

AGENDA

PLANNING COMMISSION

May 25, 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: 05-25-99
FILE PLAN/GEN CAT: CDD/CURRENT PLANNING
SUBJECT: PC AGENDA 05-25-99
LOCATION: CDD FILE ROOM
RETENTION: PERMANENT
OTHER: H:\....\PCM1999.AGN\PCM05-25.agm

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

STAFF BRIEFING

PUBLIC HEARINGS

The following item is a continued open Public Hearing from the Meeting of May 11, 1999.

1. FILE #: **PLANNED DEVELOPMENT 98016**
APPLICATION: To construct 80 multi-family low income dwelling units on a seven (7) acre parcel.
APPLICANT: Nova Housing Group
LOCATION: On the west side of Nicklaus Road, approximately 700 feet south of Niblick Road.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 98016 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 #: **TENTATIVE TRACT 2005 AND PLANNED DEVELOPMENT 90025 AMENDMENT**
APPLICATION: To delete the requirement for an emergency access road from Tentative Tract 2005 to Experimental Station Road given the addition of Dallons Drive to Golden Hill Road.
APPLICANT: Sullivan/Johnston

LOCATION: North of Experimental Station Road, east of Buena Vista Road and west of Golden Hill Road

PLANNING COMMISSION ACTION ON AMENDMENT TO TENTATIVE TRACT 2005 AND PLANNED DEVELOPMENT 90025 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 #: **TENTATIVE TRACT 2032 TIME EXTENSION**
APPLICATION: One year time extension.
APPLICANT: Morgan/Stemper-Brown
LOCATION: West side of Navajo Avenue, north of Crazy Horse Drive

PLANNING COMMISSION ACTION ON TIME EXTENSION FOR TENTATIVE TRACT 2032 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 #: **TENTATIVE PARCEL MAP PR 92-002 TIME EXTENSION**
APPLICATION: One year time extension
APPLICANT: Don Ernst
LOCATION: South of Pacific Avenue at Merryhill Drive.

PLANNING COMMISSION ACTION ON TIME EXTENSION FOR TENTATIVE PARCEL MAP 92-002 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 #: **STREET NAME CHANGE 99003, TRACT 1895-1**
- APPLICATION: To change the name of Somers Lane and Dayton Lane to Stonebrook Circle.
- APPLICANT: Oak Knoll Ranch LLC/Estrella Associates
- LOCATION: East of Buena Vista Drive, north of Experimental Station Road

PLANNING COMMISSION ACTION ON STREET NAME CHANGE 99003, TRACT 1895-1 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

OTHER SCHEDULED MATTERS

- 6. Appeal of Monument Sign by Jaime Corvera

- 7. Commercial/Industrial Design Guidelines

- 8. Sphere of Influence (Continued discussion)

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 9. Development Review Committee:
May 3, 1999
- 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. May 11, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Tuesday, June 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, June 7, 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, June 8, 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.