

PLANNING COMMISSION

MINUTES

October 9, 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

1. FILE #: **PLANNED DEVELOPMENT 01-018 –and-
CONDITIONAL USE PERMIT 01-018**
APPLICATION: To consider an application to rough grade and
develop an approximate 21 acre site for operation
of a six-hole golf course, water features, clubhouse
and parking, in accordance with the goals and land
use policies of the Borkey Area Specific Plan. The
Planning Commission will also be considering the
content and potential application of any conditions
of approval that relate to the subject application.
APPLICANT: Estrella Associates, Dick Willhoit
LOCATION: North of River Oaks Drive, west of Buena Vista
Drive, between Schoolhouse Circle and Clubhouse
Drive.

Opened Public Hearing.

Public Testimony: In favor: Dick Willhoit

Opposed: None

Neither in favor nor
opposed but expressing concerns: Mike Menath, objecting to last minute information,
conditions and other submittals.

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve Planned Development 01-018 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve Conditional Use Permit 01-018 as presented.

2. FILE #: **PLANNED DEVELOPMENT 01-006 –and-
CONDITIONAL USE PERMIT 01-002**

APPLICATION: To consider an application to construct a two-phase commercial development where Phase One would consist of removing the existing Black Oak Restaurant and building a new Applebee’s and a new McDonald’s Restaurant. Phase Two would consist of constructing a new 3-story, 80 room motel. Also proposed is the construction of a new 60 foot high combination Applebee’s and motel highway sign and a 50 foot high McDonald’s highway sign. 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 on behalf of Black’s Hatchery/Matt Masia.

LOCATION: 1224 24th Street

Opened Public Hearing.

Public Testimony: In favor: George Garcia
Matt Masia
Larry Messerschmidt

Opposed: Michael Kane, objecting to signage, sign heights and wanting traffic study.

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 01-006 and Conditional Use Permit 01-002 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 approve Planned Development 01-006 adding a

condition to allow for other restaurant use that substantially conforms to the approved plan.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0 to approve Conditional Use Permit 01-002 as presented.

3. FILE #: **CONDITIONAL USE PERMIT 01-010**
APPLICATION: To consider an application for the conversion of an existing 1,100 square foot residence to a children's preschool/day care 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: Tamera Davis-Stevens
LOCATION: 711 Golden Hill Road

Opened Public Hearing.

Public Testimony: In favor: Sean McMahon
Dennis Van Ness
Tamera Davis Stevens
Cathy Marco
Nick Gilman
Kimo Pankey

In favor but expressing concerns: Dale Gustin

Opposed: Michael Kane

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 7-0 to approve a Negative Declaration for Conditional Use Permit 01-010 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 7-0 to approve Conditional Use Permit 01-010 as amended.

4. FILE #: **PLANNED DEVELOPMENT 01-009**
APPLICATION: To consider an application to construct and operate an approximate 64,000 square foot medical

manufacturing and distribution facility with associated landscaping and 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: Matt Mullin

LOCATION: An approximate 32 acre site, on the south side of Dry Creek Road approximately one-half mile east of Airport Road.

Opened Public Hearing.

Public Testimony: In favor: Michael Elm, project architect
Matt Masia
Matt Mullin

Neither in favor nor opposed but expressing concerns: Michael Kane

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Nicklas, and passed 7-0 to approve Planned Development 01-009 as presented.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Nicklas, and passed 7-0 to approve a mitigated Negative Declaration for Planned Development 01-009 as presented.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 25, 2001.

- 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

Continued Open Public Hearing.

Public Testimony: In favor: Casey Paterson

Closed Public Hearing.

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner McCarthy, and passed 7-0 to approve Conditional Use Permit 01-008 as presented.

6. FILE #: **AMENDMENT TO PLANNED DEVELOPMENT 93-001 –and- CONDITIONAL USE PERMIT 01-015**

APPLICATION: To consider a request to amend an existing site development plan to build a private 15,000 square foot aircraft hangar with 3,000 square foot adjoining offices and an additional 10,000 square foot private hangar. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Charles Wentworth

LOCATION: An approximate 4.3 acre site at 4301 Cloud Way

Opened Public Hearing.

Public Testimony: In favor: Chuck Wentworth

Opposed None

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0 to approve a Negative Declaration for Amendment to Planned Development 93001 and Conditional Use Permit 01-015 as presented.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0 to approve an Amendment to Planned Development 93001 as presented.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0 to approve Conditional Use Permit 01-015 as presented.

OTHER SCHEDULED MATTERS

7. **COMMENTS ON THE BIKEWAY MASTER PLAN.**

Commissioner Calloway stated that there is a need to include South Vine Street.

Commissioner Warnke suggested a focus on back trails.

Commissioner Steinbeck recommended there be a bikeway through the Summit Tract.

Marty Inouye of Omni-Means noted that they would be back for the Commission Meeting of November 13, 2001.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 8. Development Review Committee Minutes (for approval):
 - a. September 24, 2001

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy and passed 7-0 to approve the DRC Minutes of September 24, 2001 as presented.

- 9. Other Committee Reports:
 - a. Airport Advisory Committee: No report given
 - b. Parks & Recreation Advisory Committee: No report given.
 - c. PAC (Project Area Committee): A report was provided by Bob Lata.
 - d. Main Street Program: An update of Main Street activities was provided by Bob Lata.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

No report given.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 9. September 25, 2001

Action: A motion was made by Commissioner Tascona, seconded by Commissioner McCarthy, and passed 7-0 to approve the Planning Commission Minutes of September 25, 2001 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review of the City Council Meeting of October 2, 2001 was provided by Commissioner Nicklas.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson expressed concerns with the pre-school matter which was on this evening's agenda; stating that there were issues that should have been worked out between the applicant and staff prior to being brought before the Planning Commission.
- Member of the public, Mike Menath, stated that there is a need to continue support for Main Street. He also reiterated that details of projects should be sorted out between staff and applicants prior to Planning Commission.

STAFF COMMENTS

Community Development Director Bob Lata advised the Planning Commission of a Planning Commission training session which is to be held on October 27, 2001, and requested reply by October 12, 2001.

Commissioners McCarthy and Steinbeck said that they would not be attending.

AMENDMENT TO PRIOR APPROVED MINUTES

Just prior to adjournment it was pointed out by a member of the audience that there was an error in the minutes of the September 25, 2001 Planning Commission Meeting. The error is located in Items # 1 and 2 of the September 25 Minutes, and is corrected that no action was taken for either item. Both Items 1 and 2 are continued Open Public Hearings to the meeting of October 23, 2001.

ADJOURNMENT at 11:00 pm to the Development Review Committee Meeting of Tuesday, October 15, 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 Friday, October 19, 2001 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, October 22, 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, October 23, 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.