

AGENDA

PLANNING COMMISSION

October 26, 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

The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 12, 1999.

- 1. **FILE #:** **TIME EXTENSION TENTATIVE TRACT 2006**
- APPLICATION:** To approve a one year time extension for the development of an approximate 21 acre site into 68 single family residential lots.
- APPLICANT:** Lantson Eldred
- LOCATION:** Northwest corner of Creston and Charolais Roads.

PLANNING COMMISSION ACTION ON A TIME EXTENSION FOR TENTATIVE TRACT 2006 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.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 12, 1999.

2. FILE #: **CONDITIONAL USE PERMIT 99008 -and-
PLANNED DEVELOPMENT 99020**
 APPLICATION: Construction of a new 14,000 square foot industrial building.
 APPLICANT: Highway 46 Partners
 LOCATION: At the end of Tuley Court, off of Union Road, adjacent to Highway 46 east.

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 99008 AND PLANNED DEVELOPMENT 99020 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.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of October 12, 1999.

3. FILE #: **PLANNED DEVELOPMENT 99017**
 APPLICATION: Seeking approval of a 6,250 square foot equipment/industrial storage building (which has been constructed without previous entitlements).
 APPLICANT: Leo Tidwell
 LOCATION: On 3.5 acres at 1890 Ramada Drive

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99017 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 #: **PLANNED DEVELOPMENT 99025 -and-
CONDITIONAL USE PERMIT 99009**
 APPLICATION: Proposed construction of a new 2,800 square foot industrial building.
 APPLICANT: Gary Minnis
 LOCATION: 1120 Ramada Drive

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99017 AND CONDITIONAL USE PERMIT 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.

- 5. FILE #: **PLANNED DEVELOPMENT 99022 -and- PARCEL MAP PR 99-163**
- APPLICATION: Proposed construction of a new 11,000 square foot two-story commercial building.
- APPLICANT: Nick Gilman on behalf of John Graves
- LOCATION: 828 Spring Street

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99022 AND PARCEL MAP PR 99-163 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. FILE #: **TIME EXTENSION TENTATIVE TRACT 2071**
- APPLICATION: To approve a one year time extension for the subdivision of an approximate 10.75 acre site into 10 single family residential lots.
- APPLICANT: North Coast Engineering on behalf of Don Ernst.
- LOCATION: South side of Pacific Avenue at Merryhill Drive.

PLANNING COMMISSION ACTION ON A TIME EXTENSION FOR TENTATIVE TRACT 2071 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.

- 7. FILE#: **GENERAL PLAN AMENDMENT 4-99, REZONES 99009 AND 99010, AND PLANNED DEVELOPMENT 99026, AND PARCEL MAP PR 99-068**
- APPLICATION: A two-part Amendment to the Land Use Element of the City of Paso Robles General Plan

The General Plan Amendment request includes proposed Land Use Element text revisions that would establish policy in support of creating residential densities consistent with an existing neighborhood pattern when converting commercial uses and when findings can be made that the project would result in greater community benefit.

LOCATION: 3505 Spring Street

PLANNING COMMISSION ACTIONS ON GENERAL PLAN AMENDMENT 4-99, REZONE 99009 AND REZONE 99010 ARE RECOMMENDATIONS TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

PLANNING COMMISSION ACTIONS ON PLANNED DEVELOPMENT 99026 AND PARCEL MAP PR 99-068 ARE 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

- 8. FILE #: **SITE PLAN 99003 APPEAL**
 APPLICATION: An appeal of DRC action of September 13, 1999, approving SLO Brewery water pre-treatment.
 APPLICANT: Vince LaVorgna
 LOCATION: 1400 Ramada Drive

PLANNING COMMISSION ACTION ON SITE PLAN 99003 APPEAL 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.

- 9. FILE #: **TEMPORARY USE PERMIT 99014 APPEAL**
 APPLICATION: An appeal of staff action, based on a public complaint, to disallow use of a blimp at a recent RV show.
 APPLICANT: City of Paso Robles/Stier's RV
 LOCATION: Wal*Mart Parking Lot

PLANNING COMMISSION ACTION ON SITE PLAN 99003 APPEAL 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.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 10. Development Review Committee:
 - a. October 4, 1999
 - b. October 11, 1999

- 11. 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

- 12. October 12, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, November 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, November 8, 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, November 9, 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.