### **Development Review Committee (DRC):**

Ed Steinbeck  
John Hamon  
Marti Kemper  
Ron Johnson, alternate

#### **Parks and Recreation Advisory Committee:**

Tom Flynn

#### **Airport Advisory Committee:**

John Hamon and Eric Mattke, alternating turns at meetings.

Main Street Board of Directors:

Marti Kemper

Project Area Committee (PAC):

Nick Ferravanti

**STAFF COMMENTS**

- Bob Lata advised the Commission that this was Tina Ryder's last meeting. She has accepted a new position with the County of Santa Barbara. Friday, January 23 will be her last day of work with the City of Paso Robles.
- Darren Nash advised the Commission that the DRC Meeting next week will be held on Tuesday, January 20, 2004 at 3:30 pm due to the holiday on Monday, January 19. Prior to the DRC Meeting beginning will be a field trip to the Black Ranch at 2:30 pm.

**ADJOURNMENT** at 8:10 pm to the joint Planning Commission/City Council Breakfast Meeting of Friday, January 16, 2004 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Black Ranch Field Trip of Tuesday, January 20, 2004 at 2:30 pm. Those interested in attending should meet at City Hall at 2:30 pm.

**Subsequent adjournment** to the Development Review Committee Meeting of Tuesday, January 20, 2004 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 26, 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 27, 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.