

PLANNING COMMISSION
MINUTES

October 23, 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: The Commission was advised that there was a published Addendum to the Agenda, regarding a finding of substantial compliance for conditions associated with Planned Development 01-003, which is the Hampton Inn project. This Addendum added Item No. 10 under Other Scheduled Matters.

1. **MAIN STREET AWARDS**

Planning Commission Chairman Ron Johnson presented a Resolution of Recognition to Norma Moye, Main Street Director for her part in the recent Main Street Awards handed out in Sacramento.

The Main Street Video and song was then presented.

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 25, 2001. Staff is recommending continuation to the Planning Commission Meeting of November 27, 2001.

2. 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: None given, either in favor or opposed.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, 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 November 27, 2001.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 25, 2001. Staff is recommending continuation to the Planning Commission Meeting of November 13, 2001.

- 3. **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: None given, either in favor or opposed.

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner Calloway, and passed 7-0 to continue the Open Public Hearing for Planned Development 01-007 to the Planning Commission Meeting of November 13, 2001.

- 4. **FILE #:** **AMENDMENT TO TENTATIVE PARCEL MAP PR 01-186**
- APPLICATION:** To consider amending the conditions of approval for the existing tentative parcel map to allow the applicant to enter into an assessment district for the future undergrounding of the existing above-ground utilities rather than having to install them underground a this time.
- APPLICANT:** Dan Stewart on behalf of Chava Muir
- LOCATION:** Northeast corner of Prospect Avenue and Union Road.

Opened Public Hearing.

Public Testimony: In favor: Conrad Langille
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 7-0, to approve an Amendment to Tentative Parcel Map PR 01-186 as presented.

5. FILE #: **TENTATIVE TRACT 2431 –and- PLANNED DEVELOPMENT 01-008**
APPLICATION: To consider an application to subdivide approximately 4.6 acres into approximately 12 single family residential 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: EMK Engineering on behalf of Ritter Construction
LOCATION: North of Union Road, between Prospect Avenue and Arciero Way and east of North River Road, within the Union/46 Specific Plan Area.

Opened Public Hearing.

Public Testimony: In favor: Ron Grider
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 7-0 to approve Tract 2431 and Planned Development 01-008 with amended condition outlined verbally by staff, for the specified architectural requirements for future home models to be included in a Constructive Notice to future property owners.

6. FILE #: **TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 99-035 AND PLANNED DEVELOPMENT 99004**
APPLICATION: To consider a one year time extension which would allow the subdivision of an approximate four acre commercially zoned parcel into four parcels ranging from .93 to 1.84 acres in size. The proposal also includes conceptual building and site

designs for the parcels, along with development standards for future site development. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Central Coast Engineering on behalf of Newport Equity Capital Corp (Larry Wurth).

LOCATION: North side of Gahan Place at the current terminus of Fortini Drive and south of Highway 46 west.

Associate Planner Darren Nash clarified for the Commission and members of the audience that there is a new Planned Development condition that fees if effect at the time of future development for sewer connection be paid by the applicant/developer.

Opened Public Hearing.

Public Testimony: In favor: Dennis Schmidt

Opposed: None

Neither in favor nor
opposed but expressing concerns: Tom Unaga

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to grant a one year time extension for Tentative Parcel Map PR 99-035 and Planned Development 99004 with modification to the Planned Development condition.

7. **FILE #:** **PLANNED DEVELOPMENT 01-024**
APPLICATION: To consider an application to construct a 3,000 square foot private airplane storage hangar on a 5,538 square foot lot. 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 Reed
LOCATION: On the east side of Wing Way within the Airport Specific Plan Area.

Opened 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 approve Planned Development 01-024 as presented.

8. **FILE #:** **STREET ABANDONMENT 01-003**
APPLICATION: To consider approving a street abandonment to abandon a portion of 14th Street between Railroad Street and the Southern Pacific Railroad right-of-way. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Roberts Engineering on behalf of Bill Ridino
LOCATION: 14th Street between Railroad Street and the Southern Pacific Railroad right-of-way.

Opened Public Hearing.

Public Testimony: Mike Menath asked that everyone speak louder or more directly into the microphones.

In favor: Tim Roberts on behalf of Ridino

Opposed: Dale Gustin
Michael Kane (who also concurred that everyone needs to speak up)

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 to recommend that the City Council deny Street Abandonment 01-003 based on the inability to make findings.

OTHER SCHEDULED MATTERS

9. **FILE #:** **SITE PLAN 01-006**
APPLICATION: To consider a request to provide four (4) tandem parking spaces in order to meet the required minimum number of parking spaces (7) in conjunction with the conversion of a residence to an office use in the OP zoning area.
APPLICANT: Ted Weber on behalf of John Myer
LOCATION: On 19th Street between Spring and Oak Streets.

Public Comments: Mike Menath asked for a description of the location of this project.

Dale Gustin spoke in support of any additional on-site parking that is possible.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona and passed 7-0 to approve tandem parking for Site Plan 01-006 as presented.

- 10. FILE #: **PLANNED DEVELOPMENT 01-003**
- APPLICATION: Finding of substantial compliance with a condition of approval with regard to street improvements.
- APPLICANT: Hampton Inn
- LOCATION: Theatre Drive

Public Comments: Keith Belmont spoke in favor of the finding of substantial compliance.

Dale Gustin commented but was neither in favor nor opposed to the finding.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0 to make a finding of substantial compliance with regard to street improvements for Planned Development 01-003.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 11. Development Review Committee Minutes (for approval):
No minutes submitted for approval.
- 12. 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

No report provided.

PLANNING COMMISSION MINUTES FOR APPROVAL

13. October 9, 2001

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck, and passed 7-0 to approve the Planning Commission Minutes for October 9, 2001 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of October 16, 2001 was provided by Commissioner Johnson.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Warnke asked where in the process we are with the removal of the banner signage and truck storage at the 101 Storage Units.
- Commissioner Tascona stated that he will no longer be able to attend the Airport Advisory Committee Meetings. The Planning Commission moved and seconded to abandon attendance by a Planning Commissioner at these meetings.

STAFF COMMENTS

- The Commission was reminded of the Planning Commission Training program to be held on Saturday, October 27, 2001 in San Luis Obispo.

ADJOURNMENT at 9:40 pm to the City/County Planning Commission Training Program, Saturday, October 27, 2001, at 8:30 am at the San Luis Obispo City/County Public Library Community Room, Palm and Osos Streets, San Luis Obispo, CA

subsequent adjournment to the Development Review Committee Meeting of Monday, October 29, 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, November 5, 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, November 12, 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, Tuesday November 13, 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.