

AGENDA

PLANNING COMMISSION

April 27, 1999
7:30 P.M.

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

PLANNING COMMISSION

ED STEINBECK
CHAIRMAN

GARY NEMETH
TASCONA
COMMISSIONER
COMMISSIONER

ED

NICK FERRAVANTI
JOHNSON
COMMISSIONER
COMMISSIONER

RON

GEORGE FINIGAN
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
INTERN

JO MANSON
PLANNING

JOHN MC CARTHY
ESPERANZA
DIRECTOR OF PUBLIC WORKS
ENGINEER

DITAS
CITY

LEGAL COUNSEL

IRIS YANG
CITY ATTORNEY
ATTORNEY

JON SEITZ
DEPUTY CITY

RIMC CODE: COMMUNITY DEVELOPMENT
DATE: 04-27-99
FILE PLAN/GEN CAT: CDD/CURRENT PLANNING
SUBJECT: PC AGENDA 04-27-99
LOCATION: CDD FILE ROOM
RETENTION: PERMANENT
OTHER: H:\....\PCM1999.AGN\PCM04-27.agn

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

STAFF BRIEFING

PUBLIC HEARINGS

- 1. FILE #: **GENERAL PLAN AMENDMENT 2-99, REZONE 99002 and REZONE 98006**
- APPLICATION: A three-part amendment to the Land Use Element of the City of Paso Robles General Plan Zone Changes 99-002 and 98-006, described as follows:
 - a) APPLICANT: Cabrillo Economic Development Corp.
 - APPLICATION: To change the land use category and zoning for a five (5) acre site composed of four (4) lots. Existing land use category for all five acres is Office Professional (OP); existing zoning is CP,PD (Neighborhood Commercial) for the easternmost four acres and R-1 (Single Family Residential) for the westernmost acre. Requested change is to land use category Residential, Multi-Family, High - 16 units per acre (RMF-H), for four of the five acres; with the remaining acre retaining the land use designation of OP.
Concurrent Rezone 98006 application requests that R-4 PD zoning be applied the the four acres of RMF-H land and the one acre of OP designated land be rezoned to Office Professional (OP).

- LOCATION: Northwest corner of Creston and Rolling Hills Roads
- b) APPLICANT: City-initiated/Kiessig
 APPLICATION: To change the land use designation from two units per acre (RSF-2) to Agriculture (AG) for two parcels of a combined size of approximately 138 acres.
- LOCATION: East side of North River Road and the west side of Buena Vista Road, north of Experimental Station Road, within Subarea A of the Borkey Area Specific Plan.
- c) APPLICANT: David Weyrich
 APPLICATION: To change the land use designation from Residential Single Family - one unit per acre (RSF-1), to Multi-Family Residential (Medium Density) and modification to Subarea D of the Specific Plan, to permit up to 12 units per acre; and to change zoning from R-1, B-4 (Single Family Residential, 1 acre minimum lot size) to R-3 (Multi-Family, Medium Density) and modification to Subarea D of the Specific Plan, to permit up to 12 units per acre.
- LOCATION: Southwest corner of Buena Vista Road and Experimental Station Road, north and adjacent to the Martin/Weyrich Winery Tasting Room.

PLANNING COMMISSION ACTIONS ON GENERAL PLAN AMENDMENT 2-99 AND REZONES 99002 AND 98006 ARE RECOMMENDATIONS TO THE CITY COUNCIL; THE COUNCIL WILL HOLD SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

2. FILE #: **CONDITIONAL USE PERMIT 99003**
 APPLICATION: To install a double sided, 12 foot x 24 foot billboard sign.
 APPLICANT: Martin/Weyrich Development Co.
 LOCATION: 711 Paso Robles Street

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 99003 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 #: **CODE AMENDMENT 99001**
- APPLICATION: To replace the existing methodology for establishing dwelling unit density (“ghost map”) with a numerical formula.
- APPLICANT: City-initiated
- LOCATION: Citywide

PLANNING COMMISSION ACTION ON CODE AMENDMENT 99001 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

The following item is a continued Open Public Hearing from the Meeting of April 13, 1999.

- 4. FILE #: **CONDITIONAL USE PERMIT 99002**
- APPLICATION: To establish a 12 person residential care facility for the elderly to be located in the existing single family residence
- APPLICANT: J. Mike Arrambide
- LOCATION: 727 No. Trigo Lane

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 99002 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

- 5. Development Review Committee:

April 12, 1999

6. 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

7. April 13, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, May 3, 1999 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Project Area Committee Meeting of May 6, 1999, at 7:00 pm in the White Oak Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 10, 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, May 11, 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.