

PLANNING COMMISSION
MINUTES

February 13, 2001

PLANNING COMMISSIONERS PRESENT: Calloway, Johnson, McCarthy,
Nicklas, Steinbeck, Tascona, Warnke

PLANNING COMMISSIONERS ABSENT: NONE

PUBLIC COMMENTS: NONE

STAFF BRIEFING: No change to agenda as published.

PUBLIC HEARINGS

**The following item is a continued Open Public Hearing from the meeting of
January 23, 2001**

1. 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/Highway 101 in
the City of Paso Robles.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by
Commissioner Tascona, and passed 7-0, to recommend that the City Council approve
General Plan Amendment 01-001, Part A as presented.

- 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 the balance 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.

Public Testimony: In favor: Tim Woodle
Daniel Johnston

Opposed: Cathy Collins

Neither in favor nor
Opposed but expressing concerns: Marie Payne

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0, to recommend that the City Council approve a Negative Declaration for General Plan Amendment 01-001, Part B and Rezone 01-001 in Conjunction with a proposed Annexation, as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0, to recommend that the City Council approve General Plan Amendment 01-001, Part B as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0, to recommend that the City Council approve Rezone 01-001 as presented.

Commissioner McCarthy stepped down for General Plan Amendment 01-001, Part C, and Rezone 01-002.

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 a zone change regarding 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 21st Street, south of 22nd Street,
between Oak Street and the alley east of
Oak Street.

Public Testimony: In favor: Darrel Eide
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner McCarthy abstained), to recommend that the City Council approve General Plan Amendment 01-001, Part C, as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner McCarthy abstained), to recommend that the City Council approve Rezone 01-002, as presented.

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.

Commissioner McCarthy resumed his seat on the dais.

Public Testimony: In favor: John McCarthy
Chuck Miller, basically in favor but suggesting an
alternative approach.

Neither in favor nor
opposed but expressing concerns: Mike Menath

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 7-0, to recommend that the City Council approve General Plan Amendment 01-001, Part D, as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 7-0, to recommend that the City Council approve Rezone 01-003, as presented.

2. **FILE #:** **PLANNED DEVELOPMENT 91010 FINAL DESIGN (WOODLAND PLAZA II-2B)**
APPLICATION: To consider a proposal to construct approximately 27,000 square feet of new retail space in an approved phase. 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: Southwest corner of Niblick Road and South River Road.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner
Marie Payne, basically in favor but expressing concerns regarding landscaping and maintenance issues.
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0, to approve final design for Planned Development 91010 as amended to further refine requirements regarding landscaping and maintenance.

3. **FILE #:** **REZONE 99007**
APPLICATION: To consider a request to modify the Zoning Map to be consistent with the General Plan land use designation of Residential Multiple Family – Low Density. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Bill Ridino
LOCATION: On the north side of Creston Road between Trigo Lane and Ivy Lane.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner
Mike Menath, basically in favor but expressing concerns.

Neither in favor nor opposed but asking questions: John McCarthy

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy, and passed 7-0, to recommend that the City Council approve a Negative Declaration for Rezone 99007 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy, and passed 7-0, to recommend that the City Council approve Rezone 99007 as presented.

- 4. **FILE #:** **TENTATIVE PARCEL MAP PR 98-163**
TIME EXTENSION
- APPLICATION:** To consider a request for a one-year time extension. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Robert L. Peterson/Douglas Sholders
- LOCATION:** 733 Rolling Hills Road

Opened Public Hearing.

Public Testimony: In favor: Robert Peterson

Opposed: Jacko Cutter

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Tascona, and passed 7-0, to approve a Time Extension for Parcel Map PR 98-163 as presented.

Commissioner Nicklas stepped down for the following item.

5. FILE #: **ENVIRONMENTAL REVIEW OF STATE TRANSPORTATION IMPROVEMENT PROGRAM STREET RESURFACING**
- APPLICATION: To consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with CEQA, comprised of street reconstruction and resurfacing projects.
- APPLICANT: Department of Public Works, City of Paso Robles
- LOCATION: Three components, as follows:
- a) Upgrade sidewalk, lighting and landscaping from the Train Station to 13th Street along Pine Street.
 - b) Pavement rehabilitation of Riverside Avenue from Highway 101 to 13th Street.
 - c) Improve access in and around Cuesta College North County Campus and Kermit King Elementary School (Buena Vista/Dallons Drive/Golden Hill Road)

Opened Public Hearing.

Public Testimony: No public testimony given in favor or opposed, however, Mike Menath posed questions with regard to the scope of work to be performed.

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Nicklas abstained) to approve a Negative Declaration for Department of Public Works (STIP) Street Resurfacing as presented.

Commissioner Nicklas resumed his seat on the dais.

OTHER SCHEDULED MATTERS

Commissioners McCarthy and Tascona added an item to the agenda to approve street names for Tract 2376.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve the following street names for Tentative Tract 2376:

- Waterford Court
- Lenox Court

Wedgewood Drive
Cottage Lane

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. January 2, 2001
 - b. January 16, 2001
 - c. January 29, 2001

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Tascona, and passed 7-0 to approve the DRC Minutes listed above as presented.

- 7. Other Committee Reports:
 - a. Airport Advisory Committee: No report given.
 - b. Parks & Recreation Advisory Committee: A brief summary was provided by Commissioner Warnke.
 - c. PAC (Project Area Committee): No report given.
 - d. Main Street Program: A brief summary was provided by Community Development Director Bob Lata.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A brief update was provided by Community Development Director Bob Lata.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 8. January 23, 2001

Action: It was moved, seconded, and passed on a 5-0-2 (Commissioners McCarthy and Tascona abstained), to approve the Planning Commission Minutes of January 23, 2001 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview was provided by Commissioner Johnson.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Tascona expressed kudos to the building maintenance staff for providing the heat.
- Commissioner Nicklas expressed appreciation for the DRC Minutes.
- Commissioner Warnke asked questions regarding Orchard Supply Hardware.
- Commissioner Steinbeck commented that Santa Clarita has great downtown design standards.

STAFF COMMENTS

None

ADJOURNMENT at 10:13 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, February 16, 2001 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, February 20, 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 26, 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 27, 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.