

**AGENDA**

*PLANNING COMMISSION*

MAY 8, 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

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 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 Opened Public Hearing from the Planning Commission Meeting of April 24, 2001.

- 1. FILE #: **PLANNED DEVELOPMENT 00-024 AND  
CONDITIONAL USE PERMIT 86-014  
AMENDMENT**
- APPLICATION: A Development Plan and Conditional Use Permit Amendment application for a master development plan for future school expansion. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Trinity Lutheran School and Church
- LOCATION: 640 Creston Road

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 00-024  
CONDITIONAL USE PERMIT 86-014 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.

\*\*\*\*\*

2. FILE #: **CONDITIONAL USE PERMIT 83045  
AMENDMENT**
- APPLICATION: To consider a proposal to construct a new 1,164  
square foot classroom addition to the existing 900  
square foot classroom and office 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: Ken Nagahara on behalf of Rainbow Brite Learning  
Center.
- LOCATION: 739 – 23<sup>rd</sup> Street.

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 83045  
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.

\*\*\*\*\*

**The following item is a Continued Open Public Hearing from the Planning  
Commission Meeting of April 24, 2001.**

3. FILE #: **TENTATIVE PARCEL MAP PR 01-168**
- APPLICATION: To consider an application to divide an  
approximate 35 acre site into three parcels. The  
Planning Commission will also be considering the  
content and potential application of any conditions  
of approval that relate to the subject application.
- APPLICANT: Walsh, Butterfield, Pehl, LLC on behalf of Phil  
Ward
- LOCATION: North side of Highway 46 east between Airport  
Road and Old Paso Robles Boulevard. The  
Huerhuero River and Airport Road bisect the  
project area.

PLANNING COMMISSION ACTION ON TENTATIVE PARCEL MAP 01-168 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 99019**
- APPLICATION: To consider an application to develop twenty-three (23) multiple family dwelling units on an approximate three 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: Bill Ridino
- LOCATION: On the north side of Creston Road between Ivy Lane and Trigo Lane (815, 825 and 835 Creston Road)

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99019 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 #: **REZONE 00-005**
- 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: Jeff Marsden and City initiated.
- LOCATION: Approximately 3 acres of land in 3 separate parcels, located on the north side of Creston Road, east of Ivy Lane and west of Orchard Drive.

PLANNING COMMISSION ACTION ON REZONE 00-005 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS -**

- 6. APPOINTMENT OF AD-HOC COMMITTEE FOR GENERAL PLAN PURPOSES.

\*\*\*\*\*

**WRITTEN CORRESPONDENCE - NONE**

\*\*\*\*\*

**COMMITTEE REPORTS**

- 7. Development Review Committee Minutes (for approval):
- 8. 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**

- 9. April 24, 2001

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, May 14, 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 May 18, 2001, at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, May 21, 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, May 22, 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**

<b>ADT:</b>	Average daily trips made by vehicles or persons in a 24-hour period
<b>ALUC:</b>	Airport Land Use Commission (a County-level review body)
<b>APCD:</b>	Air Pollution Control District
<b>CC&amp;Rs:</b>	Covenants, Conditions, and Restrictions
<b>CDBG:</b>	Community Development Block Grant (Federal Program)
<b>CEQA:</b>	California Environmental Quality Act
<b>CFD:</b>	Community Facilities District (example: A Mello-Roos CFD)
<b>CHFA:</b>	California Housing Finance Agency
<b>CIP:</b>	Capital Improvements Program
<b>CMP:</b>	Congestion Management Plan
<b>COG:</b>	Council of Governments
<b>CRA / RDA:</b>	Community Redevelopment Agency / Redevelopment Agency
<b>CUP:</b>	Conditional Use Permit
<b>dB:</b>	Decibel (method of noise measurement)
<b>DRC:</b>	Development Review Committee
<b>EIR / EIS:</b>	Environmental Impact Report (State) / E. I. Statement (Federal)
<b>ESG:</b>	Emergency Shelter Grant (Federal Program)
<b>FEMA:</b>	Federal Emergency Management Agency
<b>FHWA:</b>	Federal Highway Administration
<b>FIRM:</b>	Flood Insurance Rate Map
<b>FmHA:</b>	Farmers Home Administration
<b>HOME:</b>	Home Investment Partnership Act (Federal Program for Housing)
<b>HCP:</b>	Habitat Conservation Plan
<b>HCD:</b>	Housing & Community Development, State of California
<b>HUD:</b>	U.S. Dept. of Housing and Urban Development
<b>JPA:</b>	Joint Powers Authority
<b>LAFCo:</b>	Local Agency Formation Commission
<b>LOS:</b>	Level of Service (a measurement of traffic efficiency)
<b>MOU:</b>	Memorandum of Understanding
<b>NEG DEC:</b>	Negative Declaration
<b>NEPA:</b>	National Environmental Policy Act
<b>OPA:</b>	Owner Participation Agreement
<b>OPR:</b>	Office of Planning and Research, State of California
<b>PD / PUD:</b>	Planned Development / Planned Unit Development
<b>SOI:</b>	Sphere of Influence
<b>SRO:</b>	Single Room Occupancy
<b>TCSD:</b>	Templeton Community Services District
<b>TDM:</b>	Transportation Demand Management
<b>TDC/TDR:</b>	Transfer of Development Credits / Transfer of Development Rights
<b>TOT:</b>	Transient Occupancy Tax
<b>TSM:</b>	Transportation Systems Management
<b>UBC:</b>	Uniform Building Code (UFC, UPC, UMC: Uniform Fire, Plumbing, Mechanical Codes)
<b>VMT:</b>	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.