PLANNING COMMISSION MINUTES

April 24, 2001

PLANNING COMMISSIONERS PRESENT: Calloway, Johnson, McCarthy,

Nicklas, Steinbeck, Tascona, Warnke

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

PUBLIC HEARINGS

1. FILE #: PLANNED DEVELOPMENT 00-024 AND

CONDITIONAL USE PERMIT 86-014

AMENDMENT

APPLICATION: A Development Plan and Conditional Use Permit

Amendment application for a master development plan for future school expansion. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Trinity Lutheran School and Church

LOCATION: 640 Creston Road

Opened Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Tascona, and passed 7-0 to continue the Open Public Hearing for this item to the Planning Commission Meeting of May 8, 2001.

2. FILE #: PLANNED DEVELOPMENT 01-001

APPLICATION: To consider a proposal to construct a new 10,000

square foot two-story office building. The

Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

1

APPLICANT: David M. Brown on behalf of Charles Applebaum

and Karen Guth.

LOCATION: Southeast corner of Park and 9th Streets.

Opened Public Hearing.

Public Testimony: In favor: David Brown

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Nicklas, and passed 7-0, to approve a Mitigated Negative Declaration for Planned Development 01-001 as presented.

Action: A motion as made by Commissioner Warnke, seconded by Commissioner Nicklas, and passed 7-0, to approve Planned Development 01-001 as presented.

The following item was a Continued Open Public Hearing from the Planning Commission Meeting of April 10, 2001.

3. FILE #: PLANNED DEVELOPMENT 00-009

APPLICATION: To consider an application to develop

approximately 75,000 square feet of aircraft hangar

space (approximately 28 hangars) in three

development phases. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate

to the subject application.

APPLICANT: Alan Lewis on behalf of Nunno Corporation LOCATION: North side of Dry Creek Road, east of Airport

Road and south of Taxiway C at the Paso Robles

Municipal Airport.

Public Testimony: In favor: Larry Werner

Richard Morton Chuck Miller Alan Lewis

Opposed: None

Neither in favor nor opposed but having questions or

concerns:

Marie Payne Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-1, to approve a Mitigated Negative Declaration for Planned Development 00-009 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 7-0, to approve Planned Development 00-009 as amended.

4. FILE #: TIME EXTENSION FOR PLANNED

DEVELOPMENT 96002 and CONDITIONAL

USE PERMIT 96004

APPLICATION: To consider a time extension of entitlements which

would allow for the construction and operation of a championship golf course with a clubhouse/pro shop, food service facility, driving range, caretakers

facility and public parking. 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 J. Woodland

LOCATION: West of Airport Road and north of Highway 46

east.

Opened Public Hearing.

Public Testimony: None given, either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Tascona, and passed 7-0 to approve a Time Extension for Planned Development 96002 and Conditional Use Permit 96004 as presented.

5. FILE #: TENTATIVE PARCEL MAP PR 01-168

APPLICATION: To consider an application to divide an

approximate 35 acre site into three parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Walsh, Butterfield, Pehl, LLC on behalf of Phil

Ward

LOCATION: North side of Highway 46 east between Airport

Road and Old Paso Robles Boulevard. The

Huerhuero River and Airport Road bisect the project area.

Opened Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Nicklas, and passed 7-0 to continue the Open Public Hearing for this item to the Planning Commission Meeting of May 8, 2001.

6. FILE #: **PREZONE 01-003**

APPLICATION: To consider recommending to the City Council

that the Council establish the appropriate Zoning Designation for certain property to be proposed for annexation to the City. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate

to the subject application.

APPLICANT: Durand

LOCATION: On the west side of Theatre Drive, south of the

current City limits.

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 Nicklas, and passed 7-0, recommend that the City Council approve a Negative Declaration and Prezone 01-003.

7. FILE #: **PREZONE 01-004**

APPLICATION: To consider recommending to the City Council

that the Council establish the appropriate Zoning Designation for certain property to be proposed for annexation to the City. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate

to the subject application.

APPLICANT: Roth

LOCATION: On the south side of 21st Street, west of current

City limits.

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Tascona, seconded by Commissioner Steinbeck, and passed 7-0 to recommend that the City Council approve a Negative Declaration and Prezone 01-004.

Following a 5 minute break, the Commissioners resumed their seats on the dais.

8. FILE #: **CODE AMENDMENT 01-002**

APPLICATION: To consider recommending to the City Council

that the Council modify the sections of Chapter 21 (Zoning Code) as they relate to permitting and development mini-storage facilities on a Citywide basis. More specifically, that the zoning code be amended to conditionally permit mini-storage use in the C-2 district and that the development

standards be modified to not require a second point

of access for mini-storage. The Planning

Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Victor Gheza LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: Mel McCollough

Opposed: None

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 a Negative Declaration for Code Amendment 01-002 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to recommend that the City Council approve Code Amendment 01-002 as presented.

OTHER SCHEDULED MATTERS

9. New street name for Tract 2281.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke and passed 7-0 to approve the name Crescent Oaks Way for a new street in Tract 2281.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval): NONE
- 11. Other Committee Reports:
 - a. Airport Advisory Committee: No report given.
 - b. Parks & Recreation Advisory Committee: No report given.
 - c. PAC (Project Area Committee): The next meeting will be held next week.
 - d. Main Street Program: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A brief report was provided by Housing Programs Manager, Ed Gallagher.

PLANNING COMMISSION MINUTES FOR APPROVAL

12. April 10, 2001

Action: A motion was made by Commissioner Tascona, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Steinbeck abstained) to approve the Planning Commission Minutes of April 10, 2001 as presented.

REVIEW OF CITY COUNCIL MEETING

A review of the City Council meeting of April 17, 2001 was provided by Commissioner Warnke.

PLANNING COMMISSIONERS' COMMENTS

• Commissioner Warnke asked if Quail Run had complied with the remaining required conditions. She also asked if the landscaping at Shadow Canyon has been completed per plan.

• Kudos were given to Ed Gallagher for

STAFF COMMENTS

The Planning Commission ad-hoc committee members for Downtown Parking and Circulation will be Valerie Warnke and Mike Calloway. The City Council representatives are Duane Picanco and George Finigan.

Community Development Director Bob Lata announced that the City plans to bring on a contract planner on May 1, 2001 to help relieve the planning workload.

General Plan?????

ADJOURNMENT at 9:50 pm to the Development Review Committee Meeting of Monday, April 30, 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, May 7, 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, May 8, 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.