

PLANNING COMMISSION  
MINUTES  
November 14, 2000

PLANNING COMMISSIONERS PRESENT: Finigan, Johnson, McCarthy,  
Nemeth, Steinbeck, Tascona, Warnke

PLANNING COMMISSIONERS ABSENT: NONE

PUBLIC COMMENTS: Pat Mackie made election comments. He also commented on the Union Road water line and has concerns about traffic impacts; and feels that advance public notice should be given before contracts are issued.

STAFF BRIEFING: NONE

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**PUBLIC HEARINGS**

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

1. FILE #: **TENTATIVE TRACT 2373 AND PLANNED DEVELOPMENT 00-006**  
APPLICATION: To consider a request to redesign an existing 22 lot residential subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Cannon Associates on behalf of Kelly Gearhart  
LOCATION: South of Union Road and west of Golden Hill Road

Opened Public Hearing.

**Public Testimony:** In favor: Doug Davidson

Basically in favor but expressing concerns: Michael Kane  
Marie Payne  
Pat Mackie

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve a Mitigated Negative Declaration for Tentative Tract 2373 and Planned Development 00-006 as presented.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Tentative Tract 2373 as modified with regard to Item No. 15 regarding lighting and landscaping.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Planned Development 00-006 as presented.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve "Almendra Court" as a street name for Tentative Tract 2373.

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

- 2. FILE #: **PLANNED DEVELOPMENT 98003 AMENDMENT**
- APPLICATION: To consider a request to redistribute the original set of project conditions so that the satellite pads can develop independently of the larger anchor tenant parcel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Richard Woodland
- LOCATION: Southeast corner of Niblick Road and South River Road.

Opened Public Hearing.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Finigan, and passed 7-0 to continue the Open Public Hearing to the meeting of December 12, 2000.

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- 3. FILE #: **REZONE 00-006 AND CODE AMENDMENT 2000-004**

APPLICATION: To consider recommending City Council approval of a rezone from CP, PD (Neighborhood Commercial, Planned Development) to OP (Office Professional); and to consider recommending City Council approval of an amendment to the Zoning Code to broaden the list of permissible and conditionally permissible uses in the OP district to include cafes, urgent care facilities, and government offices in the Creston Road corridor.

APPLICANT: James Pankey

LOCATION: Northwest corner of Rolling Hills Road and Creston Road.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner  
Kimo Pankey  
Pete Cagliero

Neither in favor nor  
opposed but expressing concerns: Michael Kane  
Pat Mackie  
Marie Payne

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to recommend that the City Council approve a Negative Declaration for Rezone 00-006 and Code Amendment 2000-004 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0, to recommend that the City Council approve Rezone 00-006 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to recommend that the City Council approve Code Amendment 2000-004 with corridor and intersection included in the matrix update.

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**THE FOLLOWING TWO ITEMS, ITEMS NO. 6 AND 7, WERE TAKEN OUT OF ORDER, BEFORE ITEM NO. 4.**

The following item is a continued Open Public Hearing from the meeting of October 10, 2000.

- 6. FILE #: **ANNEXATION NO. 79**
- APPLICATION: To consider approval of a Negative Declaration of environmental impact regarding annexation.
- APPLICANT: Terra Group, Inc.
- LOCATION: West side of South Vine Street, approximately 1500 feet northwest of the intersection of Highway 46 west and Highway 101.

**Public Testimony:** None given, either in favor or opposed.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to terminate discussion of Annexation No. 79 as requested by the applicant.

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- 7. FILE #: **REZONE 2000-008 & GENERAL PLAN AMENDMENT 00-005, ANNEXATION NO. 80**
- APPLICATION: To consider recommending to the City Council that the Council establish the appropriate General Plan and Zoning Designation for the subject property.
- APPLICANT: Terra Group, Inc.
- LOCATION: West side of South Vine Street approximately 1500 feet northwest of the intersection of Highways 46 west and 101.

Opened Public Hearing.

**Public Testimony:** None given, either in favor or opposed.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 7-0, to terminate discussion of Rezone 2000-008, General Plan Amendment 00-005, and Annexation No. 80 as requested by the applicant.

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- 4. FILE#: **CODE AMENDMENT 2000-005**

APPLICATION: To consider recommending City Council approval of a Zoning Code Amendment that would modify the permitted land uses in the City's Agricultural Zone.  
APPLICANT: City-initiated  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** None given, in favor or opposed, however, Pat Mackie posed questions regarding allowable land uses.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Steinbeck, and passed 7-0 to recommend that the City Council approve Code Amendment 2000-005 as presented.

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

5. FILE#: **TENTATIVE TRACT 2071 TIME EXTENSION**  
APPLICATION: To consider a request for a one-year time extension  
APPLICANT: North Coast Engineering on behalf of Don Ernst  
LOCATION: Pacific Avenue, west of Maple Street.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner  
Mike Menath  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Time Extension for Tentative Tract 2071 as presented.

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

**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 8. Development Review Committee:  
No minutes submitted for approval.
  
- 9. Other Committee Reports:
  - a. Airport Advisory Committee: Commissioner Tascona provided a report.
  - b. Parks & Recreation Advisory Committee: Skate Park violations were discussed and the status of Barney Schwartz Park was reviewed.
  - c. PAC (Project Area Committee): The next meeting will be November 29, 2000.
  - d. Main Street Program: No report given.

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

A written report was provided from Ed Gallagher, Housing Programs Manager.

**PLANNING COMMISSION MINUTES**

- 10. October 24, 2000

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve the Planning Commission Minutes of October 24, 2000 as presented.

**REVIEW OF CITY COUNCIL MEETING**

No discussion.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Finigan expressed thanks for the cake.
- Commissioners McCarthy, Tascona, and Warnke offered congratulations to the newly elected City Council.
- Commissioner Nemeth asked if there should be written questions be given to new Planning Commission applicants including questions on Land Use, Circulation and Housing; there was a consensus that applicants be supplied with an information sheet of recommended reading.
- Commissioner Warnke added the suggestion that an applicant reading packet be provided that targets reading needs and informs applicants of committee expectations.
- Commissioner Tascona suggested that a more comprehensive Planning Acronym Glossary be included in information being provided to new applicants.

### **STAFF COMMENTS**

None

**ADJOURNMENT** at 10:20 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, November 17, 2000 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, November 20, 2000 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 27, 2000 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 28, 2000 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.