

PLANNING COMMISSION  
MINUTES  
November 28, 2000

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

PLANNING COMMISSIONERS ABSENT: NONE

PUBLIC COMMENTS: Pat Mackie spoke on the pending City Council appointment to a vacant seat on the City Council

Marie Payne complimented the City on making arrangements to assist the Paso Robles Mid-State Fair in paving their parking area on the west side of Riverside Avenue

Anne Nash expressed concerns regarding sewer line capacity and development related issues in the Ramada Drive/Theater Drive area

STAFF BRIEFING: No changes to the Agenda as published.

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**PUBLIC HEARINGS**

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

1. FILE #: **TENTATIVE TRACT 2404 AND PLANNED DEVELOPMENT 00-016**  
APPLICATION: To consider a request to construct 31 town homes and with five single family residential lots on a vacant 14.11 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: North Coast Engineering on behalf of Co-housing Resources  
LOCATION: North side of Nicklaus Drive just north of the Pat Butler Elementary School.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner David Foote Steve Puglisi  
Marie Payne Pat Mackie  
Mary Chambers Nancy Scott  
Bruce Truman Wayne Harris

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve a Mitigated Negative Declaration for Tentative Tract 2404 and Planned Development 00-016 as presented.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Planned Development 00-016 as presented.

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Tentative Tract 2404 as recommended.

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**Commissioner Steinbeck resumed his seat on the dais.  
Commissioner McCarthy stepped down for the following item.**

- 2. FILE #: **CONDITIONAL USE PERMIT 83048  
AMENDMENT**
- APPLICATION: To consider a request to modify the existing use permit to add an additional classroom to the school/church complex. Included in this amendment is a request to remove two existing modular classrooms. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Ralph McCarthy on behalf of St. Rose School
- LOCATION: 900 Tucker Avenue

Opened Public Hearing.

**Public Testimony:** In favor: Ralph McCarthy, in behalf of St. Rose School  
Jim Brescia, Principal of St. Rose School

Posing Questions: Jack Tignor

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner McCarthy abstained), to approve a Modification of Conditional Use Permit No. 83048 as presented.

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**Commissioner McCarthy resumed his seat on the dais.  
Commissioner Finigan stepped down for the following item.**

3.      **FILE #:**                    **TRACT 2005 TIME EXTENSION**  
          **APPLICATION:**        To consider a request for a one year time extension of a tentative map to proposing to subdivide an approximate 8.5 acre site into eight (8) 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:**         JM Wilson Development  
          **LOCATION:**         North of Experimental Station Road, east of Buena Vista Road.

Opened Public Hearing.

**Action:**            A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 6-0-1 (Commissioner Finigan abstained) to continue the Open Public Hearing to the meeting of December 12, 2000.

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**Commissioner Finigan resumed his seat on the dais.  
Commissioner Steinbeck stepped down for the following item.**

4.      **FILE#:**                    **WAIVER 00-003**  
          **APPLICATION:**        A request to waive street improvements on Union Road. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:**         Michael Dunham  
          **LOCATION:**         746 Renate Way

Opened Public Hearing.                    Mike Menath posed a question which was addressed

Closed Public Hearing.

**Action:**            A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0-1 (Commissioner Steinbeck abstained) to approve Waiver 00-003 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**

5. Development Review Committee: October 23, 2000

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

6. Other Committee Reports:
  - a. Airport Advisory Committee: Commissioner Finigan reported to discussions at the meeting.
  - b. Parks & Recreation Advisory Committee: No report.
  - c. PAC (Project Area Committee): The next meeting will be November 29, 2000.
  - d. Main Street Program: Commissioner Finigan gave a report.

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

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

**PLANNING COMMISSION MINUTES**

10. November 14, 2000

**Action:** A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 7-0 to approve the Planning Commission Minutes of November 14, 2000 as presented.

**REVIEW OF CITY COUNCIL MEETING:** A summary was provided.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Finigan read his letter resigning from the Planning Commission effective December 5, 2000.

- Commissioner Steinbeck offered Kudos for the new awnings on the Prudential building.
- Commissioner Nemeth made closing comments regarding his experiences on the Planning Commission and his goals for the future.
- Commissioner Johnson moved, seconded by Commissioner Steinbeck, that the Commission direct that a letter be forwarded recommending that the City Council include a Planning Commissioner in the interview process for filling Planning Commission vacancies (with the understanding that the Commission representative would not vote). Passed unanimously.

### **STAFF COMMENTS**

None

**ADJOURNMENT at 9:20 PM** to the Development Review Committee Meeting of Monday, December 4, 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, December 11, 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, December 12, 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.