

PLANNING COMMISSION

MINUTES

June 12, 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

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**PUBLIC HEARINGS**

**This item is scheduled to be opened and continued to the Planning Commission Meeting of July 10, 2001.**

1. FILE #: **PLANNED DEVELOPMENT 00-020 and  
CONDITIONAL USE PERMIT 00-021**  
APPLICATION: Proposal to develop a McDonald's Restaurant with  
Chevron Fuel Station, convenience store and car  
wash. The Planning Commission will also be  
considering the content and potential application of  
any conditions of approval that relate to the subject  
application.  
APPLICANT: McDonald's Corporation  
LOCATION: West side of Ramada Drive, east of Hwy 101 and  
north of Hwy 46 west.

Opened Public Hearing.

**Public Testimony:** The following people expressed concerns with the project:

Marie Payne  
Ann Nash  
Dale Gustin  
Joshua Ekuda

**Action:** A motion was made by Commissioner Warnke, seconded by  
Commissioner McCarthy and passed 7-0 to continue the Open Public Hearing for  
Planned Development 00-020 and Conditional Use Permit 00-021 to the Planning  
Commission Meeting of July 10, 2001.

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The following item is a Continued Open Public Hearing from the Planning Commission Meeting of May 8, 2001. It is scheduled to be continued to the Planning Commission Meeting of July 24, 2001.

- 2. 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.

**Public Testimony:** The following person expressed concerns with the project:

Dale Gustin

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Calloway, and passed 7-0 to continue the Open Public Hearing for Tentative Parcel Map PR 01-168 to the Planning Commission Meeting of July 24, 2001.

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- 3. FILE #: **PLANNED DEVELOPMENT 89010 AMENDMENT**
- APPLICATION: A request to amend a condition requiring a nine foot vertical clearance in the transition area between the clubhouse building and its addition. Also seeking approval for a time extension to complete a required expansion to the clubhouse 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: Quail Run Joint Venture/Pender
- LOCATION: Quail Run Mobile Home Park

Opened Public Hearing.

**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 Warnke, and passed 7-0 to accept the applicant's request to withdraw the subject application.

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- 4. **FILE #:** **CONDITIONAL USE PERMIT 01-003**
- APPLICATION:** A proposal to construct a new 5,600 square foot daycare 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:** Ella Porter
- LOCATION:** 1402 Golden Hill 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 Tascona, and passed 7-0 to accept the applicant's request to table Conditional Use Permit 01-003 until a later date.

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- 5. **FILE #:** **PLANNED DEVELOPMENT 01-003 AND CONDITIONAL USE PERMIT 00-019**
- APPLICATION:** A proposal to construct a three story 81 room hotel/suites project on an approximate 2.3 acre site. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Pacific Coast Hotel Properties (Hampton Inn)
- LOCATION:** Southwest corner of Theatre Drive and Highway 46 west (Lot 3 of four lot map with reconfigured cul-de-sac)

Opened Public Hearing.

**Public Testimony:** The following people expressed concerns with the project:

Dale Gustin  
Judith Baron  
Marie Payne

Closed Public Hearing.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0 to approve a Mitigated Negative Declaration for Planned Development 01-003 and Conditional Use Permit 00-019 as presented.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0 to approve Conditional Use Permit 00-019 as presented.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 6-1 (Commissioner Steinbeck opposed), to approve Planned Development 01-003 as amended.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0, to approve Alexa Court as a street name for the project and dedicated public street.

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#### **OTHER SCHEDULED MATTERS**

**Commissioner Johnson stepped down and Commissioner Steinbeck assumed the Chair for the following item.**

6. **SITE PLAN 01-004**  
Request by Vince Vanderlip to discuss the possibility of tandem parking at 321 – 15<sup>th</sup> Street.

Vince Vanderlip spoke on behalf of his request.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Nicklas and passed 6-0-1 (Commissioner Johnson abstained), to approve Site Plan 01-004 as presented.

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**Commissioner Johnson resumed his seat on the dais, and the Chair.**

7. **SITE PLAN 01-002**  
Discussion of sidewalk design at Paso Robles GMC dealership – southwest corner of Mesa Road and Golden Hill Drive.

Paul Viborg spoke on behalf of the applicant.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve Site Plan 01-002 as presented.

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- 8. **TRACT 2350**  
Proposal of new street names for the Weyrich/Water Tank Site.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Steinbeck and passed 7-0 to approve the following Street Names for Tract 2350:

Hacienda Circle  
Vista Cerro  
Salida del Sol

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- 9. **DETERMINATION THAT PROPOSED PROPERTY PURCHASE WOULD NOT CONFLICT WITH THE CITY'S GENERAL PLAN.**

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0 to approve the resolution reporting to the City Council that acquisition of a portion of property located at the northeast corner of Buena Vista and Highway 46 east is not in conflict with the City's General Plan. This acquisition is limited to the frontage needed to widen Buena Vista Road to meet the General Plan and the Borkey Specific Plan ultimate width.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 10. Development Review Committee Minutes (for approval):
  - a. May 29, 2001

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Johnson, and passed 7-0 to approve the DRC Minutes of May 29, 2001 as presented.

- 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: No report given.

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

A written status report of current CDBG/Redevelopment Agency Housing Programs was distributed.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

12. May 22, 2001

**Action:** A motion was made by Commissioner Nicklas, seconded by Commissioner McCarthy and passed 6-0-1 (Commissioner Tascona abstained), to approve the Planning Commission Minutes of May 22, 2001 as presented.

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

Commissioner McCarthy gave a brief summary of the City Council Meeting of June 5, 2001.

### **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Tascona proposed that the Planning Commission tour the Airport.

Commissioner McCarthy noted that the EXIT sign in the Council Chambers is broken.

Commissioner Steinbeck asked about the status of the Hillside Ordinance. He also had a question regarding Conflict of Interest.

Commissioner Johnson proposed that staff draft a letter from the Planning Commission to the City Council proposing a Town Hall Meeting to be held on a Saturday, 3 or 4 times a year in order to discuss a variety of issues that are pertinent to the City. It was suggested that this type of meeting could provide an opportunity to inform the public regarding the scope of Planning Commission and City Council responsibility.

### **STAFF COMMENTS**

None

**ADJOURNMENT** at 10:15 pm to the Joint Planning Commission/City Council  
Breakfast Meeting of Friday, June 15, 2001, at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday,  
June 18, 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,  
June 25, 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, June 26,  
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.