

PLANNING COMMISSION

MINUTES

September 25, 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

The following item is a continued Open Public Hearing from 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: No public testimony given, either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by
Commissioner Calloway, and passed 7-0 to approve Planned Development 00-020 and
Conditional Use Permit 00-021.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of August 14, 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 public testimony given, either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Tascona, seconded by Commissioner Nicklas, and passed 7-0, to approve Planned Development 01-007 as presented.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.

3. FILE #: **PLANNED DEVELOPMENT 01-021**
APPLICATION: To consider an application to rough grade three commercial lots being constructed in associate with an approved hotel project. No development entitlements are being requested for these three lots at this time, beyond the proposed pre-project grading.
APPLICANT: Kevin Bierl
LOCATION: Southwest corner of Highway 46 west and Theatre Drive

Continued Open Public Hearing.

Public Testimony: In favor: Jeff Wagner

Opposed: None

Neither in favor nor

opposed but posing questions: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Tascona, and passed 7-0 to approve Planned Development 01-021 as modified.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.

- 4. **FILE #:** **CONDITIONAL USE PERMIT 01-008**
- APPLICATION:** To consider an application to build a 1,908 square foot, 4-car garage with pool house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Casey J. Paterson on behalf of Richard & Barbara Clayton
- LOCATION:** 708 Pino Way

Continued Open Public Hearing.

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

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner McCarthy, and passed 7-0 to continue the Open Public Hearing for Conditional Use Permit 01-008 to the Planning Commission Meeting of October 9, 2001.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.

- 5. **FILE #:** **TENTATIVE PARCEL MAP PR 01-015**
- APPLICATION:** To consider an application to divide an existing 3.35 acre site into four single family residential parcels ranging in size from 14,000 square feet to 1.72 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Dan Stewart on behalf of Judith Andrews
- LOCATION:** 1025 Merryhill Road

Continued Open Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Nicklas, and passed 7-0 to table Tentative Parcel Map PR 01-015 until an undetermined future date.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.

- 6. **FILE #:** **TENTATIVE PARCEL MAP PR 01-016**
- APPLICATION:** To consider an application to divide an existing 2.42 acre site into three single family residential parcels ranging in size from 20,000 square feet to 1.36 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Dan Stewart on behalf of Corliss Graham
- LOCATION:** 87 Hilltop Drive

Continued Open Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 to table Tentative Parcel Map PR 01-016 until an undetermined future date.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.

- 7. **FILE #:** **PLANNED DEVELOPMENT 99021**
- APPLICATION:** **AMENDMENT**
Proposal to modify the existing development conditions to allow for the placement of two-story

residences on an additional proportion of lots within an approved subdivision, and to allow for detached accessory buildings within the front 50 feet of residential lots for some residential models. The project was initially approved as part of Tract 2350 which allows the subdivision of the 90 acre site into 175 single family 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: Weyrich Development Company
LOCATION: Between Rolling Hills Road and Golden Hill Road, north of Creston Road.

Continued Open Public Hearing.

Public Testimony: In favor: Mike Toohey
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve an Amendment to Planned Development 99021 as presented.

8. FILE #: **CODE AMENDMENT 01-004**
APPLICATION: To add language to the Municipal Code requiring the applicant to pay impact fees to offset their proportional project impacts on road maintenance generated by truck hauling created by the project.
APPLICANT: City initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: Dale Gustin
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 6-1 (Commissioner Steinbeck opposed), to recommend that the City Council approve Code Amendment 01-004 as presented.

- 9. FILE #: **CONDITIONAL USE PERMIT 01-016**
- APPLICATION: To allow the operation of a "sober-living home" for men. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Ravel Pierce
- LOCATION: 2811 Oak Street

Opened Public Hearing.

Project Planner Ed Gallagher, stated that a phone call had been received from Lillian Phillips, supporting the project but that she was unable to attend the meeting due to a family emergency.

Public Testimony: In favor:

- Ravel Pierce
- Julia Pierce
- Hazel Horn
- Mike Strater
- Alex Baragas
- Pat Shehan
- Wes Davis
- Fredrick Chaney
- Leandra Garcia
- Dale Gustin

Opposed:

- Ken Keats
- Sandra Kade
- Mia Huff
- Brian & Connie Jurden
- Bill Spencer
- Louis Finkel
- Cy Hansen
- Bill Saylor

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 to deny Conditional Use Permit 01-016 as presented.

A recess was called by Chairman Johnson at 9:40 pm.

The meeting was reconvened at 9:48 pm.

OTHER SCHEDULED MATTERS

- 10. FILE #: **TRANSPORTATION CENTER PHASE V**
APPLICATION: To review the conceptual design for Phase V of the North County Transportation Center.
APPLICANT: City-initiated
LOCATION: Between 8th & 11th Streets, portions of Park Street and Pine Street

A presentation was made by Ditas Esperanza, Capital Projects Engineer. Steve Caminetti, Landscape Architect for the project made comments on the project. Dale Gustin spoke in favor of the conceptual design.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Tascona, and passed 7-0 to recommend that the City Council approve Phase V of the Transportation Center conceptual design as presented.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 11. Development Review Committee Minutes (for approval):
 - a. August 20, 2001
 - b. August 27, 2001
 - c. September 4, 2001
 - d. September 10, 2001
 - e. September 17, 2001

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

- 12. 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 September 27, 2001.
 - d. Main Street Program: The Main Street Conference is to be held in Sacramento during the first week of October.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A status report was provided by Ed Gallagher.

PLANNING COMMISSION MINUTES FOR APPROVAL

13. September 11, 2001

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 7-0 to approve the Planning Commission Minutes of September 11, 2001 as submitted.

REVIEW OF CITY COUNCIL MEETING

A review of the City Council Meeting of September 18, 2001 was provided by Commissioner McCarthy and Community Development Director Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner McCarthy had an oak tree question.
- Commissioner Calloway asked about the status of the General Plan update.

STAFF COMMENTS

Community Development Director Bob Lata provided information to the Commission about the General Plan Update; Downtown Parking; and the Chandler Ranch Area Specific Plan.

ADJOURNMENT at 10:20 pm to the Development Review Committee Meeting of Monday, October 1, 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, October 8, 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, October 9, 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.