

PLANNING COMMISSION  
MINUTES  
August 13, 2002

**PLANNING COMMISSIONERS PRESENT:** Calloway, Ferravanti, Johnson,  
Kemper, Steinbeck, Warnke

**PLANNING COMMISSIONERS ABSENT:** McCarthy

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** Item No.  
3 was tabled until further notice.

**PRESENTATIONS:** None Scheduled.

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**PUBLIC HEARINGS**

1. FILE #: **CHANDLER RANCH AREA SPECIFIC PLAN  
WORKSHOP**  
APPLICATION: An opportunity for additional public input regarding  
the land use alternatives presented at the Public  
Workshop on July 30, 2002.

Opened Public Hearing.

**Public Testimony:** Comments, questions, and recommendations were received from  
the following:

Helen Lorenda  
Dale Gustin  
Steve Ela  
Susan Harvey  
Kathy Barnett  
Steve Meixner  
Steve Eda

**Action:** A motion was made by Commissioner Johnson, seconded by  
Commissioner Ferravanti and passed 6-0-1 (Commissioner McCarthy absent), to  
continue the Open Public Hearing to the Planning Commission's adjourned regular

meeting on the Chandler Ranch Area Specific Plan scheduled for August 29, 2002 at 7:30 pm at City Hall.

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*The following item is continued from the Planning Commission Meeting of July 9, 2002.*

- 2. FILE #: **SPECIFIC PLAN AMENDMENT 02-003**
- APPLICATION: To consider modifying required setbacks from Highway 46 east and amend the 825 foot elevation development restriction. 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: Borkey Specific Plan Area – west of Buena Vista Drive, north of Experimental Station Road.

Continued Open Public Hearing.

**Public Testimony:** In favor: Bob Burgess

Opposed: None

Neither in favor opposed  
but asking questions: George Finigan

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner McCarthy absent), to recommend the City Council approve Negative Declaration for Specific Plan Amendment 02-003 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner McCarthy absent), to recommend the City Council approve Specific Plan Amendment 02-003 as presented, which would apply only to subareas “D” and “E”.

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*The following item is proposed to be tabled until further notice.*

- 3. FILE #: **TENTATIVE PARCEL MAP PR 01-165 AND STREET ABANDONMENT 02-002**
- APPLICATION: A request to consider approving a 13 lot commercial subdivision and street abandonment.

The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Eagle Energy and Paso Robles Ford  
LOCATION: In Subarea E of the Borkey Area Specific Plan, north of Highway 46 east, east of Golden Hill Road, in the vicinity of Tractor Way.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner McCarthy absent) to table Tentative Parcel Map PR 01-165 and Street Abandonment 02-002 until further notice.

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4. FILE #: **REZONE 02-005 AND CODE AMENDMENT 02-010**  
APPLICATION: A request to modify the zoning designation for Assessor’s Parcel No. 009-571-020 from Neighborhood Commercial, Planned Development overlay (CP,PD) to Highway Commercial (C2,PD) in order to allow for a drive through use. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Hastings Enterprises  
LOCATION: northeast corner of Creston and Sherwood Roads

Opened Public Hearing.

**Public Testimony:** In favor: Newlin Hastings, applicant  
Nick Gilman  
Pat Johnson

Opposed: Susan Harvey  
Michael Kane

Neither in favor nor opposed but expressing concerns and questions: Mike Menath  
Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner McCarthy absent) to

recommend that the City Council approve a Negative Declaration for Code Amendment 02-010 and Rezone 02-005 as presented.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 5-1-1 (Commissioner Calloway opposed, Commissioner McCarthy absent), to recommend that the City Council approve Rezone 02-005 changing the zoning designation from CP-PD (Neighborhood Commercial – Planned Development) to C1-PD (General Commercial – Planned Development).

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Calloway opposed, Commissioner McCarthy absent), to recommend that the City Council approve Code Amendment 02-010 changing the zoning code to allow drive through uses in the C1 zone with the approval of a Conditional Use Permit.

