

PLANNING COMMISSION  
MINUTES

September 11, 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: The Commission was advised that several items on the agenda would be opened and continued to the Planning Commission Meeting of September 25, 2001.

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**PUBLIC HEARINGS**

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

**This item was opened and continued from the Planning Commission Meeting of August 28, 2001.**

1. FILE #: **PLANNED DEVELOPMENT 01-002**  
APPLICATION: Proposal to construct a 24,000 square foot expansion to the existing manufacturing facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dutch Sawyer for Pro Forms, Inc.  
LOCATION: 1760 Commerce Way

Continued Open Public Hearing.

**Public Testimony:** In favor: Dutch Sawyer  
Joe Chouinard  
George Phillips

Opposed: Mike Sauer  
Joe Mayfield  
Eric Bunter  
Robert Camack

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 6-0 (Commissioner Warnke abstained), to approve a Negative Declaration for Planned Development 01-002 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 6-0 (Commissioner Warnke abstained) to approve Planned Development 01-002 with an amendment to widen the apron to the west as illustrated in the exhibit presented by the applicant.

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**Commissioner Warnke resumed her seat on the dais.**

- 2. **FILE #:** **PLANNED DEVELOPMENT 99021 AMENDMENT**  
**APPLICATION:** Proposal to modify the existing development conditions to allow for the placement of two-story residences on an additional proportion of lots within an approved subdivision, and to allow for detached accessory buildings within the front 50 feet of residential lots for some residential models. The project was initially approved as part of Tract 2350 which allows the subdivision of the 90 acre site into 175 single family 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:** Weyrich Development Company  
**LOCATION:** Between Rolling Hills Road

Opened Public Hearing.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of September 25, 2001.

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- 3. **FILE #:** **TENTATIVE PARCEL MAP PR 01-015**  
**APPLICATION:** To consider an application to divide an existing 3.35 acre site into four single family residential parcels ranging in size from 14,000 square feet to 1.72 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Dan Stewart on behalf of Judith Andrews

LOCATION: 1025 Merryhill Road

Opened Public Hearing.

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Nicklas, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of September 25, 2001.

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- 4. **FILE #:** **TENTATIVE PARCEL MAP PR 01-016**
- APPLICATION:** To consider an application to divide an existing 2.42 acre site into three single family residential parcels ranging in size from 20,000 square feet to 1.36 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Dan Stewart on behalf of Corliss Graham
- LOCATION:** 87 Hilltop Drive

Opened Public Hearing.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Tascona, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of September 25, 2001.

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- 5. **FILE #:** **CONDITIONAL USE PERMIT 01-008**
- APPLICATION:** To consider an application to build a 1,908 square foot, 4-car garage with pool house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Casey J. Paterson on behalf of Richard & Barbara Clayton
- LOCATION:** 708 Pino Way

Opened Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of September 25, 2001.

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- 6. **FILE #:** **PLANNED DEVELOPMENT 01-021**

APPLICATION: To consider an application to rough grade three commercial lots being constructed in associate with an approved hotel project. No development entitlements are being requested for these three lots at this time, beyond the proposed pre-project grading.  
APPLICANT: Kevin Bierl  
LOCATION: Southwest corner of Highway 46 west and Theatre Drive

Opened Public Hearing.

**Public Testimony:** A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of September 25, 2001.

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7. FILE #: **PLANNED DEVELOPMENT 01-005**  
APPLICATION: Proposal to develop eight (8) multiple family dwelling units on an approximate one (1) 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: Jeff Marsden  
LOCATION: North side of Creston Road, east of Ivy Lane

Opened Public Hearing.

**Public Testimony:** In favor: John McCarthy, applicant representative – asked for a waiver of the storm drain requirement.  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 to approve a Negative Declaration for Planned Development 01-005 as presented.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 6-1 (Commissioner Johnson opposed) to approve Planned Development 01-005 as presented.

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- 8. FILE #: **PLANNED DEVELOPMENT 98016 TIME EXTENSION**
- APPLICATION: To consider a time extension for a Development Plan to construct 68 multi-family dwelling units for occupancy by low income households on a seven (7) acre 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: People’s Self-Help Housing Corp. (Canyon Creek Apartment Project)
- LOCATION: West side of Nicklaus Road, approximately 700 feet south of Niblick Road.

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 Nicklas, and passed 7-0 to approve a time extension for Planned Development 98016 as presented.

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- 9. FILE #: **PLANNED DEVELOPMENT 01-013**
- APPLICATION: Proposal to divide construct an approximate 11,982 square foot commercial complex with uses to include manufacturing, office, retail and industrial.

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

- APPLICANT: Garcia Architecture and Design on behalf of Weyrich Development Company
- LOCATION: 1429 Riverside Avenue

Opened Public Hearing.

**Public Testimony:** In favor: George Garcia

Opposed: None

Neither in favor nor  
opposed but asking questions and/or  
voicing concerns: Mike Menath  
Keith Gomes

Closed Public Hearing.

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Warnke, and passed 7-0 to approve a Negative Declaration for Planned Development 01-013 as presented.

**Action:** A motion was made by Commissioner Tascona, seconded by Commissioner Warnke, and passed 7-0 to approve Planned Development 01-013 as presented.

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**OTHER SCHEDULED MATTERS**

- 10. FILE #: **WAIVER 01-002**  
APPLICATION: To consider the deferral of curb improvements along the 25 foot frontage of a commercial property.  
APPLICANT: Kasie & Antonio Varia (Buena Tavola Restaurant)  
LOCATION: 943 Spring Street

**Public Testimony:** Hans Mumper, applicant representative.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke and passed 7-0 to approve Waiver 01-002 as modified with regard to Condition No. 2.

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**WRITTEN CORRESPONDENCE** - NONE

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**COMMITTEE REPORTS**

- 11. Development Review Committee Minutes (for approval):
  - a. August 20, 2001

- b. August 27, 2001

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

12. Other Committee Reports:
  - a. Airport Advisory Committee: No report given.
  - b. Parks & Recreation Advisory Committee: Commissioner Warnke reported that the Committee is beginning to work on the Parks and Recreation Element to the General Plan.
  - c. PAC (Project Area Committee): No report given.
  - d. Main Street Program: No report given.

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

A written statement of current CDBG activities as provided by Ed Gallagher.

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

13. August 28, 2001

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke and passed 7-0 to approve the Minutes of the Planning Commission Meeting of August 28, 2001 as presented.

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

A brief overview of the City Council Meeting of September 4, 2001 was provided.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Nicklas asked if there was a way for a vote to be changed after the final vote had been taken for a given item.
- Commissioner Calloway asked about the status of code enforcement regarding Paso Robles GMC starting use of a property at Mesa and Golden Hill Roads without completing required public improvements.

### **STAFF COMMENTS**

- Bob Lata introduced Kerry Margason as a new member of the Planning Staff, and advised the Planning Commission that Cindy Chambers has also joined the staff.
- Bob Lata also announced that Meg Williamson would be leaving her position as Principal Planner to accept a position as Assistant to the City Manager.

**ADJOURNMENT** to the Development Review Committee Meeting of Tuesday, September 17, 2001 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast Meeting of September 21, 2001 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, September 24, 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, September 25, 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.