

AGENDA

PLANNING COMMISSION

June 8, 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: 06-08-99
FILE PLAN/GEN CAT: CDD/CURRENT PLANNING
SUBJECT: PC AGENDA 06-08-99
LOCATION: CDD FILE ROOM
RETENTION: PERMANENT
OTHER: H:\....\PCM1999.AGN\PCM06-08.agn

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 25, 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 #: **REZONE 99003**
APPLICATION: To rezone a 1.37 acre parcel from PM (Planned Industrial) to C1 (General Commercial) to be consistent with the present General Plan land use designation for the property which is Community Commercial.
APPLICANT: Richard Woodland
LOCATION: East of South River Road, adjacent to Old South River Road, north of the P.G. & E. Substation and north of Niblick Road.

PLANNING COMMISSION ACTION ON REZONE 99003 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

- 3. FILE #: **PLANNED DEVELOPMENT 96002 AND CONDITIONAL USE PERMIT 96004**
- APPLICATION: To renew prior approvals for the construction and operation of a championship golf course with a clubhouse/pro-shop, food service facility, driving range, caretaker's facility, and public parking on an approximate 221 acre site.
- APPLICANT: Ken Hunter, Jr.
- LOCATION: West of Airport Road and north of Highway 46 east.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 96002 AND CONDITIONAL USE PERMIT 96004 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 #: **STREET NAME 99004, TRACT 2284**
- APPLICATION: Street name request
- APPLICANT: William and Patricia Harris
- LOCATION: West of Prospect Avenue, south of Mesa Road, and north of Union Road

PLANNING COMMISSION ACTION ON STREET NAME 99004 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 #: **CODE AMENDMENT 98004**
- APPLICATION: To establish regulations regarding display of adult material in newsracks.
- APPLICANT: City initiated
- LOCATION: City-wide

PLANNING COMMISSION ACTION ON CODE AMENDMENT 98004 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

- 6. FILE #: **DPW 99-13**
- APPLICATION: To consider a Negative Declaration for a set of street reconstruction and resurfacing projects.
- APPLICANT: Paso Robles Department of Public Works
- LOCATION: 1) Various locations on Vine Street between 1st Street and 32nd Street;
2) North River Road, between Creston Road and the northern City limits (north of Hwy 46 east);
3) 24th Street, between Hwy 101 and Park Street;
4) Charolais Road, between Arbolado Road and Creston Road.

PLANNING COMMISSION ACTION ON A NEGATIVE DECLARATION FOR DPW 99-13 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

- 7. Sphere of Influence (Continued discussion)

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 8. Development Review Committee:
 - a. May 10, 1999
 - b. May 17, 1999
 - c. May 24, 1999

- 9. 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

10. May 25, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Tuesday, June 14, 1999 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the joint Planning Commission/City Council Breakfast Meeting of July 18, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, June 21, 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 22, 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.