

AGENDA

PLANNING COMMISSION

January 9, 2001

7:30 P.M.

MEETING LOCATION: PASO ROBLES CITY HALL/LIBRARY
CONFERENCE CENTER

1000 SPRING STREET, PASO ROBLES, CALIFORNIA 93446

PLANNING COMMISSION

RON JOHNSON
CHAIRMAN

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

JON SEITZ

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 #: **PLANNED DEVELOPMENT 98003
AMENDMENT (WOODLAND PLAZA III)**
- 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.

Continued Open Public Hearing from December 12, 2000

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
PLANNING COMMISSION AGENDA of January 9, 2001

AN APPEAL. PLEASE SEE LAST PAGE OF AGENDA FOR HOW TO FILE AN APPEAL.

- 2. FILE #: **PLANNED DEVELOPMENT 00-017**
- APPLICATION: To consider a request to construct two (2) industrial storage buildings of 15,688 square feet and 16,200 square feet, respectively on a 1.79 acre site. 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 Hastings Enterprises
- LOCATION: 2131 Golden Hill Road

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 00-017 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 #: **TENTATIVE TRACT 2391 AND PLANNED DEVELOPMENT 00-025**
- APPLICATION: To consider a request to subdivide an approximate 2.53 acre site into 8 single family residential 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: Tim Roberts on behalf of Don Benson
- LOCATION: West side of Beechwood Drive between Creston Road and Meadowlark Road.

PLANNING COMMISSION ACTION ON TENTATIVE TRACT 2391 AND PLANNED DEVELOPMENT 00-025 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#:** **WAIVER 00-004**
 APPLICATION: A request to waive or defer public improvements on Filbert and 17th Streets. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Bell-Worthington
 LOCATION: 1720 Filbert Street

PLANNING COMMISSION ACTION ON WAIVER 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.

5. **FILE#:** **GATEWAY 00-001 -AND- 00-002**
 APPLICATION: To consider adoption of a determination to grant a Categorical Exclusion and a Categorical Exemption on two (2) “gateway” signs at two separate entryways to the City. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** City initiated
 LOCATION: GW 00-001 – north side of Highway 46 east at the easternmost edge of the City limit line; GW 00-002 – east side of Highway 101 at the eastern edge of the northbound Spring Street off-ramp, adjacent to the Union Pacific Railroad Tracks.

PLANNING COMMISSION ACTION ON GATEWAY 00-001 AND 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.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 6. Development Review Committee:
 - a. October 2, 2000
 - b. October 30, 2000
 - c. November 6, 2000
 - d. November 20, 2000
 - e. November 27, 2000

- 7. 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

- 8. December 12, 2000

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Planning Commission Re-organization Dinner of Sunday, January 14, 2001 at 6:30 pm at Busi's on the Park;

Subsequent adjournment to the Development Review Committee Meeting of Tuesday, January 16, 2001 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 Friday, January 19, 2001, at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 22, 2001 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, January 23, 2001 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.