

AGENDA

PLANNING COMMISSION

January 26, 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: 01-26-99
FILE PLAN/GEN CAT: CDD/CURRENT PLANNING
SUBJECT: PC AGENDA 01-26-99
LOCATION: CDD FILE ROOM
RETENTION: PERMANENT
OTHER: H:\....\PCM1999.AGN\PCM01-26.agn

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

STAFF BRIEFING

PUBLIC HEARINGS

- 1. FILE #: **GENERAL PLAN AMENDMENT 1-99 ,
REZONE 98-007, REZONE 98-008, CODE
AMENDMENT 98-009**
- APPLICATION: An Amendment to the Land Use Element of the
General Plan; consisting of four component parts,
described as follows:
 - a) APPLICANT: Pete Cagliero
 - APPLICATION: To change the land use designation of 32
acres from Residential Single Family - 2
units per acre (RSF-2) to Residential Multi-
Family Low Density - 8 units per acre
(RMF-L) -and- Zone Change 97-008, a
proposal to change the zoning designation
of the same 32 acres from R-1 PD (Single
Family Residential, Planned Development -
2 units per acre) to R-2 PD
(Duplex/Triplex, Planned Development).
 - LOCATION: North of the Williams Plaza (Von's)
Shopping Center
 - b) APPLICANT: Real Property Lenders/Rod Jarmin
 - APPLICATION: To change the land use designation from
Office Professional (OP) to Residential

Multi-Family - Medium Density (RMF-m);
-and- Zone Change 98-007, from R-3-O-PD
to R-3-PD.
LOCATION: North side of Creston Road between
Walnut Street and Trigo Lane.

c) APPLICANT: CGC Enterprises
APPLICATION: To change the land use designation from
Single Family Residential to Multi-Family
Residential (Low Density) for 7 acres in a
hillside area -and- Zone Change 98-008
from R-1 PD (Single Family Residential) to
R-2-PD (Multi-Family Residential - Low
Density)
LOCATION: Northeast of the intersection of South River
Road and Charolais Road.

d) APPLICANT: City-initiated
APPLICATION: General Plan Amendment and Zoning
Code Amendment 98-009 that would place
restrictions on large-scale commercial land
uses that do not generate retail sales tax.
LOCATION: City-wide -- These restrictions would apply
to properties that do not already have
entitlements for retail commercial
developments.

PLANNING COMMISSION ACTIONS ON GENERAL PLAN AMENDMENT 1-99,
REZONE 97-008, 98-007, 98-008 AND CODE AMENDMENT 98-009 ARE
RECOMMENDATIONS TO THE CITY COUNCIL; THE COUNCIL WILL HOLD
SEPARATE PUBLIC HEARINGS PRIOR TO TAKING FINAL ACTION.

2. FILE #: **STREET ABANDONMENT 98009**
APPLICATION: To abandon Olive Street between 4th and 6th
Streets
APPLICANT: Ann Laddon Irving
LOCATION: Olive Street between 4th and 6th Streets

PLANNING COMMISSION ACTION ON STREET ABANDONMENT 98009 IS A
RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A
SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

3. FILE #: **TENTATIVE TRACT MAP 2316**
 APPLICATION: To subdivide approximately 77.29 acres into six lots for future subdivision.
 APPLICANT: Pete Cagliero
 LOCATION: East of South River Road; east and west of Nicklaus Road; South of River Road.

PLANNING COMMISSION ACTION ON TENTATIVE TRACT MAP 2316 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 #: **PARCEL MAP PR 93-034 TIME EXTENSION**
 APPLICATION: To consider a one year time extension allowing for an 11 lot industrial subdivision
 APPLICANT: Raymond and Nancy Dodd
 LOCATION: Northwest corner of Airport Road and Buena Vista Road.

PLANNING COMMISSION ACTION ON PARCEL MAP PR 93-034 TIME EXTENSION 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

5. APPLICATION: **CLARIFICATION OF PERMITTED RESIDENTIAL DENSITY FOR PARCEL MAP 97-138 AND PLANNED DEVELOPMENT 97010**
 APPLICANT: Bill Pippin and Conrad Langille
 LOCATION: South side of 24th Street at Wild Deer Court (private street), across from Royal Court.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

6. Development Review Committee:
 - a. January 4, 1999
 - b. January 11, 1999

7. 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

8. January 12, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, February 1, 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, February 8, 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, February 9, 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.