

PLANNING COMMISSION

MINUTES

October 28, 2003

**PLANNING COMMISSIONERS PRESENT:** Calloway, Ferravanti, Flynn,  
Johnson, Kemper, Steinbeck, Warnke

**PLANNING COMMISSIONERS ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** None

**PRESENTATIONS:** None

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**PUBLIC HEARINGS**

1. FILE #: **PLANNED DEVELOPMENT 00-020 –and-  
CONDITIONAL USE PERMIT 00-021**  
APPLICATION: To consider a request to construct a drive-through  
restaurant with Chevron gasoline fueling station,  
convenience store and carwash. Also to consider a  
request to establish a 70' tall pole sign for freeway  
oriented business identification and to operate a  
carwash in the "M" district. The Planning  
Commission will also be considering the content  
and potential application of any conditions of  
approval that relate to the subject application.  
APPLICANT: McDonald's Corporation  
LOCATION: On an approximate 1.75 acre site located between  
Ramada Drive and Highway 101, north of Highway  
46 west.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Lovelace, applicant  
Keith Belmont, applicant representative  
Peter Laughlin, participating developer

Opposed: Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 7-0 to approve a Mitigated Negative Declaration for Planned Development 00-020 and Conditional Use Permit 00-021 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 7-0 to approve Conditional Use Permit 00-021 for the requested sign, subject to height limits consistent with other signs in the area.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 7-0 to Planned Development 00-020 as presented.

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- 2. FILE #: **CHANDLER RANCH AREA SPECIFIC PLAN  
SELECTION OF ALTERNATIVE FOR  
STUDY**
- APPLICATION: To consider/review four (4) different Land Use Alternative Plans for the Specific Plan area as well as the adequacy of modeling information presenting a comparison of the extent of landform alteration involved with each. The Commission’s recommendation as to the alternative for study and analysis in the EIR will then be forwarded to the City Council for its consideration prior to selection.
- APPLICANT: City initiated
- LOCATION: An approximate 833 acre geographic area located in an area generally bounded by State Highway 46 East on the north, Golden Hill road and Fontana Road on the west, Linne Road on the south, and Airport Road on the east and some properties to the east of Airport Road, including Our Town.

Opened Public Hearing.

**Public Testimony:** Public testimony was received by:

- Kathy Barnett
- Mike Menath
- Tom Rusch
- Steve Meixner
- Larry Werner, major property owner representative
- Susan Harvey
- Terry Galloway, major property owner representative

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Flynn opposed), to recommend to the City Council that they select the land uses and development patterns of Alternative 3 for the purposes of study and analysis in the Draft Environmental Impact Report, subject to conformance with the current Hillside Ordinance, and to require better modeling of grading impacts (consistent with the Hillside Ordinance and showing a mass grading alternative for one of the development areas, such as Area 7).

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

3. Development Review Committee Minutes (for approval):
  - a. September 22, 2003
  - b. September 29, 2003
  - c. October 6, 2003
  - d. October 13, 2003

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

4. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No report given
  - c. Main Street Program: No report given

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

A status report of current projects was provided by Ed Gallagher.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

5. October 14, 2003

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Flynn absent), to approve the Planning Commission Minutes of October 14, 2003 as presented.

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

A brief review of the City Council Meeting of October 21, 2003 was given by Commissioner Kemper.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Kemper commented on the recently received anonymous letter. She also had questions regarding the Specific Plan process.
- Commissioner Flynn had questions regarding 2900 Black Oak Drive. He also asked if construction on Almond Springs Drive had been red-tagged.

### **STAFF COMMENTS**

None

**ADJOURNMENT** at 10:45 pm to the Development Review Committee Meeting of Monday, November 3, 2003 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, November 10, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Meeting of Wednesday, November 12, 2003 at 7:30 pm at the Paso Robles City Hall Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.