

PLANNING COMMISSION

MINUTES

February 10, 2004

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

PLANNING COMMISSIONERS ABSENT: Hamon

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: The Public Hearing for Items No. 1 and 3 have been requested to be opened and continued to the Planning Commission Meeting of February 10, 2004; and the Public Hearing for Item No. 4 has been requested to be opened and continued to the Planning Commission Meeting of February 24, 2004.

PRESENTATIONS

PUBLIC HEARINGS

The following item is an Open Public Hearing from the Planning Commission Meeting of January 27, 2004.

1. FILE #: **PLANNED DEVELOPMENT 91010 AMENDMENT**
APPLICATION: To consider a request to construct an 88,000 square foot Kohl's department store with 22,000 square feet of retail shops. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: North Coast Engineering on behalf of Halferty Development Company.
LOCATION: Within the Woodland Plaza II Shopping Center located on the southwest corner of Niblick Road and South River Road.

Continued Open Public Hearing.

Public Testimony: In favor: Jim Halferty, applicant
Larry Werner, applicant representative

Opposed: None

Neither in favor nor
opposed but expressing concerns: Kathy Barnett
Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve a Negative Declaration for Amendment to Planned Development 91010 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve an Amendment to Planned Development 91010 as modified.

2. FILE #: **PLANNED DEVELOPMENT 03-011**
APPLICATION: To consider a request to construct 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: Richard Runnells and Brian Wilson
LOCATION: Olive Street between 4th and 5th Streets

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Rand Salke, applicant representative

Opposed: None

Neither in favor nor
opposed but expressing concerns: Richard Furney
Mike Menath
Marsha Ross

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve a Negative Declaration for Planned Development 03-011 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve Planned Development 03-011 as modified.

At 8:50 pm the Planning Commission broke for a brief recess. They reconvened and resumed the meeting at 8:55 pm.

The following item is an Open Public Hearing from the Planning Commission Meeting of January 27, 2004.

- 3. FILE #: **PLANNED DEVELOPMENT 01-025
AMENDMENT –and- CONDITIONAL USE
PERMIT 02-007 AMENDMENT**
- APPLICATION: To consider an application to develop a resort complex with 200 hotel rooms and 80 casitas on an approximate 386 acre area. 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 Matt Masia
- LOCATION: Bounded by Highway 46 east on the south, Dry Creek Road on the north, and Airport Road on the east (also known as the Black Ranch property).

Continued Open Public Hearing.

Public Testimony: In favor: Matt Masia, applicant
John Knight, applicant representative
Matt Mullin
Russ Wilson
Gary Corripo

Opposed: None

Neither in favor nor opposed but asking questions: Ron Rose
Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve a Negative Declaration for Planned Development 03-010 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve Planned Development 03-010 as presented.

5. FILE #: **TENTATIVE PARCEL MAP 03-0099**
APPLICATION: To consider an application to subdivide an existing 7,000 square foot parcel into two 3,500 square foot 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: Chris and Angie Newby
LOCATION: 1816 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Mike Newby
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 Mattke, and passed 6-0-1 (Commissioner Hamon absent), to Tentative Parcel Map 03-0099 as modified.

6. FILE #: **CONDITIONAL USE PERMIT 03-014**
APPLICATION: To consider an application to establish a used car lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Leo Michaud
LOCATION: 624 – 24th Street

Opened Public Hearing.

Public Testimony: In favor: Leo Michaud, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve Conditional Use Permit 03-014 as modified.

Public Testimony: In favor: Leo Michaud, applicant

Opposed: None

Closed Public Hearing.

OTHER SCHEDULED MATTERS

- 7. FILE#: **MISCELLANEOUS 04-001**
- APPLICATION: To consider a request to establish an emergency use of a single family residence as an office due to the December 22, 2003 earthquake.
- APPLICANT: Wilson and Strong
- LOCATION: 3580 Airport Road

Public Comments: In favor: Fred Strong, applicant representative
Kathy Barnett

Opposed: None

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Hamon absent), to approve Miscellaneous 04-001 as to option "a" of the staff report, without a limit to one (1) time extension.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

8. Development Review Committee Minutes (for approval):
 - a. December 22, 2003
 - b. December 29, 2003
 - c. January 5, 2004
 - d. January 12, 2004
 - e. January 20, 2004
 - f. January 26, 2004

Items No. 8e and 8f are scheduled to be carried over to the Planning Commission Meeting of February 24, 2004 for approval.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Hamon absent), to approve the DRC Minutes of December 22 and 29, 2003 and January 5 and 12, 2004 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 Kemper provided a brief report; the emphasis for the meeting was fundraising for the downtown.
 - d. Airport Advisory Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A written report was provided by Housing Programs Manager Ed Gallagher.

PLANNING COMMISSION MINUTES FOR APPROVAL

10. January 27, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson and passed 6-0-1 (Commissioner Hamon absent), to approve the Planning Commission Minutes of January 27, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of February 3, 2004 was provided.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Kemper stated that she has spoken with the Frost family and that they are supportive of a memorial of some type for the lives lost in the December 22, 2003 earthquake.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Hamon absent), to schedule a meeting with Parks and Recreation to study the options for a memorial to be established.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 4-2-1 (Commissioners Steinbeck and Kemper opposed, Commissioner Hamon absent), to direct staff to draft a letter to the Streets and Utilities Committee regarding traffic calming on Olive Drive.

STAFF COMMENTS

The Commission was reminded of the Planner's Institute in Monterey on March 31, 2004 through April 2, 2004 and was asked who would be attending.

ADJOURNMENT to the Joint Planning Commission/City Council Meeting regarding the Chandler Ranch Area Specific Plan on Thursday, February 12, 2004 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 Tuesday February 17, 2004 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 Vision Workshop for Downtown Recovery of Thursday, February 19, 2004 at 7:00 pm at the Paso Robles Inn Ballroom, 1103 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the joint Planning Commission/City Council Breakfast Meeting of Friday, February 20, 2004 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 23, 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, February 24, 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.

