

AGENDA

PLANNING COMMISSION

September 12, 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
HUTCHINGS
ASSOCIATE PLANNER
ENGINEER

KENNETH
CITY

TYLER COREY
PLANNING INTERN

JOSEPH M. DEAKIN
ESPERANZA
PUBLIC WORKS DIRECTOR
ENGINEER

DITAS
CAPITAL PROJECTS

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 #: **CONDITIONAL USE PERMIT 00-011 -and-
PLANNED DEVELOPMENT 00-014**
- APPLICATION: To construct a 3,780 square foot Veterans Memorial building and a 5,375 square foot Senior Center. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Phillips, Metsch, Sweeney, Moore Architects on behalf of the City of Paso Robles
- LOCATION: Citywide

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 00-011 AND PLANNED DEVELOPMENT 00-014 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 Planning Commission Meeting of August 22, 2000.

- 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 #: **CONDITIONAL USE PERMIT 98007 AMENDMENT -and- PLANNED DEVELOPMENT 98010 AMENDMENT**
APPLICATION: To consider a request to modify the location and architectural style of the office/clubhouse facility, to reduce the internal driveway widths, to expand the location of areas permissible for storage of recreational vehicles, and to modify the percentage of long term users within the proposed RV resort and campground. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Bill and Ken Munde
LOCATION: On the northeast corner of Airport Road and Highway 46 east.

PLANNING COMMISSION ACTION ON THE AMENDMENT TO CONDITIONAL USE PERMIT 98007 AND THE AMENDMENT TO PLANNED DEVELOPMENT 98010 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 91002 -and- PARCEL MAP PR 91-045 TIME EXTENSION**
APPLICATION: To consider a request to approve a time extension for Parcel Map PR 91-045 which established the subdivision of a 2.2 acre site into three buildable single family residential parcels.
APPLICANT: Mike Harrod on behalf of Harrod Builders.

LOCATION: Generally located at the southwest corner of Oriole Way and Ashwood Drive.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 91002 AND PARCEL MAP PR 91-045 TIME EXTENSION 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 #: **PLANNED DEVELOPMENT 99026 AMENDMENT**
APPLICATION: To consider a request to add a fifth dwelling unit to an approved four-unit apartment 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: Jerry Handley
LOCATION: 3504 Oak Street

PLANNING COMMISSION ACTION ON AMENDMENT TO PLANNED DEVELOPMENT 99026 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 #: **PLANNED DEVELOPMENT 98001 AND TENTATIVE TRACT 2281 TIME EXTENSION**
APPLICATION: To consider a request to approve a time extension for the above referenced applications which established the subdivision of a 67 acre site into 150 buildable single family residential parcels. The applicant is proposing a five-phased development. 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 Canyon Park LLC.
LOCATION: Generally located east and southeast of the intersection of Creston Road and Golden Hill 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.

OTHER SCHEDULED MATTERS

- 7. FILE #: **SITE PLAN 00-005**
 APPLICATION: To consider a request to reduce the required setbacks at 70 Fresno Street
 APPLICANT: Vaughn Surveys
 LOCATION: 70 Fresno Street

- 8. FILE #: **LEGAL OPINION REGARDING TIME EXTENSIONS FOR TENTATIVE SUBDIVISION MAPS (IN GENERAL AND SPECIFIC TO TRACT 1771)**
 APPLICATION: To consider a legal opinion regarding time extensions for tentative subdivision maps; both generally and specifically in response to questions regarding Tentative Tract 1771.
 LOCATION: Specifically Tract 1771, and Generally, Citywide

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 9. Development Review Committee:
 - a. July 24, 2000
 - b. August 7, 2000
 - c. August 14, 2000
 - d. August 21, 2000
- 10. 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. August 22, 2000

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, September 15, 2000, at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 18, 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, September 25, 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 26, 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.