

AGENDA

PLANNING COMMISSION

August 22, 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 #:** **EIR SCOPING SESSION**
 APPLICATION: Proposal to change the City’s General Plan designation for an approximate 160 acre parcel located near the Paso Robles Airport from Agriculture (AG) to Residential Single Family (RSF-1).
 APPLICANT: Woody Woodruff
 LOCATION: North of Highway 46 east, west of Airport Road and east of Golden Hill Road. The site is also in the Airport Specific Plan Overlay Zone.

THE PURPOSE OF THE SCOPING SESSION IS TO RECEIVE PUBLIC AND PLANNING COMMISSION VIEWS ON THE APPROPRIATE SCOPE OF THE EIR TO BE PREPARED, AND TO ESTABLISH IF THERE ARE ADDITIONAL ITEMS TO BE ADDRESSED IN THE EIR THAT HAVE NOT ALREADY BEEN DETERMINED. NO OTHER FORMAL ACTIONS WILL BE TAKEN BY THE PLANNING COMMISSION.

- 2. **FILE #:** **CIRCULATION ELEMENT - GENERAL PLAN AMENDMENT 3-00**
 APPLICATION: To consider recommending a General Plan Amendment (Circulation Element) and Negative Declaration of Environmental Impact to the City Council. The proposed amendment is intended to update the Circulation Element of the General Plan, based on the land use patterns established in the 1991 Land Use Element of the General Plan (as amended).
 APPLICANT: City of Paso Robles

LOCATION: Citywide

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

- 3. FILE #: **PLANNED DEVELOPMENT 96001 AMENDMENT**
- APPLICATION: To consider a request to revise the architecture and design of the Phase II portion of the Park Cinemas project. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Nick Gilman on behalf of John Roush/Park Cinemas.
- LOCATION: 1040 Pine Street

PLANNING COMMISSION ACTION ON THE AMENDMENT TO PLANNED DEVELOPMENT 96001 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 #: **PLANNED DEVELOPMENT 00-011 -and- PARCEL MAP PR 00-217**
- APPLICATION: For creation of a new lot for the construction of a new 30,000 square foot manufacturing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Rarig Construction on behalf of JIT Manufacturing
- LOCATION: 1610 Commerce Way, on the east side of the existing JIT site, fronting Fontana Road.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 00-011 AND PARCEL MAP PR 00-217 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 #: **NEGATIVE DECLARATION: SPHERE OF INFLUENCE AMENDMENT 00-001**
- APPLICATION: A proposed Negative Declaration regarding an application to the Local Agency Formation Commission (LAFCO) regarding an amendment to the City's Sphere of Influence. The City's General Plan designation for this area would permit single family residential development at a maximum of three (3) dwelling units per acre upon approval of Annexation to the City of Paso Robles.
- APPLICANT: Erskine/Runnells
- LOCATION: Approximately 210 acres located south of Meadowlark, east of Beechwood, and north of Creston Road.

PLANNING COMMISSION ACTION ON SPHERE OF INFLUENCE AMENDMENT 00-001 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

- 6. FILE #: **CONDITIONAL USE PERMIT 00-004**
- APPLICATION: To locate a donation trailer at the Wal*Mart parking lot.
- APPLICANT: AmVets
- LOCATION: 180 Niblick Road

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 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.

- 7. FILE #: **CONDITIONAL USE PERMIT 00-006**
- APPLICATION: To locate a donation trailer at the Wal*Mart parking lot.
- APPLICANT: Goodwill Industries
- LOCATION: 180 Niblick Road

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 00-006 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.

- 8. FILE #: **CONDITIONAL USE PERMIT 00-005**
- APPLICATION: To locate a donation trailer at the Target/Crossings at Paso Robles parking lot.
- APPLICANT: AmVets
- LOCATION: 2001 - 2305 Theatre Drive

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 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.

- 9. FILE #: **WAIVER 00-002**
- APPLICATION: Request to waive the requirement for approximately 133 feet of public improvements along Union Road. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Gouin
- LOCATION: That portion of the property at 727 Renate that fronts on Union Road.

PLANNING COMMISSION ACTION ON WAIVER 00-002 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

10. Development Review Committee:
11. 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

12. August 8, 2000

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, August 28, 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 Tuesday, September 5, 2000 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Land Use Presentation of Tuesday, September 5, 2000 at 6:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 11, 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, September 12, 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.