

AGENDA

PLANNING COMMISSION

January 11, 2000
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
COMMISSIONER

ED TASCONA
COMMISSIONER

NICK FERRAVANTI
JOHNSON
COMMISSIONER

RON
COMMISSIONER

GEORGE FINIGAN
WARNKE
COMMISSIONER
COMMISSIONER

VALERIE

CITY STAFF

ROBERT A. LATA, AICP
COMMUNITY DEVELOPMENT DIRECTOR

ED GALLAGHER
HOUSING PROGRAMS MANAGER

MEG WILLIAMSON, AICP
PRINCIPAL PLANNER

DARREN NASH
ASSOCIATE PLANNER

DITAS ESPERANZA
CITY ENGINEER

LEGAL COUNSEL

IRIS YANG
CITY ATTORNEY

JON SEITZ
DEPUTY CITY ATTORNEY

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 December 14, 1999.

- 1. 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.

2. FILE #: **CODE AMENDMENT 99008**
 APPLICATION: A proposed two-fold Code Amendment that would modify Sections 21.16 & 21.16I of the Municipal Code in the following ways: a) allow the DRC to reduce a 15 foot front yard setback if the reduction would reduce the impacts to oak trees and grading; and b) allow the DRC to make a determination of "front yard" on corner lots when the difference in length of the street facing property lines are greater than five (5) feet.
 APPLICANT: City initiated
 LOCATION: Citywide.

PLANNING COMMISSION ACTION ON CODE AMENDMENT 99008 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

3. FILE #: **TENTATIVE TRACT 2223-2 GRADING AMENDMENT**
 APPLICATION: Proposal to pad grade 14 of the lots that were originally approved to be developed with natural slopes.
 APPLICANT: Arciero/Bella Vista Estates
 LOCATION: At the western terminus of Mesa Road, south of Highway 46 east at Bella Vista Court.

PLANNING COMMISSION ACTION ON A GRADING AMENDMENT FOR TENTATIVE TRACT 2223-2 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.

4. FILE #: **STREET NAME CHANGE 99013**
 APPLICATION: Proposal to change the name of Fontana Road to Linne Road.
 APPLICANT: City initiated
 LOCATION: Fontana Road; south of Sherwood Road and east of Commerce Way

PLANNING COMMISSION ACTION ON STREET NAME CHANGE 99013 IS A RECOMMENDATION TO THE CITY COUNCIL. THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

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

- 5. **FILE #:** **CODE AMENDMENT 99009**
 APPLICATION: To modify Chapter 21.16.200 of the Municipal Code to allow donation drop-off trailers in regional commercial zoning districts of twenty (20) acres or more.
 APPLICANT: City initiated
 LOCATION: In regional commercial zoning districts of twenty (20) acres or more.

PLANNING COMMISSION ACTION ON CODE AMENDMENT 99009 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

- 6. **FILE #:** **TENTATIVE PARCEL MAP PR 97-177 TIME EXTENSION**
 APPLICATION: Request for a one-year time extension of Tentative Parcel Map PR 97-177
 APPLICANT: Dennis Bradshaw
 LOCATION: Snead Street at Wade Drive, just south of Pat Butler Elementary School.

PLANNING COMMISSION ACTION ON A TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 97-177 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 - NONE

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

7. Development Review Committee:
 - a. December 6, 1999
 - b. December 13, 1999
 - c. December 20, 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. December 14, 1999

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Planning Commission Re-organization Dinner of Sunday January 16, 2000 at 6:30 pm at Busi's on the Park;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, January 18, 2000 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, January 21, 2000 at 7:00 am at Wilson's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 24, 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 25, 2000 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.