

PLANNING COMMISSION  
MINUTES

January 23, 2001

PLANNING COMMISSIONERS PRESENT: Calloway, Johnson, Nicklas,  
Steinbeck, Warnke (arrived at 7:35 pm)

PLANNING COMMISSIONERS ABSENT: McCarthy, Tascona

PUBLIC COMMENTS: NONE

STAFF BRIEFING: No change to agenda as published.

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**PUBLIC HEARINGS**

1. FILE #: **PLANNED DEVELOPMENT 98003  
AMENDMENT (WOODLAND PLAZA III)**  
APPLICATION: To consider a request to redistribute the original  
set of project conditions so that the satellite pads  
can develop independently of the larger anchor  
tenant parcel. 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 Woodland  
LOCATION: Southeast corner of Niblick Road and South River  
Road.

**Continued Open Public Hearing from January 9, 2001**

**Public Testimony:** In favor: Larry Werner, applicant representative  
Tom Taylor

Opposed: None

Neither in favor nor  
opposed but expressing concerns: Pat Mackie

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by  
Commissioner Warnke, and passed 5-0-2 (Commissioners McCarthy and Tascona  
absent) to approve an amendment to Planned Development 98003 as amended.

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2. FILE #: **GENERAL PLAN AMENDMENT 1-001**  
APPLICATION: A (4) four-part amendment to the Land Use Element of the General Plan and Zone Changes 2001-001; 2001-002; and 2001-003.
- a) APPLICANT: City initiated.  
APPLICATION: A proposal to establish the geographic area within which an Airport Noise Disclosure would be required as condition of approval of new development.  
LOCATION: East of the Salinas River in the City of Paso Robles.
- b) APPLICANT: Vina Robles  
APPLICATION: A proposed General Plan Amendment from Agriculture (AG) to Parks and Open Space (POS) for a portion of Annexation No. 78. Also a proposed pre-zone from County AG to City AG Designation for another portion of Annexation No. 78. The request includes zone change 2001-001, from AG to POS zoning.  
LOCATION: South of Highway 46 east; in the vicinity of Mill Road.
- c) APPLICANT: Paso Robles Glass  
APPLICATION: A proposed General Plan Amendment for one parcel from Multi-Family Residential (Low Density) to Commercial Service (CS); accompanied by Zone Change 2001-002 requesting a change from Multi-Family Residential (Low Density) to Commercial Service (C-3). Also four additional adjacent lots currently General Planned for Commercial Service. The zone change would bring the Zoning into conformance with the General Plan.  
LOCATION: North of 21<sup>st</sup> Street, south of 22<sup>nd</sup> Street, between Oak Street and the alley east of Oak Street.
- d) APPLICANT: Hogue Grips  
APPLICATION: A proposed General Plan Amendment and Zone Change from Agriculture (AG) to

Business Park (BP) General Plan designation and AP-PD (Airport Planned Development) Zoning. The Zone Change is 2001-003.  
LOCATION: South of Dry Creek Road, west of Airport Road.

Opened Public Hearing.

**Public Testimony:** No public testimony given in favor or opposed, however, Pat Mackie expressed concerns with the number components included in the General Plan Amendment. Chuck Miller requested that Component A be submitted to the Airport Advisory Committee for review.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 5-0-2 (Commissioners McCarthy and Tascona absent) to continue the Open Public Hearing to the Planning Commission Meeting of February 13, 2001.

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3. FILE #: **CONDITIONAL USE PERMIT 00-017**  
APPLICATION: To consider a request to construct a new 1,400 square foot commercial building on a vacant property for automotive repair/restoration and office uses. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Kenneth Jordan  
LOCATION: 2114 Pine Street

Opened Public Hearing.

**Public Testimony:** In favor: Ken Jordan, applicant

Opposed: Sherry Nelson  
Val Padilla

Neither in favor nor opposed but expressing questions and concerns: Pat Mackie  
Mike Menath

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck and passed 5-0-2 (Commissioners McCarthy and Tascona absent), to approve Conditional Use Permit 00-017 as amended.

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4. FILE #: **CONDITIONAL USE PERMIT 00-015**  
APPLICATION: To consider a request to install a wireless communication 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: Nextel Communications  
LOCATION: On top of the roof of the building located at 1232 Park Street (Odd Fellows Building).

Opened Public Hearing.

**Public Testimony:** In favor: Carver Chiu, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck, and passed 5-0-2 (Commissioners McCarthy and Tascona absent), to approve Conditional Use Permit 00-015 as presented.

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5. FILE#: **CONDITIONAL USE PERMIT 00-022**  
APPLICATION: A request to install a wireless communication 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: Alpine PCS  
LOCATION: On top of the roof of the building located at 501 Riverside (Farmer's Alliance Building).

Opened Public Hearing.

**Public Testimony:** In favor: Trisha Knight, applicant representative  
JM Consulting

Opposed: None

Closed Public Hearing.

**Action:** It was moved by Commissioner Steinbeck, seconded by Commissioner Nicklas, and passed 5-0-2 (Commissioners McCarthy and Tascona absent), to approve Conditional Use Permit 00-022 as presented.

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**OTHER SCHEDULED MATTERS**

- 6. Sale of Property – 406 Spring Street

Public member Mike Menath expressed concerns about the appearance of the building, currently, saying it is an eyesore.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 5-0-2 (Commissioners McCarthy and Tascona absent) to approve a resolution reporting to the City Council that the disposition of property related at 406 Spring Street is in conformity with the General Plan.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 7. Development Review Committee Minutes for approval:
  - a. January 23, 2001

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck and passed 5-0-2 (Commissioners McCarthy and Tascona absent), to approve the DRC Minutes for January 23, 2001 as presented.

- 8. Other Committee Reports:
  - a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: No report given.
  - c. PAC (Project Area Committee): A brief report was given.
  - d. Main Street Program: City Councilman George Finigan gave comments from the audience.

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

A brief report was provided.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 9. January 9, 2001

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck and passed 5-0-2 (Commissioners McCarthy and Tascona absent), to approve the Planning Commission Minutes for January 9, 2001 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A summary was provided by Commissioner Warnke.

**PLANNING COMMISSIONERS' COMMENTS**

None

**STAFF COMMENTS**

None

**ADJOURNMENT** at 9:17 pm to the Development Review Committee Meeting of Monday, January 29, 2001 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the City Council Meeting of Tuesday, January 30, 2001 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 Monday, February 5, 2001 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, February 12, 2001 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 13, 2001 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NOT OFFICIAL NOR A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.