

PLANNING COMMISSION
MINUTES

November 27, 2001

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

PLANNING COMMISSIONERS ABSENT: Tascona, Warnke

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: Item No. 5, Conditional Use Permit 01-014, is being tabled until further notice.

PRESENTATIONS: None

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 23, 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/Chevron
LOCATION: West side of Ramada Drive, east of Hwy 101 and
north of Hwy 46 west.

Continued Open Public Hearing.

Public Testimony: In favor: Larry Lovelace
Tom Montgomery

Opposed or expressing
concerns: Rod Smiley Steve Eisen
Dale Gustin Jeri Wilkenson
Carol Stewart Snow
Roland Snow
Anne Nash

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Calloway, and failed on a 2-3-2 vote (Commissioners Johnson, Steinbeck and Nicklas opposed; Commissioners Tascona and Warnke absent) to approve a Mitigated Negative Declaration for Planned Development 00-020 and Conditional Use Permit 00-021 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Nicklas, and passed on a 3-2-2 vote (Commissioners McCarthy and Calloway opposed; Commissioners Tascona and Warnke absent) to conclude that the Planning Commission does not have adequate information to approve a Mitigated Negative Declaration and to request that the applicant have a new traffic study completed and including potential Project Study Report alignments and weekend traffic calculations.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of November 13, 2001.

- 2. **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

Continued Open Public Hearing.

Public Testimony: In favor: Paul Reichard
Opposed: Ran Yans

Neither in favor nor
opposed but asking questions: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Steinbeck, and passed 5-0-2 (Commissioners Tascona and Warnke absent), to approve a Negative Declaration for Tentative Parcel Map PR 01-273 as presented.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Steinbeck, and passed 5-0-2 (Commissioners Tascona and Warnke absent), to approve Tentative Parcel Map PR 01-273 as presented.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of November 13, 2001.

3. 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 – 14th Street

Continued Open Public Hearing.

Public Testimony: In favor: Joe Chouinard
Dale Gustin

Opposed: None

Neither in favor nor
opposed but asking questions: Mike Menath

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner Steinbeck, and passed 5-0-2 (Commissioners Tascona and Warnke absent), to approve Conditional Use Permit 01-013 as presented.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of November 13, 2001.

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

Continued Open Public Hearing.

Public Testimony: No testimony was given either in favor or opposed, however, questions were posed by Mike Menath and Franziska Bea.

Closed Public Hearing.

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner McCarthy, and passed 5-0-2 (Commissioners Tascona and Warnke absent), to recommend that the City Council approve a Negative Declaration for Code Amendment 01-005 as presented.

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner McCarthy, and passed 5-0-2 (Commissioners Tascona and Warnke absent), to recommend that the City Council approve Code Amendment 01-005 as presented.

5. FILE #: **CONDITIONAL USE PERMIT 01-014**
APPLICATION: To consider a mini-storage development of approximately 43,270 square 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: Gary Harcourt on behalf of Franziska Bea
LOCATION: 2338 Prospect Avenue

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 5-0-2 (Commissioners Tascona and Warnke) to table Conditional User Permit 01-014 until further information is provided by the applicant.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

6. Development Review Committee Minutes (for approval):
 - a. May 14, 2001
 - b. October 15, 2001
 - c. October 22, 2001
 - d. October 29, 2001
 - e. November 5, 2001

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Steinbeck, and passed 5-0-2 (Commissioners Tascona and Warnke absent) to approve the above listed DRC Minutes as presented.

7. 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 brief summary report was provided by Community Development Director Bob Lata.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. November 13, 2001

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 5-0-2 (Commissioners Tascona and Warnke absent) to approve the Planning Commission Minutes for the meeting of November 13, 2001 as presented.

REVIEW OF CITY COUNCIL MEETING

An overview of the City Council Meeting of November 20, 2001 was provided by Community Development Director Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner McCarthy expressed kudos to new staff.

STAFF COMMENTS

NONE

ADJOURNMENT at 10:07 am to the Development Review Committee Meeting of Monday, December 3, 2001 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Interviews of Planning Commission Candidates on Thursday, December 6, 2001, at 7:00 pm in the Large Conference Room, upstairs at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 10, 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, December 11, 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.