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**Chairman Steinbeck called for a break at 9:00 pm.**

**The Meeting resumed at 9:10 pm.**

- 5. FILE #: **PLANNED DEVELOPMENT 02-003 AND CONDITIONAL USE PERMIT 02-009**
- APPLICATION: A request to construct an approximate 52,400 square foot Food 4 Less grocery store, an approximate 18,400 square foot Drug Store and approximately 20,000 square feet of other retail uses including fuel sales with the possibility of an accessory 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: SKW Associates on behalf of Food 4 Less – Milt Souza
- LOCATION: northeast corner of Creston and Sherwood Roads

Opened Public Hearing.

**Public Testimony:** In favor: Milt Souza, applicant  
Newlin Hastings  
Dale Gustin

Opposed: None

Neither in favor nor  
opposed but posing questions: Michael Kane  
Kathy Barnett  
Bill West

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner McCarthy absent), to approve a Negative Declaration for Planned Development 02-003 and Conditional Use Permit 02-009 as presented.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner McCarthy absent), to approve Planned Development 02-003 with the deletion of Conditions No. 34, 35, and 38.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner McCarthy absent) to approve Conditional Use Permit 02-009 as presented.

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6. FILE #: **CODE AMENDMENT 02-009**  
APPLICATION: To consider modifying Table 21.16.200 of the Zoning Code to provide for churches to be located in the Planned Industrial Zone (PM) with the approval of a Conditional Use Permit. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Calvary Chapel of Paso Robles  
LOCATION: Planned Industrial (PM) zoned property, City-wide.

Opened Public Hearing.

**Public Testimony:** In favor: Steve Stump, applicant  
Dale Gustin

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner McCarthy absent), to recommend that the City Council approve Code Amendment 02-009 as presented.

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7. FILE #: **ONE-YEAR TIME EXTENSION FOR  
PLANNED DEVELOPMENT 00-008 AND  
TENTATIVE PARCEL MAP PR 00-076**

APPLICATION: To consider a request for a one-year time extension to subdivide a 7.39 acre site into three commercial parcels and develop an industrial/business park.

APPLICANT: Mike Buzzetti/TKD Enterprises (Nanometer)

LOCATION: Northwest corner of Golden Hill Road and Dallons Drive.

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 Kemper, and passed 6-0-1 (Commissioner McCarthy absent), to approve a one-year time extension for Planned Development 00-008 and Tentative Parcel Map PR 00-076 as presented.

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8. FILE #: **PLANNED DEVELOPMENT 00-026**

APPLICATION: To consider a request to remove approximately 25,000 cubic yards of dirt from a 4.27 acre site. The dirt would be exported to a vacant 1.8 acre site. 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 & Associates on behalf of Elmer Garrison

LOCATION: Dirt removed from a site located off Creston Road, east of North River Road, and south of Union Road.

Opened Public Hearing.

**Public Testimony:** In favor: Elmer Garrison

Opposed: Walt Heer  
Dale Gustin  
Mr. Casey

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner McCarthy absent) to approve Planned Development 00-026 as presented.

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9. FILE #: **PLANNED DEVELOPMENT 00-027**  
APPLICATION: To consider a request to import approximately 25,000 cubic yards of dirt to a vacant 1.8 acre site. 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 & Associates on behalf of Elmer Garrison  
LOCATION: West of North River Road, just north of Union Road.

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner McCarthy absent), to continue Planned Development 00-027 to the Planning Commission Meeting of August 27, 2002.

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10. FILE #: **CONDITIONAL USE PERMIT 02-014**  
APPLICATION: To consider an application to construct a 1,280 square foot detached accessory building with a 500 square foot storage loft that exceeds fifteen feet in height. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Marc Dart  
LOCATION: 955 Walnut Drive

Opened Public Hearing.

**Public Testimony:** In favor: Marc Dart, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner McCarthy absent), to approve Conditional Use Permit 02-014 as presented.

