

AGENDA

PLANNING COMMISSION

October 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

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

1. FILE #: **PLANNED DEVELOPMENT 01-018 –and-
CONDITIONAL USE PERMIT 01-018**
APPLICATION: To consider an application to rough grade and develop an approximate 21 acre site for operation of a six-hole golf course, water features, clubhouse and parking, in accordance with the goals and land use policies of the Borkey Area Specific Plan. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Estrella Associates, Dick Willhoit
LOCATION: North of River Oaks Drive, west of Buena Vista Drive, between Schoolhouse Circle and Clubhouse Drive.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 01-018 AND CONDITIONAL USE PERMIT 01-018 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 #: **PLANNED DEVELOPMENT 01-006 –and-
CONDITIONAL USE PERMIT 01-002**
- APPLICATION: To consider an application to construct a two-phase commercial development where Phase One would consist of removing the existing Black Oak Restaurant and building a new Applebee’s and a new McDonald’s Restaurant. Phase Two would consist of constructing a new 3-story, 80 room motel. Also proposed is the construction of a new 60 foot high combination Applebee’s and motel highway sign and a 50 foot high McDonald’s highway sign. 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 on behalf of Black’s Hatchery/Matt Masia.
- LOCATION: 1224 24th Street

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 01-006 AND CONDITIONAL USE PERMIT 01-002 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.

- 3. FILE #: **CONDITIONAL USE PERMIT 01-010**
- APPLICATION: To consider an application for the conversion of an existing 1,100 square foot residence to a children’s preschool/day care 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: Tamera Davis-Stevens
- LOCATION: 711 Golden Hill Road

PLANNING COMMISSION ACTION ON CONDITIONAL USE PERMIT 01-010 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 01-009**
- APPLICATION: To consider an application to construct and operate an approximate 64,000 square foot medical manufacturing and distribution facility with associated landscaping and parking. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Matt Mullin
- LOCATION: An approximate 32 acre site, on the south side of Dry Creek Road approximately one-half mile east of Airport Road.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 01-009 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 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.

6. FILE #: **AMENDMENT TO PLANNED DEVELOPMENT 93-001 –and- CONDITIONAL USE PERMIT 01-015**
- APPLICATION: To consider a request to amend an existing site development plan to build a private 15,000 square foot aircraft hangar with 3,000 square foot adjoining offices and an additional 10,000 square foot private hangar. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Charles Wentworth
- LOCATION: An approximate 4.3 acre site at 4301 Cloud Way

PLANNING COMMISSION ACTION ON AMENDMENT TO CONDITIONAL USE PERMIT 01-015 AND PLANNED DEVELOPMENT 93-001 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

7. **COMMENTS ON THE BIKEWAY MASTER PLAN.**

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

8. Development Review Committee Minutes (for approval):
- a. September 24, 2001
9. 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

10. September 25, 2001

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Tuesday, October 15, 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, October 19, 2001 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, October 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, October 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
PSR:	Project Study Report
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.