

AGENDA

PLANNING COMMISSION

July 13, 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
HOUSING PROGRAMS MANAGER
AICP
PLANNER
MEG WILLIAMSON,
PRINCIPAL

DARREN NASH
ASSOCIATE PLANNER
MANSON
INTERN
JO
PLANNING

JOHN MC CARTHY
DIRECTOR OF PUBLIC WORKS
ESPERANZA
ENGINEER
DITAS
CITY

LEGAL COUNSEL

IRIS YANG
CITY ATTORNEY

SEITZ
ATTORNEY

JON
DEPUTY CITY

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

STAFF BRIEFING

PUBLIC HEARINGS

- 1. FILE #: **PLANNED DEVELOPMENT 99007**
 APPLICATION: To construct a 73,000 square foot manufacturing facility in three phases.
 APPLICANT: Block Graphics/Saunders & Nagahara
 LOCATION: On the northwest corner of Dry Creek Road and Cloud Way.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99007 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 #: **PLANNED DEVELOPMENT 99009**
 APPLICATION: Pre-project grading
 APPLICANT: Estrella Associates
 LOCATION: Sub-area B of the Borkey Specific Plan Area

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99009 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 #: **CONDITIONAL USE PERMIT 99004**
APPLICATION: To move the Friday night Farmer's Market to the Wal*Mart parking lot from 12th Street between Spring and Pine Streets.
APPLICANT: North County Farmer's Market/Spencer
LOCATION: Wal*Mart Parking Lot, Niblick Road

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 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.

- 4. FILE #: **STREET ABANDONMENT 99001**
APPLICATION: To abandon an alley and merge lots for the public safety center.
APPLICANT: City initiated
LOCATION: Between 9th and 10th Streets and between Park and Pine Streets

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

OTHER SCHEDULED MATTERS

- 5. FILE #: **NEW STREET NAME REQUEST 99006, TRACT 2259**
APPLICATION: To approve a name for a street within Tentative Tract 2259.
APPLICANT: Weyrich Development

LOCATION: West of Kleck Road, north of Union Road, east of Sunset Ridge (Tract 1463-2), and within the Union/46 Specific Plan Area.

PLANNING COMMISSION ACTION ON STREET NAME REQUEST 99006 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.

- 6. Project Area Committee (PAC) Recommendations Regarding Main Street Design Guidelines

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 7. Development Review Committee:
June 14, 1999
June 21, 1999
- 8. 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

- 9. June 22, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, July 16, 1999, at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 19, 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 26, 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 27, 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
CIP:	Capital Improvements Program
CMP:	Congestion Management Plan
COG:	Council of Governments
CRA / RDA:	Community Redevelopment Agency / Redevelopment Agency
CUP:	Conditional Use Permit
dB:	Decibel (method of noise measurement)
DRC:	Development Review Committee
EIR / EIS:	Environmental Impact Report (State) / E. I. Statement (Federal)
ESG:	Emergency Shelter Grant (Federal Program)
FEMA:	Federal Emergency Management Agency
FHWA:	Federal Highway Administration
FIRM:	Flood Insurance Rate Map
FmHA:	Farmers Home Administration
HOME:	Home Investment Partnership Act (Federal Program for Housing)
HCP:	Habitat Conservation Plan
HCD:	Housing & Community Development, State of California
HUD:	U.S. Dept. of Housing and Urban Development
JPA:	Joint Powers Authority
LAFCo:	Local Agency Formation Commission
LOS:	Level of Service (a measurement of traffic efficiency)
MOU:	Memorandum of Understanding
NEG DEC:	Negative Declaration
NEPA:	National Environmental Policy Act
OPA:	Owner Participation Agreement
OPR:	Office of Planning and Research, State of California
PD / PUD:	Planned Development / Planned Unit Development
SOI:	Sphere of Influence
SRO:	Single Room Occupancy
TCSD:	Templeton Community Services District
TDM:	Transportation Demand Management
TDC/TDR:	Transfer of Development Credits / Transfer of Development Rights
TOT:	Transient Occupancy Tax
TSM:	Transportation Systems Management

- UBC:** Uniform Building Code (UFC, UPC, UMC: Uniform Fire, Plumbing, Mechanical Codes)
- VMT:** 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.