

**AGENDA**

*PLANNING COMMISSION*

August 10, 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  
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GEORGE FINIGAN  
WARNKE  
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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

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS**

**STAFF BRIEFING**

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**PUBLIC HEARINGS**

- 1. FILE #: **PLANNED DEVELOPMENT 99012 -and-  
CONDITIONAL USE PERMIT 99005**
- APPLICATION: To construct a new 15,000 square foot  
manufacturing facility in three phases.
- APPLICANT: Ted Weber on behalf of Blackburn Manufacturing
- LOCATION: South of Mesa Road, west of Golden Hill Road and  
off Vanderlip Court.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99012 AND CONDITIONAL USE PERMIT 99005 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 #: **AMEND TRACT 1983 AND PLANNED  
DEVELOPMENT 90007**
- APPLICATION: To allow the use of four (4) model homes (2100 to  
2450 square feet) within the subdivision.
- APPLICANT: Rich Koval
- LOCATION: South of Meadowlark and east of Creston Road

PLANNING COMMISSION ACTION ON AMENDMENT TO TRACT 1983 AND PLANNED DEVELOPMENT 90007 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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**This item is a continued Open Public Hearing from the Meeting of July 27, 1999.**

- 3. FILE #: **GENERAL PLAN AMENDMENT 3-99 (Part 2), SPECIFIC PLAN AMENDMENT 99004, AND REZONE 99001**
  - APPLICANT: Estrella Associates
  - APPLICATION: To change the General Plan Land Use category and portions of Sub-Area B of the Borkey Area Specific Plan. The existing General Plan Land Use category is Residential Single Family (RSF) and is proposed to be changed to include approximately six (6) acres of Neighborhood Commercial (NC), approximately 4.5 acres of Commercial Services (CS), and approximately nine (9) acres of Residential Multiple Family - Medium Density (RMF-M). An accompanying Specific Plan Amendment request (SPA 99004) proposes to modify the maps and policies within Sub Area B of the Specific Plan to accommodate the mixed use master planned community and to establish a residential density maximum not to exceed the current permitted density of 481 units within the sub area. Rezone request (RZ 99001) proposes a change from the existing R-1 and R-1,B-5 zoning to establish zoning designations consistent with the proposed general plan modifications which would include approximately 6 acres of CP (Neighborhood Commercial), approximately 4.5 acres of c-3 (Commercial/Light Industrial), and approximately 9 acres of R-3 (Residential Multiple Family - maximum 12 units/acre)
  - LOCATION: Generally located west of Buena Vista Drive, east of North River Road and north of Experimental Station Road.

THIS IS AN OPEN/CONTINUED PUBLIC HEARING FROM JULY 27, 1999. PLANNING COMMISSION ACTION ON GENERAL PLAN AMENDMENT 3-99 (PART 2), SPECIFIC PLAN AMENDMENT 99003 AND REZONE 99001 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

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4. FILE #: **GENERAL PLAN AMENDMENT C1-99 (CIRCULATION ELEMENT); AMENDMENT TO TRACT 1895-2; STREET ABANDONMENT 99007; -and- STREET NAME REVISIONS**

APPLICATION: To change the General Plan Circulation Element to change the Collector Street status of an unnamed road within Sub-Area B of the Borkey Area Specific Plan to a Local Street. **Amendment to Tract 1895-2:** Proposal to modify the street design, lot sizes and configurations within phase 2 of an approved single family residential subdivision. **Street Abandonment 99007:** To realign the western end of Experimental Station Road to connect through to the future extension of Dallons Drive further to the east than it currently connects. **Street Name Revisions:** To rename streets within Sub Area B of the Borkey Area Specific Plan that were established in conjunction with Tract 1895-phase 1 and the Cuesta College development.

APPLICANT: Estrella Associates

LOCATION: Borkey Specific Plan Area, north of Experimental Station Road and west of Buena Vista Drive.

**NOTE: All or portions of this agenda item may be discussed concurrently with Agenda Item 3.**

PLANNING COMMISSION ACTION ON GENERAL PLAN AMENDMENT C1-99 (CIRCULATION ELEMENT); STREET ABANDONMENT 99007; AND STREET NAME REVISIONS IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

PLANNING COMMISSION ACTION ON TRACT 1895-2 AMENDMENT 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 #: **PLANNED DEVELOPMENT 99008**  
 APPLICANT: David Weyrich  
 APPLICATION: A proposal to develop 12 multiple family residential units on the subject project site.  
 LOCATION: Located on the southwest corner of Buena Vista Drive and Experimental Station Road.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99008 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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6. FILE #: **EIR SCOPING SESSION**  
 APPLICATION: To discuss the scope of potential environmental impacts associated with an application which proposes to modify the planned land uses within the Union/46 Specific Plan Area.  
 APPLICANT: Frank Arciero  
 LOCATION: Adjacent to and south of Highway 46 east, east of North River Road, and north of Union Road.

THIS PUBLIC HEARING IS INTENDED AS A METHOD OF HEARING PUBLIC VIEWS ON THE APPROPRIATE SCOPE AND CONTENT OF THE SUBSEQUENT ENVIRONMENTAL REPORT FOR THE DESCRIBED PROJECT. NO ACTION IS SCHEDULED TO BE TAKEN.

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**WRITTEN CORRESPONDENCE** - NONE

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**COMMITTEE REPORTS**

7. Development Review Committee:  
 July 19, 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. July 27, 1999

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, August 16, 1999 at 3:00 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 Friday, August 20, 1999 at 7:00 am at Wilson's Restaurant;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 23, 1999 at 3:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Meeting of Tuesday, August 24, 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**

<b>ADT:</b>	Average daily trips made by vehicles or persons in a 24-hour period
<b>ALUC:</b>	Airport Land Use Commission (a County-level review body)
<b>APCD:</b>	Air Pollution Control District
<b>CC&amp;Rs:</b>	Covenants, Conditions, and Restrictions
<b>CDBG:</b>	Community Development Block Grant (Federal Program)
<b>CEQA:</b>	California Environmental Quality Act
<b>CFD:</b>	Community Facilities District (example: A Mello-Roos CFD)
<b>CHFA:</b>	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>	<a href="#">Development Review Committee</a>
<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>	<a href="#">Negative Declaration</a>
<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>SOI:</b>	<a href="#">Sphere of Influence</a>
<b>SRO:</b>	Single Room Occupancy
<b>TCSD:</b>	<a href="#">Templeton Community Services District</a>
<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.