

**PLANNING COMMISSION**

**MINUTES**

August 22, 2000

**PLANNING COMMISSIONERS PRESENT:** Finigan, Johnson, McCarthy,  
Nemeth, Tascona, Warnke

**PLANNING COMMISSIONERS ABSENT:** Steinbeck

**PUBLIC COMMENTS:** Pat Mackie requested that Planning Commission agendas be e-  
mailed to all who request a copy.

Dale Gustin concurs with Mr. Mackie.

**STAFF BRIEFING:** Ken Hutchings was introduced as the new City Engineer.

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**PUBLIC HEARINGS**

- 1. **FILE #:** **EIR SCOPING SESSION**
- APPLICATION:** Proposal to change the City's General Plan designation for an approximate 160 acre parcel located near the Paso Robles Airport from Agriculture (AG) to Residential Single Family (RSF-1).
- APPLICANT:** Woody Woodruff
- LOCATION:** North of Highway 46 east, west of Airport Road and east of Golden Hill Road. The site is also in the Airport Specific Plan Overlay Zone.

Opened Public Hearing.

**Public Testimony:** John McCarthy  
Dale Gustin  
Pat Mackie  
Mac Gline  
Marty Meeker  
Dick Morton  
Wayne Harris  
Cindy Carper  
Chuck Miller  
Frank Resik

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Johnson and passed 6-0-1 (Commissioner Steinbeck absent), to proceed

with preparation of an EIR, incorporating the applicant's request to revise his application from RSF-1 to RSF-.34.

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2. FILE #: **CIRCULATION ELEMENT - GENERAL PLAN AMENDMENT 3-00**  
APPLICATION: To consider recommending a General Plan Amendment (Circulation Element) and Negative Declaration of Environmental Impact to the City Council. The proposed amendment is intended to update the Circulation Element of the General Plan, based on the land use patterns established in the 1991 Land Use Element of the General Plan (as amended).  
APPLICANT: City of Paso Robles  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** Providing Comments: Dale Gustin  
Michael Cane  
Pat Mackie

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck absent), to continue the Open Public Hearing to the Planning Commission Meeting of September 12, 2000.

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3. FILE #: **PLANNED DEVELOPMENT 96001 AMENDMENT**  
APPLICATION: To consider a request to revise the architecture and design of the Phase II portion of the Park Cinemas project. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Nick Gilman on behalf of John Roush/Park Cinemas.  
LOCATION: 1040 Pine Street

Opened Public Hearing.

**Public Testimony:** In favor: Nick Gilman  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 5-1-1 (Commissioner Johnson opposed, Commissioner Steinbeck absent), to approve an Amendment to Planned Development 96001 with the added requirement that the rear facade be made more attractive and that trash receptacles be added and that the project be sent back to the DRC for approval of these items.

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- 4. FILE #: **PLANNED DEVELOPMENT 00-011 -and- PARCEL MAP PR 00-217**
- APPLICATION: For creation of a new lot for the construction of a new 30,000 square foot manufacturing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Rarig Construction on behalf of JIT Manufacturing
- LOCATION: 1610 Commerce Way, on the east side of the existing JIT site, fronting Fontana Road.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a Negative Declaration for Planned Development 00-011 and Parcel Map PR 00-217 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Planned Development 00-011 as amended.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Parcel Map PR 00-217 as presented.

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- 5. FILE #: **NEGATIVE DECLARATION: SPHERE OF INFLUENCE AMENDMENT 00-001**
- APPLICATION: A proposed Negative Declaration regarding an application to the Local Agency Formation Commission (LAFCO) regarding an amendment to

the City's Sphere of Influence. The City's General Plan designation for this area would permit single family residential development at a maximum of three (3) dwelling units per acre upon approval of Annexation to the City of Paso Robles.

APPLICANT:  
LOCATION:

Erskine/Runnells  
Approximately 210 acres located south of Meadowlark, east of Beechwood, and north of Creston Road.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a Negative Declaration for Sphere of Influence Amendment 00-001 as presented.

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6. FILE #: **CONDITIONAL USE PERMIT 00-004**  
APPLICATION: To locate a donation trailer at the Wal\*Mart parking lot.  
APPLICANT: AmVets  
LOCATION: 180 Niblick Road

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Conditional Use Permit 00-004 as presented.

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7. FILE #: **CONDITIONAL USE PERMIT 00-006**  
APPLICATION: To locate a donation trailer at the Wal\*Mart parking lot.  
APPLICANT: Goodwill Industries  
LOCATION: 180 Niblick Road

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Conditional Use Permit 00-006 as presented.

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- 8. **FILE #:** **CONDITIONAL USE PERMIT 00-005**
- APPLICATION:** To locate a donation trailer at the Target/Crossings at Paso Robles parking lot.
- APPLICANT:** AmVets
- LOCATION:** 2001 - 2305 Theatre Drive

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Conditional Use Permit 00-005 as presented.

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- 9. **FILE #:** **WAIVER 00-002**
- APPLICATION:** Request to waive the requirement for approximately 133 feet of public improvements along Union Road. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Gouin
- LOCATION:** That portion of the property at 727 Renate that fronts on Union Road.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Steinbeck absent), to waive public improvements along Union Road for that portion of the property that fronts Union Road; but to require an irrevocable offer of dedication for road purposes.

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**OTHER SCHEDULED MATTERS**

The Planning Commission approved the street name "Vineyard Circle" as requested; located in Tract 1895-2; north of Experimental Station Road and west of Stonebrook Circle.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 10. Development Review Committee:  
No minutes submitted for approval.
- 11. Other Committee Reports:
  - a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: No report given.
  - c. PAC (Project Area Committee): No report given.
  - d. Main Street Program: Commissioner Finigan provided a brief update.

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

No report given.

**PLANNING COMMISSION MINUTES**

- 11. August 8, 2000

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Johnson, and passed 5-0-2 (Commissioner McCarthy abstained, Commissioner Steinbeck absent) to approve the Planning Commission Minutes of August 8, 2000 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A brief review of the City Council Meeting of August 15, 2000 was provided by Commissioner Nemeth.

**PLANNING COMMISSIONERS' COMMENTS**

None

## **STAFF COMMENTS**

None

**ADJOURNMENT** at 12:03 am to the Development Review Committee Meeting of Monday, August 28, 2000 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 Tuesday, September 5, 2000 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Land Use Presentation of Tuesday, September 5, 2000 at 6:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, September 11, 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, September 12, 2000 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.