

AGENDA

PLANNING COMMISSION

November 9, 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 #: **CODE AMENDMENT 99003**
APPLICATION: To modify Chapter 21.19 (Signs) of the Municipal Code as it relates to off-premise signs (specifically billboards and directional signs).
APPLICANT: City initiated
LOCATION: Citywide

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.

2. FILE #: **CONDITIONAL USE PERMIT 94005 -and- PLANNED DEVELOPMENT 94003 - TIME EXTENSION**
APPLICATION: Requesting a three (3) year time extension for construction of Phases 3 and 4 of The Links Golf Course.
APPLICANT: Rudy Duran on behalf of The Links Golf Course
LOCATION: 5151 Jardine Road

PLANNING COMMISSION ACTION ON A TIME EXTENSION FOR CONDITIONAL USE PERMIT 94005 AND PLANNED DEVELOPMENT 94003 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 #: **STREET ABANDONMENT 99010**
- APPLICATION: A request to abandon a “triangle” portion of an existing “paper” street.
- APPLICANT: Lupe Lujan
- LOCATION: Between 1146 - 19th Street and Highway 101.

PLANNING COMMISSION ACTION ON STREET ABANDONMENT 99010 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

- 4. FILE #: **STREET ABANDONMENT 99011**
- APPLICATION: A request to abandon a “triangle” portion of an existing “paper” street, and also a portion of an existing alley.
- APPLICANT: Chris Thomas
- LOCATION: “Paper” street is located between 1146½ - 19th Street and Highway 101; alley is located between 18th and 19th Streets.

PLANNING COMMISSION ACTION ON STREET ABANDONMENT 99011 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

- 5. FILE #: **STREET NAME 99012, TRACT 1463-2**
- APPLICATION: Street Name request, (Autumn Breeze Court)
- APPLICANT: Tim Roberts
- LOCATION: Driveway off Mariah Court

PLANNING COMMISSION ACTION ON STREET NAME 99012, TRACT 1463-2 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 #: **PLANNED DEVELOPMENT 99024**
 APPLICATION: A request to remove and replace the existing 2,500 square foot airport terminal with a 6,700 square foot building.
 APPLICANT: City initiated
 LOCATION: 4912 Wing Way, east of Airport Road at Rollie Gates Drive and adjacent to the airport tarmac.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99024 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. **INTERPRETATION OF UNION/46 SPECIFIC PLAN FOR PROJECT GRADING, MINIMUM LOT SIZE, AND USE OF PLANNED DEVELOPMENT**

- 8. **DISCUSSION OF MULTI-FAMILY DEVELOPMENT REGULATIONS**

- 9. **REDEVELOPMENT IMPLEMENTATION PLAN**

- 10. **SPHERE OF INFLUENCE**

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 11. Development Review Committee:
 - a. October 18, 1999
 - b. October 25, 1999
- 12. 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

- 13. October 26, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, November 15, 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 Friday, November 19, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 22, 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 23, 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.