

PLANNING COMMISSION

MINUTES

April 24, 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: None

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**PUBLIC HEARINGS**

1. FILE #: **PLANNED DEVELOPMENT 00-024 AND  
CONDITIONAL USE PERMIT 86-014  
AMENDMENT**  
APPLICATION: A Development Plan and Conditional Use Permit  
Amendment application for a master development  
plan for future school expansion. The Planning  
Commission will also be considering the content  
and potential application of any conditions of  
approval that relate to the subject application.  
APPLICANT: Trinity Lutheran School and Church  
LOCATION: 640 Creston Road

Opened Public Hearing.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner  
Tascona, and passed 7-0 to continue the Open Public Hearing for this item to the  
Planning Commission Meeting of May 8, 2001.

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2. FILE #: **PLANNED DEVELOPMENT 01-001**  
APPLICATION: To consider a proposal to construct a new 10,000  
square foot two-story office building. The  
Planning Commission will also be considering the  
content and potential application of any conditions  
of approval that relate to the subject application.  
APPLICANT: David M. Brown on behalf of Charles Applebaum  
and Karen Guth.  
LOCATION: Southeast corner of Park and 9<sup>th</sup> Streets.

Opened Public Hearing.

**Public Testimony:** In favor: David Brown  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Nicklas, and passed 7-0, to approve a Mitigated Negative Declaration for Planned Development 01-001 as presented.

**Action:** A motion as made by Commissioner Warnke, seconded by Commissioner Nicklas, and passed 7-0, to approve Planned Development 01-001 as presented.

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**The following item was a Continued Open Public Hearing from the Planning Commission Meeting of April 10, 2001.**

- 3. **FILE #:** **PLANNED DEVELOPMENT 00-009**
- APPLICATION:** To consider an application to develop approximately 75,000 square feet of aircraft hangar space (approximately 28 hangars) in three development phases. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Alan Lewis on behalf of Nunno Corporation
- LOCATION:** North side of Dry Creek Road, east of Airport Road and south of Taxiway C at the Paso Robles Municipal Airport.

**Public Testimony:** In favor: Larry Werner  
Richard Morton  
Chuck Miller  
Alan Lewis

Opposed: None

Neither in favor nor opposed but having questions or concerns: Marie Payne  
Mike Menath

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-1, to approve a Mitigated Negative Declaration for Planned Development 00-009 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner McCarthy, and passed 7-0, to approve Planned Development 00-009 as amended.

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4. **FILE #:** **TIME EXTENSION FOR PLANNED DEVELOPMENT 96002 and CONDITIONAL USE PERMIT 96004**
- APPLICATION:** To consider a time extension of entitlements which would allow for the construction and operation of a championship golf course with a clubhouse/pro shop, food service facility, driving range, caretakers facility and public parking. 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 J. Woodland
- LOCATION:** West of Airport Road and north of Highway 46 east.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Tascona, and passed 7-0 to approve a Time Extension for Planned Development 96002 and Conditional Use Permit 96004 as presented.

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5. **FILE #:** **TENTATIVE PARCEL MAP PR 01-168**
- APPLICATION:** To consider an application to divide an approximate 35 acre site into three parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Walsh, Butterfield, Pehl, LLC on behalf of Phil Ward
- LOCATION:** North side of Highway 46 east between Airport Road and Old Paso Robles Boulevard. The

Huerhuero River and Airport Road bisect the project area.

Opened Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Nicklas, and passed 7-0 to continue the Open Public Hearing for this item to the Planning Commission Meeting of May 8, 2001.

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- 6. **FILE #:** **PREZONE 01-003**
- APPLICATION:** To consider recommending to the City Council that the Council establish the appropriate Zoning Designation for certain property to be proposed for annexation to the City. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Durand
- LOCATION:** On the west side of Theatre Drive, south of the current City limits.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0, recommend that the City Council approve a Negative Declaration and Prezone 01-003.

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- 7. **FILE #:** **PREZONE 01-004**
- APPLICATION:** To consider recommending to the City Council that the Council establish the appropriate Zoning Designation for certain property to be proposed for annexation to the City. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Roth
- LOCATION:** On the south side of 21<sup>st</sup> Street, west of current City limits.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Steinbeck, and passed 7-0 to recommend that the City Council approve a Negative Declaration and Prezone 01-004.

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**Following a 5 minute break, the Commissioners resumed their seats on the dais.**

- 8. **FILE #:** **CODE AMENDMENT 01-002**
- APPLICATION:** To consider recommending to the City Council that the Council modify the sections of Chapter 21 (Zoning Code) as they relate to permitting and development mini-storage facilities on a Citywide basis. More specifically, that the zoning code be amended to conditionally permit mini-storage use in the C-2 district and that the development standards be modified to not require a second point of access for mini-storage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Victor Gheza
- LOCATION:** Citywide

Opened Public Hearing.

**Public Testimony:** In favor: Mel McCollough

Opposed: None

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 Code Amendment 01-002 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 01-002 as presented.

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**OTHER SCHEDULED MATTERS**

9. New street name for Tract 2281.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke and passed 7-0 to approve the name Crescent Oaks Way for a new street in Tract 2281.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

10. Development Review Committee Minutes (for approval): NONE
11. Other Committee Reports:
- a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: No report given.
  - c. PAC (Project Area Committee): The next meeting will be held next week.
  - d. Main Street Program: No report given.

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

A brief report was provided by Housing Programs Manager, Ed Gallagher.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

12. April 10, 2001

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Steinbeck abstained) to approve the Planning Commission Minutes of April 10, 2001 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A review of the City Council meeting of April 17, 2001 was provided by Commissioner Warnke.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Warnke asked if Quail Run had complied with the remaining required conditions. She also asked if the landscaping at Shadow Canyon has been completed per plan.

- Kudos were given to Ed Gallagher for

### **STAFF COMMENTS**

The Planning Commission ad-hoc committee members for Downtown Parking and Circulation will be Valerie Warnke and Mike Calloway. The City Council representatives are Duane Picanco and George Finigan.

Community Development Director Bob Lata announced that the City plans to bring on a contract planner on May 1, 2001 to help relieve the planning workload.

General Plan?????

**ADJOURNMENT** at 9:50 pm to the Development Review Committee Meeting of Monday, April 30, 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, May 7, 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, May 8, 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.