

AGENDA

PLANNING COMMISSION

November 14, 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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

STAFF BRIEFING

Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.

PUBLIC HEARINGS

1. FILE #: **TENTATIVE TRACT 2373 AND PLANNED DEVELOPMENT 00-006**
APPLICATION: To consider a request to redesign an existing 22 lot residential subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Cannon Associates on behalf of Kelly Gearhart
LOCATION: South of Union Road and west of Golden Hill Road

PLANNING COMMISSION ACTION ON TENTATIVE TRACT 2373 AND PLANNED DEVELOPMENT 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.

- 2. FILE #: **PLANNED DEVELOPMENT 98003 AMENDMENT**
- APPLICATION: To consider a request to redistribute the original set of project conditions so that the satellite pads can develop independently of the larger anchor tenant parcel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Richard Woodland
- LOCATION: Southeast corner of Niblick Road and South River Road.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 98003 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.

- 3. FILE #: **REZONE 00-006 AND CODE AMENDMENT 2000-004**
- APPLICATION: To consider recommending City Council approval of a rezone from CP, PD (Neighborhood Commercial, Planned Development) to OP (Office Professional); and to consider recommending City Council approval of an amendment to the Zoning Code to broaden the list of permissible and conditionally permissible uses in the OP district to include cafes, urgent care facilities, and government offices in the Creston Road corridor.
- APPLICANT: James Pankey
- LOCATION: Northwest corner of Rolling Hills Road and Creston Road.

PLANNING COMMISSION ACTION ON REZONE 00-006 AND CODE AMENDMENT 2000-004 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

4. FILE#: **CODE AMENDMENT 2000-005**
 APPLICATION: To consider recommending City Council approval of a Zoning Code Amendment that would modify the permitted land uses in the City's Agricultural Zone.
 APPLICANT: City-initiated
 LOCATION: Citywide

PLANNING COMMISSION ACTION ON CODE AMENDMENT 2000-005 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

5. FILE#: **TENTATIVE TRACT 2071 TIME EXTENSION**
 APPLICATION: To consider a request for a one-year time extension
 APPLICANT: North Coast Engineering on behalf of Don Ernst
 LOCATION: Pacific Avenue, west of Maple Street.

PLANNING COMMISSION ACTION ON TIME EXTENSION FOR TENTATIVE TRACT 2071 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 meeting of October 10, 2000.

6. FILE #: **ANNEXATION NO. 79**
 APPLICATION: To consider approval of a Negative Declaration of environmental impact regarding annexation.
 APPLICANT: Terra Group, Inc.
 LOCATION: West side of South Vine Street, approximately 1500 feet northwest of the intersection of Highway 46 west and Highway 101.

PUBLIC NOTICE HAS BEEN MADE. THIS ITEM WAS CONTINUED FROM THE MEETING OF OCTOBER 10, 2000. IT HAS BEEN PROPOSED TO TERMINATE DISCUSSION OF THIS ITEM.

7. FILE #: **REZONE 2000-008 & GENERAL PLAN AMENDMENT 00-005, ANNEXATION NO. 80**
- APPLICATION: To consider recommending to the City Council that the Council establish the appropriate General Plan and Zoning Designation for the subject property.
- APPLICANT: Terra Group, Inc.
- LOCATION: West side of South Vine Street approximately 1500 feet northwest of the intersection of Highways 46 west and 101.

PUBLIC NOTICE HAS BEEN MADE. IT HAS BEEN PROPOSED TO TERMINATE DISCUSSION OF THIS ITEM.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

8. Development Review Committee:
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. October 24, 2000

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, November 17, 2000 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 20, 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, November 27, 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, November 28, 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.