

AGENDA

PLANNING COMMISSION

December 14, 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

DITAS ESPERANZA
CITY ENGINEER

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 Meeting of October 26, 1999.

- 1. FILE #: **PLANNED DEVELOPMENT 99026 -and- TENTATIVE PARCEL MAP PR 99-068**
- APPLICATION: Proposal to divide the parcel equally and construct five (5) new multi-family units on the western portion, and remodel the existing commercial use on the eastern portion to include a total of eight (8) units (six of which are existing and two are proposed to be created through remodel of the commercial portion of an existing building).
- APPLICANT: Jerry Handley
- LOCATION: 3505 Spring Street

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99026 AND TENTATIVE PARCEL MAP PR 99-068 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 #: **TIME EXTENSION FOR TENTATIVE PARCEL MAP 91-213**

APPLICATION: One year time extension on an approval to
subdivide a 3.25 acre site into four (4) single family
residential lots.
 APPLICANT: Tom Erskine
 LOCATION: North side of 12th Street, west of its intersection
with Merryhill Road.

PLANNING COMMISSION ACTION ON TIME EXTENSION FOR TENTATIVE
PARCEL MAP 91-213 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 #: **TIME EXTENSION FOR TENTATIVE
TRACT 2005**
 APPLICATION: A one year time extension on an approval to
subdivide an approximate ten (10) acre site into
eight (8) single family residential lots.
 APPLICANT: Denis Sullivan
 LOCATION: North of Experimental Station Road, east of Buena
Vista Road.

PLANNING COMMISSION ACTION ON A TIME EXTENSION FOR
TENTATIVE TRACT 2005 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
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4. FILE #: **PLANNED DEVELOPMENT 97002
AMENDMENT**
 APPLICATION: Proposing revisions to the approved building
elevations, site plan and landscaping plan for an
approximate 48,000 square foot mini-storage
facility that is currently under construction.
 APPLICANT: Ramada Self Storage LLC/Vince LaVorgna
 LOCATION: 1420 Ramada Drive

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 97002
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.

The following item is a continued Open Public Hearing from the Meeting of November 9, 1999.

- 5. 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.

OTHER SCHEDULED MATTERS

- 6. FILE: **PARKING SETBACK INTERPRETATION**
- APPLICATION: Interpretation on parking in front yard setbacks adjacent to arterial roads.
- APPLICANT: City initiated.
- LOCATION: Citywide

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 7. Development Review Committee:
 - a. November 15, 1999
 - b. November 22, 1999
 - c. November 29, 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. November 23, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, December 17, 1999 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday December 20, 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, January 3, 2000 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Re-organization Dinner of Sunday January 9, 2000 at 6:30 pm at Busi's on the Park;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 10, 2000 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, January 11, 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.