

AGENDA

PLANNING COMMISSION

January 12, 1999
7:30 P.M.

MEETING LOCATION: PASO ROBLES CITY HALL/LIBRARY CONFERENCE CENTER
1000 SPRING STREET, PASO ROBLES, CALIFORNIA 93446

PLANNING COMMISSION

GEORGE FINIGAN

NEMETH

GARY

CHAIRMAN
COMMISSIONER

NICK FERRAVANTI
JOHNSON
COMMISSIONER
COMMISSIONER

RON

ED STEINBECK
WARNKE
COMMISSIONER
COMMISSIONER

VALERIE

CITY STAFF

ROBERT A. LATA, AICP
COMMUNITY DEVELOPMENT DIRECTOR

ED GALLAGHER
WILLIAMSON
HOUSING PROGRAMS MANAGER
PLANNER

MEG
PRINCIPAL

DARREN NASH
ASSISTANT PLANNER

JO MANSON
WERNER
PLANNING INTERN
INTERN

HEATHER
PLANNING

JOHN MC CARTHY
ESPERANZA
DIRECTOR OF PUBLIC WORKS
ENGINEER

DITAS
CITY

LEGAL COUNSEL

IRIS YANG
SEITZ

JON

RIMC CODE: COMMUNITY DEVELOPMENT
DATE: 01-12-99
FILE PLAN/GEN CAT: CDD/CURRENT PLANNING
SUBJECT: PC AGENDA 01-12-99
LOCATION: CDD FILE ROOM
RETENTION: PERMANENT
OTHER: H:\....\PCM1999.AGN\PCM01-12.agn

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

STAFF BRIEFING

PUBLIC HEARINGS

- 1. FILE #: **TENTATIVE TRACT 2254 -and- PLANNED DEVELOPMENT 97009**
 APPLICATION: To subdivide approximately 25.3 acres into 87 lots; 85 for single family dwelling units and two detention basins
 APPLICANT: Tom Erskine
 LOCATION: Northwest corner of Creston Road and Beechwood Drive

PLANNING COMMISSION ACTION ON TENTATIVE TRACT 2254 AND PLANNED DEVELOPMENT 97009 IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

- 2. FILE #: **TIME EXTENSION TENTATIVE TRACT 1983**
 APPLICATION: To subdivide an approximate 9.2 acre site into 27 single family residential lots.
 APPLICANT: Richard Koval

LOCATION: Southeast corner of Creston and Meadowlark Roads

PLANNING COMMISSION ACTION ON TIME EXTENSION OF TENTATIVE TRACT 1983 IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

3. FILE #: **CONDITIONAL USE PERMIT 98009**
APPLICATION: To construct a 10,261 square foot single story, multi-purpose room/classroom facility
APPLICANT: First Baptist Church
LOCATION: 1645 Park Street

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 98009 IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

4. FILE #: **CONDITIONAL USE PERMIT 98008**
APPLICATION: To construct in two development phases, a 9,014 square foot two story fellowship hall, a 3,100 square foot addition and remodel of the existing 4,157 square foot sanctuary, construction of a covered walkway and patio area and 39 additional off-street parking spaces.
APPLICANT: North County Christian Fellowship
LOCATION: 421 - 9th Sstreet

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 98008 IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

5. FILE #: **TENTATIVE PARCEL MAP PR 91-213**

APPLICATION: To consider whether a proposed grading and drainage plan is in substantial compliance with the tentative parcel map application.
APPLICANT: Tom Erskine
LOCATION: North side of 12th Street, west of its intersection with Merryhill Road.

PLANNING COMMISSION ACTION ON TENTATIVE PARCEL MAP PR 91-213 IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

6. FILE #: **PLANNED DEVELOPMENT 98017**
APPLICATION: To rehabilitate the Historic Train Station and add 6,744 square feet of new commercial building area.
APPLICANT: Depot Associates
LOCATION: East of Pine Street, between 7th and 8th Streets.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 98017 IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

7. FILE #: **STREET NAME CHANGE 98010**
APPLICATION: Request to change the name of Ronan Road to Dallons Drive.
APPLICANT: City-initiated
LOCATION: North of Highway 46 east and east of Golden Hill Road.

PLANNING COMMISSION ACTION ON STREET NAME CHANGE 98010 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

8. FILE #: **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**
APPLICATION: To consider approval of a Negative Declaration of Environmental Impact, the subject of which is

extracting and utilizing hot sulfur springs as an ancillary use at the Paso Robles Inn.
APPLICANT: City-initiated
LOCATION: 1103 Spring Street

PLANNING COMMISSION ACTION ON THIS ITEM IS FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS OF THE DATE OF THIS ACTION. ANY MEMBER OF THE PUBLIC OR THE CITY COUNCIL MAY FILE AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 9. Development Review Committee:
 - a. November 23, 1998
 - b. December 7, 1998
 - c. December 14, 1998
 - d. December 21, 1998

- 10. Other Committee Reports:
 - a. Airport Advisory Committee:
 - b. Parks & Recreation Advisory Committee:
 - c. PAC (Project Area Committee):
 - d. Main Street Program:

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES

- 11. December 8, 1998

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, January 15, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 18, 1999 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, January 25, 1999 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, January 26, 1999 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

Planning Related Appeal Process

Decisions or determinations by the City's staff, Development Review Committee (DRC) or Planning Commission can be appealed by any interested person (applicant, neighbor, public official, or other interested party). The appeal process is described by Chapter 21.23.A of the City's Municipal Code, and is summarized as follows:

- a. An appeal of a staff determination or interpretation will be heard by the Planning Commission. There is no charge to the appealing party.
- b. The DRC is a subcommittee of the Planning Commission. Their role is to review design details as outlined in Chapter 21.23 B of the Municipal Code. Any decision, determination or recommendation of the DRC may be appealed to the full Planning Commission. There is no charge to the appealing party.
- c. In the absence of an appeal to the City Council, the Planning Commission is the final authority on Lot Line Adjustments, Parcel and Subdivision Maps, Conditional Use Permits, Planned Developments, design details and Zoning Code interpretations. Decisions and determinations by the Planning Commission are appealable to the City Council. Appeals to the City Council require a \$100. deposit toward covering the City's processing costs, including required a public notice(s).

When must an appeal be filed?

An appeal must be filed within fifteen (15) calendar days of the decision. Upon receipt of an appeal, the matter will be scheduled for consideration before the appeal body as soon as feasible. Appeal applications can be obtained from anyone in the Community Development Department or by calling (805) 237-3970.

What is the effect of filing an appeal?

If an appeal is filed, the body considering the appeal will consider the request as if it were a new application. Opportunities will be provided for all interested parties to speak and/or provide evidence to support approval or denial of the appeal.

There is no penalty for filing an appeal. The City cannot and will not penalize anyone for filing an appeal. Each application for a land use or other entitlement is handled on a "first-come-first-served" basis. (The City keeps a "log" of applications filed, and any of the public is welcome to confirm the order of processing for each application.)

How Can I Get More Information on Appeals?

Please call the Community Development Department at (805) 237-3970, or stop by City Hall at 1000 Spring Street, Paso Robles, CA 93446.