

PLANNING COMMISSION  
MINUTES

November 13, 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: No changes to the agenda as published.

PRESENTATIONS: None

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**PUBLIC HEARINGS**

1. FILE #: **TIME EXTENSION OF PARCEL MAP PR 99-185**  
APPLICATION: Proposal to consider a one year time extension allowing for a two (2) lot residential subdivision on a 1.25 acre 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: Tom S. Lopez  
LOCATION: 2230 Prospect Avenue

Opened Public Hearing.

**Public Testimony:** In favor: Joe Lopez

Opposed: None

Closed Public Hearing.

**Action:** A motion was made Commissioner Warnke, seconded by Commissioner Calloway, and passed 7-0 to approve a one-year Time Extension for Tentative Parcel Map PR 99-185 as presented.

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2. FILE #: **CONDITIONAL USE PERMIT 01-013**  
APPLICATION: Request to convert an existing residence into an office. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: St. James Church  
LOCATION: 514 – 14<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** None given.

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Nicklas, and passed 6-0-1 (Commissioner Johnson abstained), to continue the Open Public Hearing to the Planning Commission Meeting of November 27, 2001.

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3. FILE #: **TENTATIVE PARCEL MAP PR 01-273**  
APPLICATION: To consider subdividing a single family lot into two 20,000 square foot lots and granting an exception due to physical factors of the site to allow the driveway access to a new parcel to be 19 feet rather than 24 feet. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Frank and Vicki Teague  
LOCATION: 743 Walnut Drive

Opened Public Hearing.

**Public Testimony:** In favor: Paul Reichart

Opposed: Ron Yans

Neither in favor nor  
opposed but expressing concerns  
and asking questions:

Cathy Mitchell  
Eric Gorm

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of November 27, 2001.

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4. **FILE #:** **CODE AMENDMENT 01-005**  
**APPLICATION:** To consider an application to modify the Zoning Code with regards to regulation of the location, design, and standards for development of “mini-storage” and related land uses (including but not limited to recreational vehicle storage and other outdoor equipment storage uses) along major city streets including collector, arterial, and state highway frontage roads. 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:** Citywide

Opened Public Hearing.

**Public Testimony:** None given.

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Nicklas, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of November 27, 2001.

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5. **FILE #:** **PLANNED DEVELOPMENT 01-007 AND CONDITIONAL USE PERMIT 01-007**  
**APPLICATION:** To construct two 5,000 square foot commercial buildings (Planned Development portion). To allow installation of a multi-tenant highway oriented sign (Conditional Use Permit portion). 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 across from the new Paris Precision Building.

Opened Public Hearing.

**Public Testimony:** In favor: James Aiken  
Keith Belmont

Opposed: Anne Nash

Neither in favor nor  
opposed but posing questions: Mike Menath

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Tascona, and passed 6-1 (Commissioner Steinbeck opposed) to approve a Negative Declaration for Planned Development 01-007 and Conditional Use Permit 01-007 as presented.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Tascona, and passed 6-1 (Commissioner Steinbeck opposed) to approve Planned Development 01-007 and Conditional Use Permit 01-007 as presented.

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6. FILE #: **CONDITIONAL USE PERMIT 01-012**  
APPLICATION: To consider an application to convert an existing residence into an office. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Mary Peterson  
LOCATION: 415 – 15<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** In favor: Rande Salke  
Mary Peterson

Opposed: None

Neither in favor nor  
opposed but posing questions: Mike Menath  
Chuck Mendelsohn

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0, to approve Conditional Use Permit 01-012 as modified with an added condition.

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**OTHER SCHEDULED MATTERS**

7. FILE: **INTERPRETATION OF THE REGIONAL COMMERCIAL (RC) GENERAL PLAN LAND USE DESIGNATION.**

APPLICATION: Request for interpretation of the Regional Commercial (RC) General Plan designation.  
APPLICANT: Peter Laughlin on behalf of Laughlin Development Company.  
LOCATION: Citywide

**Public Comments:** Dutch Sawyer

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0 to approve an interpretation that an RV Park application could be considered for property with a RC (Retail Commercial) General Plan Designation.

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8. FILE #: **REVISIONS TO ARCHITECTURAL DETAILS FOR PHASE II-B OF PLANNED DEVELOPMENT 91010**  
APPLICATION: To consider the applicant's request to amend the approved final architectural details for Phase II-B of PD 91010 (Woodland Plaza II).  
APPLICANT: Halferty Development/Woodland Plaza II  
LOCATION: Southwest corner of Niblick and South River Roads

**Public Comments:** Tamara Loughmiller

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Nicklas, and passed 7-0 to approve revisions to the architectural details for Phase II-B of Planned Development 91010 as presented.

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9. FILE: **CONSIDERATION OF ENERGY SAVING BUILDING TECHNIQUES AND COMPLIANCE WITH CODE SETBACK REQUIREMENTS**  
APPLICATION: Planning Commission consideration of whether or not energy saving building construction techniques that create "thicker" walls which extend into required yard areas constitute substantial compliance with code setback requirements.  
APPLICANT: Dick Willhoit / Estrella Associates  
LOCATION: Tract 2376, Neighborhood 9, north of Highway 46 east, west of Buena Vista Drive.

**Public Comments:** Dick Willhoit  
Mike Menath

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0, to approve energy saving building techniques for Tract 2376, Neighborhood 9 as presented. The Commission noted for the record that this is a unique circumstance and that any future development seeking to utilize the same construction technique would need to anticipate compliance with City code requirements for building setbacks.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 10. Development Review Committee Minutes (for approval):
  - a. October 1, 2001
  - b. October 8, 2001

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

- 11. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No report given
  - c. Main Street Program: No report given

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

A written status report was distributed to the Commission.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 12. October 23, 2001

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve the Planning Commission Minutes of October 23, 2001 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A brief overview of the City Council Meeting of November 6, 2001 was provided.

**PLANNING COMMISSIONERS' COMMENTS**

- The Commission asked staff to prepare a letter to Council requesting the opportunity to conduct a preliminary review of the Planning Commission Applicants.
- Commissioners Tascona and Warnke stated that they would be absent for the next Planning Commission Meeting.
- Commissioner McCarthy asked about the status of any contact with Costco.
- Public Member Mike Menath stated that he sees a conflict in the Joe Deakin Statements regarding sewer capacity and the Capital Improvements Program.

**STAFF COMMENTS**

NONE

**ADJOURNMENT** at 10:32 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday November 16, 2001 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, November 19, 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 26, 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, November 27, 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.