

**AGENDA**

*PLANNING COMMISSION*

September 11, 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

CINDY CHAMBERS  
ASSOCIATE PLANNER  
PLANNER

KERRY MARGASON  
ASSOCIATE

SIERRA RUSSELL  
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 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**

This item was opened and has been continued from the Planning Commission Meeting of August 28, 2001.

1. FILE #: **PLANNED DEVELOPMENT 01-002**  
APPLICATION: Proposal to construct a 24,000 square foot expansion to the existing manufacturing facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dutch Sawyer for Pro Forms, Inc.  
LOCATION: 1760 Commerce Way

PLANNING COMMISSION ACTION IS FINAL ON PLANNED DEVELOPMENT 01-002 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.

\*\*\*\*\*

**It is recommended that this item be Opened and Continued to the Planning Commission Meeting of September 25, 2001.**

- 2. FILE #: **PLANNED DEVELOPMENT 99021 AMENDMENT**
- APPLICATION: Proposal to modify the existing development conditions to allow for the placement of two-story residences on an additional proportion of lots within an approved subdivision, and to allow for detached accessory buildings within the front 50 feet of residential lots for some residential models. The project was initially approved as part of Tract 2350 which allows the subdivision of the 90 acre site into 175 single family 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: Weyrich Development Company
- LOCATION: Between Rolling Hills Road

PLANNING COMMISSION ACTION IS FINAL ON PLANNED DEVELOPMENT 99021 AMENDMENT 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.

\*\*\*\*\*

**It is recommended that this item be Opened and Continued to the Planning Commission Meeting of September 25, 2001.**

- 3. FILE #: **TENTATIVE PARCEL MAP PR 01-015**
- APPLICATION: To consider an application to divide an existing 3.35 acre site into four single family residential parcels ranging in size from 14,000 square feet to 1.72 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Dan Stewart on behalf of Judith Andrews
- LOCATION: 1025 Merryhill Road

PLANNING COMMISSION ACTION ON TENTATIVE PARCEL MAP PR 01-015 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.

\*\*\*\*\*

**It is recommended that this item be Opened and Continued to the Planning Commission Meeting of September 25, 2001.**

4. FILE #: **TENTATIVE PARCEL MAP PR 01-016**  
APPLICATION: To consider an application to divide an existing 2.42 acre site into three single family residential parcels ranging in size from 20,000 square feet to 1.36 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dan Stewart on behalf of Corliss Graham  
LOCATION: 87 Hilltop Drive

PLANNING COMMISSION ACTION ON TENTATIVE PARCEL MAP PR 01-016 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.

\*\*\*\*\*

**It is recommended that this item be Opened and Continued to the Planning Commission Meeting of September 25, 2001.**

5. FILE #: **CONDITIONAL USE PERMIT 01-008**  
APPLICATION: To consider an application to build a 1,908 square foot, 4-car garage with pool house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Casey J. Paterson on behalf of Richard & Barbara Clayton  
LOCATION: 708 Pino Way

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 01-008 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.

\*\*\*\*\*

**It is recommended that this item be Opened and Continued to the Planning Commission Meeting of September 25, 2001.**

- 6. **FILE #:** **PLANNED DEVELOPMENT 01-021**
- APPLICATION:** To consider an application to rough grade three commercial lots being constructed in associate with an approved hotel project. No development entitlements are being requested for these three lots at this time, beyond the proposed pre-project grading.
- APPLICANT:** Kevin Bierl
- LOCATION:** Southwest corner of Highway 46 west and Theatre Drive

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 01-021 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.

\*\*\*\*\*

- 7. **FILE #:** **PLANNED DEVELOPMENT 01-005**
- APPLICATION:** Proposal to develop eight (8) multiple family dwelling units on an approximate one (1) 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:** Jeff Marsden
- LOCATION:** North side of Creston Road, east of Ivy Lane

PLANNING COMMISSION ACTION IS FINAL ON PLANNED DEVELOPMENT 01-005 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.

\*\*\*\*\*

- 8. **FILE #:** **PLANNED DEVELOPMENT 98016 TIME EXTENSION**
- APPLICATION:** To consider a time extension for a Development Plan to construct 68 multi-family dwelling units for occupancy by low income households on a seven (7) acre 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: People's Self-Help Housing Corp. (Canyon Creek Apartment Project)

LOCATION: West side of Nicklaus Road, approximately 700 feet south of Niblick Road.

PLANNING COMMISSION ACTION ON A TIME EXTENSION FOR PLANNED DEVELOPMENT 98016 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 OTHER SCHEDULED MATTERS

\*\*\*\*\*

9. FILE #: **PLANNED DEVELOPMENT 01-013**  
APPLICATION: Proposal to divide construct an approximate 11,982 square foot commercial complex with uses to include manufacturing, office, retail and industrial. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Garcia Architecture and Design on behalf of Weyrich Development Company

LOCATION: 1429 Riverside Avenue

PLANNING COMMISSION ACTION IS FINAL ON PLANNED DEVELOPMENT 01-013 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**

10. FILE #: **WAIVER 01-002**  
APPLICATION: To consider the deferral of curb improvements along the 25 foot frontage of a commercial property.

APPLICANT: Kasie & Antonio Varia (Buena Tavola Restaurant)

LOCATION: 943 Spring Street

\*\*\*\*\*

**WRITTEN CORRESPONDENCE - NONE**

\*\*\*\*\*

**COMMITTEE REPORTS**

- 11. Development Review Committee Minutes (for approval):
  - a. August 20, 2001
  - b. August 27, 2001
  
- 12. 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**

- 13. August 28, 2001

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Tuesday, September 17, 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 September 21, 2001 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, September 24, 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, September 25, 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

<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>	<a href="#">Development Review Committee</a>
<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>	<a href="#">Negative Declaration</a>
<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>PSR:</b>	Project Study Report
<b>SOI:</b>	<a href="#">Sphere of Influence</a>
<b>SRO:</b>	Single Room Occupancy
<b>TCSD:</b>	<a href="#">Templeton Community Services District</a>
<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.