

PLANNING COMMISSION

MINUTES

April 27, 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 -- None

PRESENTATIONS: None

Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.

All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.

PUBLIC HEARINGS

Commissioner Steinbeck stepped down for the following item.

- 1. FILE #: **PLANNED DEVELOPMENT 04-009**
 APPLICATION: To consider an application to construct three (3) new units on an R4/RMF-M designated 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: Nelson Bernal on behalf of Rick Ewens and Mike Gordon
 LOCATION: 740 – 30th Street

Opened Public Hearing.

Public Testimony: No public testimony given in favor or opposed, however, Mike Menath had questions regarding trees.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Planned Development 04-009 as amended to allow two (2) units rather than three (3), based on smaller square footage of parcels than was originally submitted; and with an added condition that prior to a building permit being issued, the project must undergo DRC review.

Commissioner Steinbeck resumed his seat on the dais.

This item is a Continued Open Public Hearing from the Planning Commission Meeting of April 13, 2004.

- 2. FILE #: **WAIVER 04-001**
 APPLICATION: Based on extreme topography, to consider a request to defer construction of curb, gutter and sidewalk requirements for property frontage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Bob Reberry
 LOCATION: 3614 and 3616 Vine Street

Continued Open Public Hearing.

Public Testimony: No public testimony given in favor or opposed, however, Mike Menath had questions regarding Vine Street improvements.

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to approve Waiver 04-001 (Deferment) as presented.

This item is a Continued Open Public Hearing from the Planning Commission Meeting of April 13, 2004.

- 3. FILE #: **PLANNED DEVELOPMENT 02-003 AMENDMENT**
- APPLICATION: To consider a request to reconstruct an existing median to allow for left turn access from Creston Road into the East Village Shopping Center (Food 4 Less). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: East Village Associates, LLC
- LOCATION: On the northeast corner of Creston Road and Sherwood Road.

Continued Open Public Hearing.

Public Testimony: In favor: Newlin Hastings, representative
Milt Souza, owner
Dick Poole, traffic engineer

Opposed: None

Expressing Concerns: Mike Menath
Jason Taylor, PR School District

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 7-0, to approve Amendment to Planned Development 02-003 as amended.

This item is a continued Open Public Hearing from the Planning Commission Meeting of April 13, 2004.

4. FILE #: **TIME EXTENSION TENTATIVE TRACT 2411**
APPLICATION: To consider an application to approve a time extension for a tract that consists of the creation of a 12 lot single family residential subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Kelly Gearhart
LOCATION: On the west side of Vine Street in the vicinity of 36th Street.

Continued Open Public Hearing.

Public Testimony: No public testimony given in favor or opposed, however, Mike Menath had questions regarding Vine Street improvements.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve a one-year time extension for Tentative Tract 2411 as presented.

5. FILE #: **TIME EXTENSION TENTATIVE PARCEL
MAP PR 01-102**
APPLICATION: To consider a request to approve a time extension for a parcel map which subdivides a 1.6 acre site into three 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: Tim Roberts on behalf of Andrew Charnley.
LOCATION: Southwest corner of Villa Lane and 21st Street.

Opened Public Hearing.

Public Testimony: No public testimony given, either in favor or opposed, however Phil Stevens commented on the general condition of Villa Lane and Mike Menath stated that the site needs to be cleaned up.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper, and passed 6-1 (Commissioner Ferravanti opposed), to approve a one year time extension for Tentative Parcel Map 01-102 as presented.

OTHER SCHEDULED MATTERS

6. FILE #: **REQUEST TO REDUCE A SETBACK IN
RELATION TO AN OAK TREE.**
APPLICANT: Debra Villa
LOCATION: 1310 Oak Ridge Way

Comments regarding Shadow Canyon in general, were received from Mike Menath.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-0, to approve a reduced setback in relation to an Oak Tree as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval):
a. April 5, 2004
b. April 12, 2004

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.

8. 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
d. Airport Advisory Committee: Commissioner Hamon reported on a discussion regarding tenant's insurance and on volunteer airport-based firefighters.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

None

PLANNING COMMISSION MINUTES FOR APPROVAL

9. April 13, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 7-0, to approve the Planning Commission Minutes of April 13, 2004, as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of April 20, 2004, was provided by Commissioner Ferravanti.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Mattke commented on the letter received from Kathy Mitchell regarding the extension of "A" Street in Tract 2369.
- Commissioner Hamon asked about the status of the new Mastagni buildings on 12th and Park Street.
- Commissioner Johnson asked about the status of the hole in the parking lot from the sulphur spring eruption due to the December 22, 2003 earthquake. He also commented on the length of the green light going east and west and 10th and Spring Streets. He further commented on the design of entrances to housing tracts in Clovis that have roundabout entrances.
- Commissioner Flynn stated that there is a home on Almond Springs Drive that appears to have been abandoned and the need for abatement at that location.

STAFF COMMENTS

None

ADJOURNMENT to the Development Review Committee Meeting of Monday, May 3, 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, May 10, 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, May 11, 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.