

AGENDA

PLANNING COMMISSION

February 13, 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

MIKE CALLOWAY
COMMISSIONER

RALPH MC CARTHY
COMMISSIONER

DAVID NICKLAS
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 REGARDING MATTERS NOT ON THE AGENDA

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.

All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. The nature of the action to be taken is reflected under each item.

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the meeting of January 23, 2001

- 1. FILE #: **GENERAL PLAN AMENDMENT 1-001**
 APPLICATION: A (4) four-part amendment to the Land Use Element of the General Plan and Zone Changes 2001-001; 2001-002; and 2001-003.
 - a) APPLICANT: City initiated.
 APPLICATION: A proposal to establish the geographic area within which an Airport Noise Disclosure would be required as condition of approval of new development.
 LOCATION: East of the Salinas River/Highway 101 in the City of Paso Robles.
 - b) APPLICANT: Vina Robles

APPLICATION: A proposed General Plan Amendment from Agriculture (AG) to Parks and Open Space (POS) for a portion of Annexation No. 78. Also a proposed pre-zone from County AG to City AG Designation for another portion of Annexation No. 78. The request includes zone change 2001-001, from AG to POS zoning.

LOCATION: South of Highway 46 east; in the vicinity of Mill Road.

c) APPLICANT: Paso Robles Glass
 APPLICATION: A proposed General Plan Amendment for one parcel from Multi-Family Residential (Low Density) to Commercial Service (CS); accompanied by Zone Change 2001-002 requesting a change from Multi-Family Residential (Low Density) to Commercial Service (C-3). Also a zone change regarding four additional adjacent lots currently General Planned for Commercial Service. The zone change would bring the Zoning into conformance with the General Plan.

LOCATION: North of 21st Street, south of 22nd Street, between Oak Street and the alley east of Oak Street.

d) APPLICANT: Hogue Grips
 APPLICATION: A proposed General Plan Amendment and Zone Change from Agriculture (AG) to Business Park (BP) General Plan designation and AP-PD (Airport Planned Development) Zoning. The Zone Change is 2001-003.

LOCATION: South of Dry Creek Road, west of Airport Road.

PLANNING COMMISSION ACTION ON GENERAL PLAN AMENDMENT 1-01 AND ZONE CHANGES 2001-001, 2001-002, AND 2001-003 ARE RECOMMENDATIONS TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

2. FILE #: **PLANNED DEVELOPMENT 91010 FINAL DESIGN (WOODLAND PLAZA II-2B)**
 APPLICATION: To consider a proposal to construct approximately 27,000 square feet of new retail space in an approved phase. 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: Southwest corner of Niblick Road and South River Road.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 91010 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 99007**
APPLICATION: To consider a request to modify the Zoning Map to be consistent with the General Plan land use designation of Residential Multiple Family – Low Density. 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 Ridino
LOCATION: On the north side of Creston Road between Trigo Lane and Ivy Lane.

PLANNING COMMISSION ACTION ON REZONE 99007 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

4. FILE #: **TENTATIVE PARCEL MAP PR 98-163
TIME EXTENSION**
APPLICATION: To consider a request for a one-year time extension. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Robert L. Peterson/Douglas Sholders
LOCATION: 733 Rolling Hills Road

PLANNING COMMISSION ACTION ON TENTATIVE PARCEL MAP PR 98-163 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 #: **ENVIRONMENTAL REVIEW OF STATE TRANSPORTATION IMPROVEMENT PROGRAM STREET RESURFACING**
- APPLICATION: To consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with CEQA, comprised of street reconstruction and resurfacing projects.
- APPLICANT: Department of Public Works, City of Paso Robles
- LOCATION: Three components, as follows:
 - a) Upgrade sidewalk, lighting and landscaping from the Train Station to 13th Street along Pine Street.
 - b) Pavement rehabilitation of Riverside Avenue from Highway 101 to 13th Street.
 - c) Improve access in and around Cuesta College North County Campus and Kermit King Elementary School (Buena Vista/Dallons Drive/Golden Hill Road)

PLANNING COMMISSION ACTION ON THIS ITEM 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

- 6. Development Review Committee Minutes (for approval):
 - a. January 2, 2001
 - b. January 16, 2001
 - c. January 29, 2001
- 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 FOR APPROVAL

- 8. January 23, 2001

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, February 16, 2001 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, February 20, 2001 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, February 26, 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, February 27, 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.