

**AGENDA**

*PLANNING COMMISSION*

June 22, 1999

7:30 P.M.

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

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**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  
HOUSING PROGRAMS MANAGER  
MEG WILLIAMSON  
PRINCIPAL PLANNER

DARREN NASH  
ASSISTANT PLANNER  
JO MANSON  
PLANNING INTERN

JOHN MC CARTHY  
DIRECTOR OF PUBLIC WORKS  
DITAS ESPERANZA  
CITY ENGINEER

**LEGAL COUNSEL**

IRIS YANG  
CITY ATTORNEY  
JON SEITZ  
DEPUTY CITY ATTORNEY

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS**

**STAFF BRIEFING**

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**PUBLIC HEARINGS**

The following item is a continued open Public Hearing from the Meeting of June 8, 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.

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- 2. FILE #: **CHANDLER RANCH EIR SCOPING SESSION**  
 APPLICATION: Master Plan to develop approximately 661 acres of property, which proposes to increase the current estimated Residential density from 250 units to up to 1,707 units and to establish 20 acres of Commercial Service land and five (5) acres of Manufacturing land, along with two (2) school sites.  
 APPLICANT: Larry M. Wurth (represented by Central Coast Engineering)  
 LOCATION: East of and adjacent to Golden Hill Road, south of Union Road and adjacent to Barney Schwartz Park, and north of Linne Road. The project site is bordered by the City limit line along its eastern boundary.

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

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- 3. FILE #: **TRACT 1771 GRADING REVISIONS**
- APPLICATION: Interpretation of conditions regarding grading in Tract 1771
- APPLICANT: Roy Burke/Coker Ellsworth
- LOCATION: North of Charolais Road, east of So. River Road.

PLANNING COMMISSION ACTION ON TRACT 1771 GRADING REVISIONS 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.

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- 4. FILE #: **TRACT 2281 (Shadow Canyon) and PLANNED DEVELOPMENT 98001, PHASE II**
- APPLICATION: Review architecture and landscaping details
- APPLICANT: Canyon Park LLC
- LOCATION: Northeast corner of Creston and Golden Hill Roads.

PLANNING COMMISSION ACTION ON ARCHITECTURE AND LANDSCAPING DETAILS FOR TRACT 2281 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.

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- 5. FILE #: **CODE AMENDMENT 99003**
- APPLICATION: To establish regulations regarding billboards and off-premise directional signs.
- APPLICANT: City initiated
- LOCATION: City-wide

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

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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 1<sup>st</sup> Street and 32<sup>nd</sup> Street;  
 2) North River Road, between Creston Road and the northern City limits (north of Hwy 46 east);  
 3) 24<sup>th</sup> 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.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

8. Development Review Committee:  
 June 7, 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. June 8, 1999

## REVIEW OF CITY COUNCIL MEETING

### PLANNING COMMISSIONERS' COMMENTS

### STAFF COMMENTS

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, June 28, 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 Tuesday, July 6, 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, July 12, 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, July 13, 1999 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

### THE PASO ROBLES PLANNING ACRONYM GLOSSARY

**ADT:** Average daily trips made by vehicles or persons in a 24-hour period  
**ALUC:** Airport Land Use Commission (a County-level review body)  
**APCD:** Air Pollution Control District  
**CC&Rs:** Covenants, Conditions, and Restrictions  
**CDBG:** Community Development Block Grant (Federal Program)  
**CEQA:** California Environmental Quality Act  
**CFD:** Community Facilities District (example: A Mello-Roos CFD)  
**CHFA:** California Housing Finance Agency

<b>CIP:</b>	Capital Improvements Program
<b>CMP:</b>	Congestion Management Plan
<b>COG:</b>	Council of Governments
<b>CRA / RDA:</b>	Community Redevelopment Agency / Redevelopment Agency
<b>CUP:</b>	Conditional Use Permit
<b>dB:</b>	Decibel (method of noise measurement)
<b>DRC:</b>	Development Review Committee
<b>EIR / EIS:</b>	Environmental Impact Report (State) / E. I. Statement (Federal)
<b>ESG:</b>	Emergency Shelter Grant (Federal Program)
<b>FEMA:</b>	Federal Emergency Management Agency
<b>FHWA:</b>	Federal Highway Administration
<b>FIRM:</b>	Flood Insurance Rate Map
<b>FmHA:</b>	Farmers Home Administration
<b>HOME:</b>	Home Investment Partnership Act (Federal Program for Housing)
<b>HCP:</b>	Habitat Conservation Plan
<b>HCD:</b>	Housing & Community Development, State of California
<b>HUD:</b>	U.S. Dept. of Housing and Urban Development
<b>JPA:</b>	Joint Powers Authority
<b>LAFCo:</b>	Local Agency Formation Commission
<b>LOS:</b>	Level of Service (a measurement of traffic efficiency)
<b>MOU:</b>	Memorandum of Understanding
<b>NEG DEC:</b>	Negative Declaration
<b>NEPA:</b>	National Environmental Policy Act
<b>OPA:</b>	Owner Participation Agreement
<b>OPR:</b>	Office of Planning and Research, State of California
<b>PD / PUD:</b>	Planned Development / Planned Unit Development
<b>SLOCOG:</b>	San Luis Obispo Council of Governments
<b>SOI:</b>	Sphere of Influence
<b>SRO:</b>	Single Room Occupancy
<b>TCSD:</b>	Templeton Community Services District
<b>TDM:</b>	Transportation Demand Management
<b>TDC/TDR:</b>	Transfer of Development Credits / Transfer of Development Rights
<b>TOT:</b>	Transient Occupancy Tax
<b>TSM:</b>	Transportation Systems Management
<b>UBC:</b>	Uniform Building Code (UFC, UPC, UMC: Uniform Fire, Plumbing, Mechanical Codes)
<b>VMT:</b>	Vehicle Miles Traveled

### **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.