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**Commissioner Steinbeck stepped down for the following item.**

- 11. FILE #: **PETITION FOR PARTIAL CANCELLATION OF CALIFORNIA LAND CONSERVATION ACT CONTRACT (WILLIAMSON ACT)**
- APPLICATION: To consider a request for a partial cancellation of an agricultural contract (Williamson Act) and make a recommendation to the City Council. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Steve Gregory on behalf of the Kiessig Family Trust
- LOCATION: East of North River Road, west of Buena Vista Drive and south of the City’s northern boundary.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner McCarthy absent) to recommend that the City Council approve a Negative Declaration for Petition for Partial Cancellation of California Land Conservation Act Contract (Williamson Act) for the Kiessig Family Trust as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner McCarthy absent) to recommend that the City Council approve a Tentative Partial Cancellation of California Land Conservation Act Contract (Williamson Act) for the Kiessig Family Trust, based on the findings contained in the revised resolution that was presented for Planning Commission consideration.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner McCarthy absent) to recommend that the City Council approve adoption of the resolution certifying the Cancellation Fee to the County Auditor.



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**Commissioner Steinbeck resumed his seat on the dais.**

**The following item is continued from the Planning Commission Meeting of July 23, 2002.**

12. FILE #: **CODE AMENDMENT 02-007**  
APPLICATION: To consider refining the City's regulations regarding signage, including but not limited to non-commercial signs and abatement of non-conforming signs.  
APPLICANT: City initiated  
LOCATION: Citywide

Continued Open Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner McCarthy absent), to continue Code Amendment 02-007 to the Planning Commission Meeting of October 22, 2002.

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**OTHER SCHEDULED MATTERS** -- None

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**WRITTEN CORRESPONDENCE** -- None

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**COMMITTEE REPORTS**

13. Development Review Committee Minutes (for approval):  
a. July 15, 2002  
b. July 22, 2002  
c. July 29, 2002

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner McCarthy absent) to approve the DRC Minutes listed above as presented.

14. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given.
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: Commissioner Calloway reminded the Commissioner of the upcoming Sadie Hawkins Dance being sponsored by Main Street.

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

Distribution was made of the latest status report for CDBG/Redevelopment and Housing Programs.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

15. July 23, 2002

Commissioner Calloway pointed out that the minutes for the second action for Item No. 3 (Planned Development 01-005) of the Planning Commission Meeting of July 23, 2002, should be amended to reflect that Commissioner Calloway and Commissioner Johnson opposed the action, not Commissioner McCarthy and Commissioner Johnson.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway and passed 5-1-1 (Commissioner Warnke abstained, Commissioner McCarthy absent), to approve the Planning Commission Minutes for July 23, 2002 as amended.

### **REVIEW OF CITY COUNCIL MEETING**

A brief review of the City Council Meeting of August 6, 2002 was provided by Commissioner Steinbeck.

### **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Kemper asked if we have Planned Commercial Development provisions; they would provide additional control over commercial land uses. Staff advised her that our Planned Development process and Land Use Matrix are our controls.

### **STAFF COMMENTS**

Bob Lata advised that the City is looking for an ad-hoc committee to review studies and issues related to the Highway 46 west/ Highway 101 interchange. Commissioners Ferravanti and Johnson volunteered to serve as the committee.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Calloway and passed 6-0-1 (Commissioner McCarthy absent) to appoint Commissioner Johnson and Commissioner Ferravanti to the Highway 46 west/ Highway 101 interchange ad-hoc committee.

Bob Lata advised the Commissioners that an ad-hoc committee meeting date would be set for an upcoming DRC Meeting.

**ADJOURNMENT** at 11:00 pm to the General Plan Alternatives Workshop #2 of Thursday, August 15, 2002 at 7:00 pm at Paso Robles School District Board Room, 800 Niblick Road, Paso Robles, CA 93446;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, August 16, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 19, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Airport/Council Workshop on the Airport Master Plan/Land Use Plan of Monday, August 19, 2002 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 26, 2002 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 27, 2002 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.