

PLANNING COMMISSION
MINUTES

August 14, 2001

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

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Dale Gustin urged the City to include his comments and concerns with regard to the construction of the Loop Road between Highway 46 east and Highway 46 west.

STAFF BRIEFING: None

PUBLIC HEARINGS

This item is continued from the Planning Commission Meeting of July 10, 2001. Recommended continuation to the Planning Commission Meeting of September 25, 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: No comments given in favor or opposed, however, Dale Gustin voiced his concern for the construction of the Loop Road.

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 September 25, 2001.

This item is being continued from the Planning Commission Meeting of July 24, 2001. Recommended continuation to the Planning Commission Meeting of September 25, 2001.

- 2. FILE #: **PLANNED DEVELOPMENT 01-007**
APPLICATION: Proposal to construct two 5,000 square foot commercial buildings. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jim Aiken on behalf of Highway 101 LLC
LOCATION: West side of Ramada Drive, east of Hwy 101 and north of Hwy 46 west, across from the new Paris Precision building.

Continued Open Public Hearing.

Public Testimony: No comments given in favor or opposed, however, Dale Gustin voiced his concern for the construction of the Loop Road.

Action: A motion was made by Commissioner Tascona, seconded by Commissioner Calloway, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of September 25, 2001.

Recommended continuation to the Planning Commission Meeting of August 28, 2001.

- 3. FILE #: **PLANNED DEVELOPMENT 01-002**
APPLICATION: Proposal to construct a 24,000 square foot expansion to the existing manufacturing 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: Dutch Sawyer for Pro Forms, Inc.
LOCATION: 1760 Commerce Way

Opened Public Hearing.

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

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner Warnke, and passed 7-0 to continue the Opened Public Hearing to the Planning Commission Meeting of August 29, 2001.

- 4. **FILE #:** **EASEMENT ABANDONMENT 01-002**
- APPLICATION:** To consider an application to abandon an easement at . The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Stephen Ward, et al
- LOCATION:** West 12th Street at Fern Canyon Road

Opened Public Hearing.

Public Testimony: In favor: Brian Thorndyke

 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 Easement Abandonment 01-002 as presented.

- 5. **FILE #:** **REZONE 01-005**
- APPLICATION:** A request to modify the Zoning Map to be consistent with the General Plan land use designation of Community Commercial. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** City initiated
- LOCATION:** The northwest corner of 4th and Pine Streets, where there is an existing paved parking lot and vacant office building.

Opened Public Hearing.

Public Testimony: No public testimony given either in favor nor opposed but Dale Gustin expressed the need to “see the entire picture”.

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 for Rezone 01-005 as presented.

Action: A motion was made by Commissioner Tascona, seconded by Commissioner Steinbeck, and passed 7-0 to recommend that the City Council approve Rezone 01-005 as presented.

This item was opened and has been continued from the Planning Commission Meeting of July 24, 2001.

- 6. **FILE #:** **GENERAL PLAN AMENDMENT 3-2001 – and- REZONE 01-003**
- APPLICATION:** A proposal to amend the a) text and map of the General Plan which if approved would require the preparation of a Specific Plan for a 673 acre property generally described as the Chandler Ranch and also nearby properties; b) An amendment to the Land Use Map regarding an approximately 102 acre property requesting a change from Agriculture to Business Park; A related Zone Change from Agriculture to Airport Business Park (AP, BP) is also in the same application. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:**
 - a) City initiated
 - b) Hogue Grips
- LOCATION:**
 - a) The proposed Chandler Ranch Specific Plan area is generally bounded by Highway 46 East on the north, City Limits on the east, Sherwood, Fontana, and Linne Roads on the south, and Golden Hill Road on the west; a map of the area is on file with the City Clerk.
 - b) Hogue Grips at the southwest corner of Dry Creek and Airport Roads

Continued Open Public Hearing.

Public Testimony: In opposition: Bryce Dilger, in agreement with the staff report and opposed to the inclusion of the Industrial zoned portion of the Chandler Ranch.
Dennis Schmidt
Fred Strong
Jack Munari

Neither in favor nor opposed but asking questions: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 6-1 (Commissioner McCarthy opposed), to recommend that the City Council approve a Negative Declaration for General Plan Amendment 3-2001 and Rezone 01-003 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 6-1 (Commissioner McCarthy opposed), to recommend that the City Council approve the Land Use Element's Land Use Map (Figure LU-1) as per Exhibit "A" for Component A.

OTHER SCHEDULED MATTERS

- 7. Street name request for Tract 2005 – Jena Court

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Calloway and passed 7-0 to approve "Jena Court" as a new street name for Tract 2005.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 8. Development Review Committee Minutes (for approval):
 - a. July 3, 2000
 - b. November 13, 2000
 - c. December 11, 2000
 - d. January 8, 2001
 - e. January 22, 2001
 - f. February 5, 2001
 - g. February 12, 2001
 - h. March 12, 2001
 - i. March 19, 2001
 - j. March 26, 2001
 - k. April 2, 2001
 - l. April 16, 2001
 - m. April 23, 2001
 - n. April 30, 2001
 - o. May 14, 2001
 - p. May 21, 2001
 - q. July 2, 2001
 - r. July 9, 2001

- s. July 16, 2001
- t. July 23, 2001
- u. July 30, 2001

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

- 9. 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 status report on CDBG projects was given by Community Development Director, Bob Lata.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 10. July 24, 2001

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0 to approve the Planning Commission Minutes of July 24, 2001 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review of the City Council Meeting of August 7, 2001 was provided.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner McCarthy gave kudos to staff for providing Minutes of past DRC Meetings.
- Commissioner Steinbeck commented on sidewalk signs.

STAFF COMMENTS

None

ADJOURNMENT at 9:03 pm to the Joint Planning Commission/City Council Breakfast meeting of Friday, August 17, 2001 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 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, August 27, 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, August 28, 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.