

PLANNING COMMISSION

MINUTES

July 10, 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 a continued Open Public Hearing from the Planning Commission Meeting of June 12, 2001. It is recommended to be continued to the Planning Commission Meeting of August 14, 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.

Continued Open Public Hearing.

**Public Testimony:** Neither in favor nor opposed but asking questions:

Marie Payne

**Action:** A motion was made by Commissioner Nicklas, seconded by  
Commissioner Tascona, and passed 7-0 to continue the Open Public Hearing to the  
Planning Commission meeting of August 14, 2001.

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2. FILE #: **PLANNED DEVELOPMENT 00-004 AMENDMENT**  
 APPLICATION: Proposal to consider an amendment to modify a perimeter wall boundary treatment and perimeter grading in association with a 90-unit residential neighborhood. The project was initially approved as part of Tract 2376 that also authorized the subdivision of this property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Estrella Associates/Dick Willhoit  
 LOCATION: Within Sub Area B of the Borkey Area Specific Plan, on the west side of Buena Vista Drive, north of River Oaks Drive and east of the Kermit King Elementary School site.

Opened Public Hearing.

**Public Testimony:** In favor: Dick Willhoit

Opposed: None

Neither in favor nor opposed but asking questions: Mike Menath  
 Marie Payne

Closed Public Hearing.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Tascona, and passed 7-0 to approve Amendment to Planned Development 00-004 as presented.

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3. FILE #: **PLANNED DEVELOPMENT 01-012**  
 APPLICATION: To consider a request to construct a new 6,975 square foot air craft hanger with an additional 1,430 square feet of office space. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Kim Lilly on behalf of John Moore  
 LOCATION: 4750 Wing Way

Opened Public Hearing.

**Public Testimony:** In favor: Nick Gilman, applicant representative, seeking changes to conditions of approval.

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 to approve Planned Development 01-012 as presented.

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- 4. **FILE #:** **TENTATIVE PARCEL MAP PR 01-186**
- APPLICATION:** A proposal to subdivide a 2.48 acre site into four half acre lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Daniel J. Stewart on behalf of Rosalva Muir
- LOCATION:** northeast corner of Prospect Avenue and 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 Steinbeck, seconded by Commissioner McCarthy, and passed 7-0, to approve Tentative Parcel Map PR 01-186 as presented.

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**OTHER SCHEDULED MATTERS**

Request from San Luis Obispo County Office of Education for a report regarding proposed property purchase (Community School, 801 – 4<sup>th</sup> Street).

Public Discussion.

Dale Gustin commented that he felt that the City should retain the property for future City project expansion.

Eric Smith, applicant representative, presented the County Office of Education’s interest in acquiring the subject property.

Closed Public Discussion.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 7-0 to approve the subject resolution as presented.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):
  - a. June 4, 2001
  - b. June 11, 2001

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

- 6. Other Committee Reports:
  - a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: Commissioner Warnke provided a brief report.
  - c. PAC (Project Area Committee): No report given.
  - d. Main Street Program: No report given.

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

A written summary was provided.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 7. June 26, 2001

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve the Planning Commission Minutes of June 26, 2001 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A brief overview of the July 3, 2001 City Council Meeting was provided by Commissioner Steinbeck.

## PLANNING COMMISSIONERS' COMMENTS

- Commissioner Warnke asked about the status of the Niblick Bridge. She stated that the surface is rough and asked if it was finished.
- Commissioner Steinbeck asked if we had yet received the traffic report for traffic levels on Highway 101 south of the City, in conjunction with the new McDonald's, proposed for Ramada Drive.
- Commissioner Calloway voiced questions regarding the McDonald's Project Study Report.

## STAFF COMMENTS

None

**ADJOURNMENT** at 8:30 pm to the Development Review Committee Meeting of Monday, July 16, 2001 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast Meeting of July 20, 2001 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, July 23, 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, July 24, 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.