

AGENDA

PLANNING COMMISSION

August 8, 2000

7:30 P.M.

MEETING LOCATION: PASO ROBLES CITY HALL/LIBRARY
CONFERENCE CENTER

1000 SPRING STREET, PASO ROBLES, CALIFORNIA 93446

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

STAFF BRIEFING

PUBLIC HEARINGS

- 1. **FILE #:** **TENTATIVE TRACT 2286 TIME EXTENSION**
- APPLICATION:** To approve a time extension for Tract 2286 which established the subdivision of a 14 acre site into 21 buildable single family residential lots with 20,000 square feet minimum area and one separate lot to be used as a detention basin, in one phase.
- APPLICANT:** Doug Davidson on behalf of Kelly Gearhart.
- LOCATION:** West of Golden Hill Road and south of Union Road.

PLANNING COMMISSION ACTION ON TIME EXTENSION FOR TENTATIVE TRACT 2286 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 #:** **PUBLIC WORKSHOP - CHANDLER RANCH DRAFT EIR**
- APPLICATION:** To receive comments on the adequacy of the Draft EIR.
- APPLICANT:** Central Coast Engineering on behalf of Larry Wurth
- LOCATION:** South of Union Road, east of Golden Hill Road, and north of Sherwood/Linne Road.

THE PURPOSE OF THE PUBLIC WORKSHOP IS TO RECEIVE PUBLIC AND PLANNING COMMISSION COMMENTS AND QUESTIONS REGARDING THE

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CHANDLER RANCH PROJECT. NO OTHER FORMAL ACTIONS WILL BE TAKEN BY THE PLANNING COMMISSION.

- 3. FILE #: **TENTATIVE TRACT 2369 AND PLANNED DEVELOPMENT 00-003**
- APPLICATION: To subdivide and develop approximately 185 acres into 250 single family residential lots within the Union/46 Specific Plan Area. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: North Coast Engineering on behalf of Frank Arciero
- LOCATION: South side of Highway 46 east, east of North River Road, and north of Union Road.

PLANNING COMMISSION ACTION ON TENTATIVE TRACT 2369 AND PLANNED DEVELOPMENT 00-003 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 #: **TRACT 1771 AMENDMENT**
- APPLICATION: To modify a previously adopted condition for the project that prohibits two-story construction along the western and northern boundaries of the project limits.
- APPLICANT: Coker Ellsworth
- LOCATION: On the north side of Charolais Road, east of South River Road, and west of Rambouillet Road.

PLANNING COMMISSION ACTION ON AMENDMENT TO TRACT 1771 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 #: **REZONE 00-004**
- APPLICATION: To establish the appropriate zoning designation for certain property proposed for annexation to the City of Paso Robles. The Planning Commission

will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT:

Vaughan Surveys

LOCATION:

On the west side of South Vine Street, approximately 1000 feet northwest of the intersection of Highways 46 west and 101.

PLANNING COMMISSION ACTION ON REZONE 00-004 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 #: **PARCEL MAPS PR 97-226 AND PR 97-227 REFILE**

APPLICATION: To subdivide two separate, adjacent one acre residential lots into two half acre lots, each, for a total of four (4) half acre lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT:

Jim Ehrke

LOCATION:

On Prospect Avenue between Mesa and Union Roads.

PLANNING COMMISSION ACTION ON PARCEL MAPS PR 97-226 AND PR 97-227 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. Discussion regarding determination of front yard of corner lot located at the northwest corner of 24th Street and Fairview Drive.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

8. Development Review Committee:
 - a. June 19, 2000
 - b. July 10, 2000
 - c. July 17, 2000

9. 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

10. July 25, 2000

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, August 14, 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 August 18, 2000 at 7:00 am at Joe's Place, 608 - 12th Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 21, 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 22, 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.