

**PLANNING COMMISSION**

**MINUTES**

August 8, 2000

PLANNING COMMISSIONERS PRESENT: Finigan, Johnson, Nemeth,  
Steinbeck, Tascona, Warnke

PLANNING COMMISSIONERS ABSENT: McCarthy

STAFF BRIEFING: None

PUBLIC COMMENTS: None

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**PUBLIC HEARINGS**

- 1. FILE #: **TENTATIVE TRACT 2286 TIME EXTENSION**
- APPLICATION: To approve a time extension for Tract 2286 which established the subdivision of a 14 acre site into 21 buildable single family residential lots with 20,000 square feet minimum area and one separate lot to be used as a detention basin, in one phase.
- APPLICANT: Doug Davidson on behalf of Kelly Gearhart.
- LOCATION: West of Golden Hill Road and south of Union Road.

Opened Public Hearing.

**Public Testimony:** In favor: John Falkenstein

Neither in favor nor  
opposed but posing questions: Pat Mackie  
Dale Gustin

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner McCarthy absent), to approve a Time Extension for Tentative Tract 2286 as presented.

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2. FILE #: **PUBLIC WORKSHOP - CHANDLER RANCH  
DRAFT EIR**  
APPLICATION: To receive comments on the adequacy of the Draft  
EIR.  
APPLICANT: Central Coast Engineering on behalf of Larry  
Wurth  
LOCATION: South of Union Road, east of Golden Hill Road,  
and north of Sherwood/Linne Road.

Opened Public Hearing.

**Public Testimony:** A letter was noted as received and filed from Gregory Condict.  
A letter was noted as received and filed from CalTrans.

Comments made by: Jim Wilcox  
Marie Payne  
Pat Mackie  
Dale Gustin  
Fred Strong  
Michael Cane  
Darren Ameroff  
Dave McCabe  
Larry Newland  
Darren Brown  
George Turner

Closed Public Hearing.

**Action:** Public and Planning Commission comments having been received, no  
further action was taken.

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**Commissioners Steinbeck and Finigan stepped down for the following item.**

3. FILE #: **TENTATIVE TRACT 2369 AND PLANNED  
DEVELOPMENT 00-003**  
APPLICATION: To subdivide and develop approximately 185 acres  
into 250 single family residential lots within the  
Union/46 Specific Plan Area.  
APPLICANT: North Coast Engineering on behalf of Frank  
Arciero  
LOCATION: South side of Highway 46 east, east of North River  
Road, and north of Union Road.

Opened Public Hearing.

**Public Testimony:** In favor: Steve Sylvester  
David Hunt

Opposed: None

Neither in favor nor  
opposed but expressing concerns: Pat Mackie  
Bob Carey  
Mike Menath  
Marie Payne

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 4-0-3 (Commissioners Steinbeck and Finigan abstained, Commissioner McCarthy absent), to approve a finding of consistency with the approved Union/46 Area Specific Plan and its associated environmental documents in consideration of Tentative Tract 2369 and Planned Development 00-003 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 4-0-3 (Commissioners Steinbeck and Finigan abstained, Commissioner McCarthy absent), to approve Planned Development 00-003 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 4-0-3 (Commissioners Steinbeck and Finigan abstained, Commissioner McCarthy absent), to approve Tentative Tract 2369 as modified.

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**Commissioners Steinbeck and Finigan resumed their seats on the dais.**

4. FILE #: **TRACT 1771 AMENDMENT**  
APPLICATION: To modify a previously adopted condition for the project that prohibits two-story construction along the western and northern boundaries of the project limits.  
APPLICANT: Coker Ellsworth  
LOCATION: On the north side of Charolais Road, east of South River Road, and west of Rambouillet Road.

Opened Public Hearing.

**Public Testimony:** In favor: Coker Ellsworth  
Opposed: Richard Cherry  
Sue Carrillo  
Rod Carrillo  
Peter Rochelle

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 5-1-1 (Commissioner Steinbeck opposed, Commissioner McCarthy absent), to deny the Amendment to Tract 1771. The Commissioners also noted in their denial that they did not favor removal of any oak trees to construct a home on the subject property.

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5.     **FILE #:**                 **REZONE 00-004**  
       **APPLICATION:**        To establish the appropriate zoning designation for certain property proposed for annexation to the City of Paso Robles.  
  
       **APPLICANT:**         Vaughan Surveys  
       **LOCATION:**            On the west side of South Vine Street, approximately 1000 feet northwest of the intersection of Highways 46 west and 101.

Opened Public Hearing.

**Public Testimony:** In favor: A letter from Mr. Tatum supporting the rezone/annexation was read into the record, supporting the rezone/annexation and requesting including was noted as received and filed.  
Don Funk  
  
                          Opposed:     None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner McCarthy absent), to recommend that the City Council approve a Negative Declaration in conjunction with the proposed pre-zone and annexation process, and approve an ordinance establishing a C-2-PD pre-zone for the subject property.

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6.     **FILE #:**                 **PARCEL MAPS PR 97-226 AND PR 97-227**  
                                      **REFILE**  
       **APPLICATION:**        To subdivide two separate, adjacent one acre residential lots into two half acre lots, each, for a total of four (4) half acre lots.  
  
       **APPLICANT:**         Jim Ehrke  
       **LOCATION:**            On Prospect Avenue between Mesa and Union Roads.

Opened Public Hearing.

**Public Testimony:** In favor:     Jim Ehrke

Ole Viborg, who requested that disclosure be included that the subject property abuts commercial property.

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner McCarthy absent), to grant tentative map approval for Parcel Map PR 97-226 as amended to include recorded constructive notice in a form to be approved by the City.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner McCarthy absent), to grant tentative map approval for Parcel Map PR 97-227 as amended to include recorded constructive notice in a form to be approved by the City.

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**OTHER SCHEDULED MATTERS**

- 7. Discussion regarding determination of front yard of corner lot located at the northwest corner of 24<sup>th</sup> Street and Fairview Drive.

**Action:** Following discussion, a motion was made by Commissioner Finigan, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner McCarthy absent), to determine that the front yard of the subject lot faces on Fairview Drive.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 8. Development Review Committee:
  - a. June 19, 2000
  - b. July 10, 2000
  - c. July 17, 2000

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner McCarthy absent), to approve the DRC Minutes for June 19, July 10, and July 17, 2000 as presented.

- 9. Other Committee Reports:
  - a. Airport Advisory Committee: Commissioner Tascona reported on the Committee's Regional Airport discussion.
  - b. Parks & Recreation Advisory Committee: No report given.

- c. PAC (Project Area Committee): No report given.
- d. Main Street Program: A brief report was given by Commissioner Finigan.

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

A brief review was given by Community Development Director, Bob Lata.

### **PLANNING COMMISSION MINUTES**

9. July 25, 2000

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner McCarthy absent), to approve the Planning Commission Minutes of July 25, 2000 as presented.

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

A brief overview of the City Council Meeting of August 1, 2000, was given by Community Development Director Bob Lata.

### **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Finigan asked about the grading which is taking place on the Cagliero property. He also inquired about Ole Viborg's stockpile on Vanderlip Court.

Commissioner Nemeth asked about the status of awnings for the building owned by Dick Reddick and occupied by CAT and Prudential; he also expressed concern about the amount of trash at the CAT Theatre; and he asked for follow-up on the grading on Rambouillet.

### **STAFF COMMENTS**

None

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, August 14, 2000 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 August 18, 2000 at 7:00 am at Joe's Place, 608 - 12<sup>th</sup> Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 21, 2000 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 22, 2000 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.