

**AGENDA**

*PLANNING COMMISSION*

September 25, 2001

7:30 P.M.

MEETING LOCATION: PASO ROBLES CITY HALL/LIBRARY  
CONFERENCE CENTER

1000 SPRING STREET, PASO ROBLES, CALIFORNIA 93446

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**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

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

**STAFF BRIEFING**

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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.

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**PUBLIC HEARINGS**

The following item is a continued Open Public Hearing from the Planning Commission Meeting of August 14, 2001.

1. FILE #: **PLANNED DEVELOPMENT 00-020 and  
CONDITIONAL USE PERMIT 00-021**  
APPLICATION: Proposal to develop a McDonald's Restaurant with  
Chevron Fuel Station, convenience store and car  
wash. The Planning Commission will also be  
considering the content and potential application of  
any conditions of approval that relate to the subject  
application.  
APPLICANT: McDonald's Corporation  
LOCATION: West side of Ramada Drive, east of Hwy 101 and  
north of Hwy 46 west.

PLANNING COMMISSION ACTION IS FINAL ON PLANNED DEVELOPMENT 00-020 AND CONDITIONAL USE PERMIT 00-021 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.

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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of August 14, 2001.**

- 2. FILE #: **PLANNED DEVELOPMENT 01-007**  
APPLICATION: Proposal to construct two 5,000 square foot commercial buildings. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Jim Aiken on behalf of Highway 101 LLC  
LOCATION: West side of Ramada Drive, east of Hwy 101 and north of Hwy 46 west, across from the new Paris Precision building.

PLANNING COMMISSION ACTION IS FINAL ON PLANNED DEVELOPMENT 01-007 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.

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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.**

- 3. 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.  
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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.**

4. 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.

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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.**

5. 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.

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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.**

6.     **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.

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**The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 11, 2001.**

7.     **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 and Golden Hill Road, north of Creston 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.

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- 8. FILE #: **CODE AMENDMENT 01-004**  
 APPLICATION: To add language to the Municipal Code requiring the applicant to pay impact fees to offset their proportional project impacts on road maintenance generated by truck hauling created by the project.  
 APPLICANT: City initiated  
 LOCATION: Citywide

PLANNING COMMISSION ACTION ON CODE AMENDMENT 01-004 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

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- 9. FILE #: **CONDITIONAL USE PERMIT 01-016**  
 APPLICATION: To allow the operation of a “sober-living home” for men. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Ravel Pierce  
 LOCATION: 2811 Oak Street

PLANNING COMMISSION ACTION IS FINAL ON CONDITIONAL USE PERMIT 01-016 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.

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**OTHER SCHEDULED MATTERS**

- 10. FILE #: **TRANSPORTATION CENTER PHASE V**  
 APPLICATION: To review the conceptual design for Phase V of the North County Transportation Center.  
 APPLICANT: City-initiated  
 LOCATION: Between 8<sup>th</sup> & 11<sup>th</sup> Streets, portions of Park Street and Pine Street

PLANNING COMMISSION ACTION ON TRANSPORTATION CENTER PHASE V DESIGN CONCEPT IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 11. Development Review Committee Minutes (for approval):
  - a. August 20, 2001
  - b. August 27, 2001
  - c. September 4, 2001
  - d. September 10, 2001
  - e. September 17, 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. September 11, 2001

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, October 1, 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, October 8, 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, October 9, 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.