

**AGENDA**

*PLANNING COMMISSION*

July 25, 2000  
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**

GARY NEMETH  
CHAIRMAN

GEORGE FINIGAN  
JOHNSON  
COMMISSIONER

RON  
COMMISSIONER

RALPH MC CARTHY  
COMMISSIONER

ED STEINBECK  
COMMISSIONER

ED TASCONA  
COMMISSIONER  
COMMISSIONER

VALERIE WARNKE

**CITY STAFF**

ROBERT A. LATA, AICP  
COMMUNITY DEVELOPMENT DIRECTOR

ED GALLAGHER  
HOUSING PROGRAMS MANAGER  
PLANNER

MEG WILLIAMSON, AICP  
PRINCIPAL

DARREN NASH  
ASSOCIATE PLANNER  
ENGINEER

DITAS ESPERANZA  
CITY

TYLER COREY  
PLANNING INTERN

**LEGAL COUNSEL**

IRIS YANG  
CITY ATTORNEY  
ATTORNEY

JON SEITZ  
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 #: **TENTATIVE TRACT 2374 and PLANNED DEVELOPMENT 00-005**
- APPLICATION: To subdivide approximately 23 acres into 55 residential lots and to construct a single family residence on each lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: JM Wilson Development/River View Estates
- LOCATION: On the west side of South River Road at the Navajo Avenue intersection. The site is east of and adjacent to the Salinas River and is directly north of the Woodland Plaza shopping center.

PLANNING COMMISSION ACTION ON TENTATIVE TRACT 2374 AND PLANNED DEVELOPMENT 00-005 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 #: **CONDITIONAL USE PERMIT 00-007**
- APPLICATION: To build and operate a 3,100 square foot social service facility for Loaves and Fishes. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Weyrich Development

LOCATION: On the east side of Spring Street, midblock between 26<sup>th</sup> and 28<sup>th</sup> Streets (2650 Spring Street).

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 00-007 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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**The following item is a continued Open Public Hearing from the Meeting of July 11, 2000.**

- 3. FILE #: **AMENDMENT TO CONDITIONAL USE PERMIT 99001**
- APPLICATION: To expand the number of and types of on-site events occurring in conjunction with the Hot Spring Spa facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Paso Robles Hot Springs and Spa/Steve Gregory
- LOCATION: 3725 Buena Vista Drive

PLANNING COMMISSION ACTION ON AMENDMENT TO CONDITIONAL USE PERMIT 99001 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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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 11, 2000.**

- 4. FILE #: **CODE AMENDMENT 00-002**
- APPLICATION: To modify sections of the Zoning Code (signs) to address the potential temporary use of yard signs in residential districts.
- APPLICANT: City of Paso Robles
- LOCATION: Citywide

PLANNING COMMISSION ACTION ON CODE AMENDMENT 00-002 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 5. Development Review Committee:
  - a. June 26, 2000
  - b. July 17, 2000
  
- 6. 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**

- 7. July 11, 2000

**REVIEW OF CITY COUNCIL MEETING**

## **PLANNING COMMISSIONERS' COMMENTS**

## **STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, July 31, 2000 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, August 7, 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, August 8, 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

<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.