

PLANNING COMMISSION

MINUTES

July 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

PUBLIC HEARINGS

This item was opened and has been continued from the Planning Commission Meeting of June 26, 2001. It is recommended to be continued to the Planning Commission Meeting of August 14, 2001.

1. FILE #: **PLANNED DEVELOPMENT 01-007**
APPLICATION: Proposal to construct two 5,000 square foot commercial buildings. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Jim Aiken on behalf of Highway 101 LLC
LOCATION: West side of Ramada Drive, east of Hwy 101 and north of Hwy 46 west, across from the new Paris Precision building.

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner Steinbeck, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of August 14, 2001.

2. FILE #: **CONDITIONAL USE PERMIT 01-003 -and- TENTATIVE PARCEL MAP PR 01-266**
APPLICATION: Proposal to construct a new 5600 square foot day care center and subdivide a 2.48 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: Ella Porter
LOCATION: 1402 Golden Hill Road

Open Public Hearing.

Public Testimony: In favor: Tim Roberts
Ella Porter

Opposed: None

Neither in favor nor
opposed but asking questions: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0, to approve a Mitigated Negative Declaration for Conditional Use Permit 01-003 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0, to approve Conditional Use Permit 01-003 with the added stipulation that the DRC review the parking lot access for the project.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0 to approve Tentative Parcel Map PR 01-266 with the agreement to not object to the formation of an assessment district without security.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of June 12, 2001.

3. 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.

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

continue the Open Public Hearing to the Planning Commission Meeting of August 28, 2001.

- 4. FILE #: **GENERAL PLAN AMENDMENT 3-2001 – and- REZONE 01-003**
- APPLICATION: A proposal to amend the a) text and map of the General Plan which if approved would require the preparation of a Specific Plan for a 673 acre property generally described as the Chandler Ranch and also nearby properties; b) An amendment to the Land Use Map regarding an approximately 102 acre property requesting a change from Agriculture to Business Park; A related Zone Change from Agriculture to Airport Business Park (AP, BP) is also in the same application. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: a) City initiated
b) Hogue Grips
- LOCATION: a) The proposed Chandler Ranch Specific Plan area is generally bounded by Highway 46 East on the north, City Limits on the east, Sherwood, Fontana, and Linne Roads on the south, and Golden Hill Road on the west; a map of the area is on file with the City Clerk.
b) Hogue Grips at the southwest corner of Dry Creek and Airport Roads

Opened Public Hearing.

Public Testimony: In favor: None

Opposed: Dennis Schmidt
Fred Strong
Tom Vaughn, representing the Chandler Trustees and stating that the Chandler Industrial property should not be included in the Specific Plan overlay.

Neither in favor nor opposed
but asking questions: Marie Payne

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of August 14, 2001.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. June 25, 2001

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0, to approve the DRC Minutes of June 25, 2001 as presented.

- 6. Other Committee Reports:
 - a. Airport Advisory Committee: A report on the Airport Master Plan update was provided by Commissioner Tascona.
 - b. Parks & Recreation Advisory Committee: No report given.
 - c. PAC (Project Area Committee): No report given.
 - d. Main Street Program: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A brief report was provided that CDBG / Redevelopment programs are proceeding as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 7. July 10, 2001

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Steinbeck, and passed 7-0 to approve the Planning Commission Minutes of July 10, 2001, with the amendment that Marie Payne spoke in opposition to McDonalds at the Ramada Drive location.

REVIEW OF CITY COUNCIL MEETING

Commissioner Tascona provided an overview of the City Council Meeting of July 17, 2001.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Nicklas asked questions regarding the Chandler Ranch project.
- Commissioner Warnke had questions on a variety of topics.
- Commissioner Johnson asked about the status of the selection of the consultant for the General Plan update. He also commented about the outdoor storage areas at Wal*Mart.

STAFF COMMENTS

Community Development Director Bob Lata confirmed that the Downtown Parking Ad Hoc Committee included Planning Commissioners Warnke, Calloway and Nicklas and City Council Members Finigan and Picanco.

Director Lata also gave an update on the General Plan consultant status.

ADJOURNMENT at 9:15 pm to the Development Review Committee Meeting of Monday, July 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, August 6, 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, August 13, 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, August 14, 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.