

**AGENDA**

*PLANNING COMMISSION*

October 23, 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**

\*\*\*\*\*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**STAFF BRIEFING**

**PRESENTATIONS**

1. **MAIN STREET AWARDS**

\*\*\*\*\*

**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 Planning Commission Meeting of September 25, 2001. Staff is recommending continuation to the Planning Commission Meeting of November 13, 2001.**

2. **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.

\*\*\*\*\*

**The following item is a continued Open Public Hearing from the Planning Commission Meeting of September 25, 2001. Staff is recommending continuation to the Planning Commission Meeting of November 13, 2001.**

3. 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.

\*\*\*\*\*

4. FILE #: **AMENDMENT TO TENTATIVE PARCEL MAP PR 01-186**  
APPLICATION: To consider amending the conditions of approval for the existing tentative parcel map to allow the applicant to enter into an assessment district for the future undergrounding of the existing above-ground utilities rather than having to install them underground a this time.  
APPLICANT: Dan Stewart on behalf of Chava Muir  
LOCATION: Northeast corner of Prospect Avenue and Union Road.

PLANNING COMMISSION ACTION ON AMENDMENT TO TENTATIVE PARCEL MAP PR 01-186 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 #: **TENTATIVE TRACT 2431 –and- PLANNED DEVELOPMENT 01-008**
- APPLICATION: To consider an application to subdivide approximately 4.6 acres into approximately 12 single family residential 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: EMK Engineering on behalf of Ritter Construction
- LOCATION: North of Union Road, between Prospect Avenue and Arciero Way and east of North River Road, within the Union/46 Specific Plan Area.

PLANNING COMMISSION ACTION ON TENTATIVE TRACT 2431 AND PLANNED DEVELOPMENT 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 #: **TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 99-035 AND PLANNED DEVELOPMENT 99004**
- APPLICATION: To consider a one year time extension which would allow the subdivision of an approximate four acre commercially zoned parcel into four parcels ranging from .93 to 1.84 acres in size. The proposal also includes conceptual building and site designs for the parcels, along with development standards for future site development. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Central Coast Engineering on behalf of Newport Equity Capital Corp (Larry Wurth).
- LOCATION: North side of Gahan Place at the current terminus of Fortini Drive and south of Highway 46 west.

PLANNING COMMISSION ACTION ON TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 99-035 AND PLANNED DEVELOPMENT 99004 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 01-024**  
APPLICATION: To consider an application to construct a 3,000 square foot private airplane storage hangar on a 5,538 square foot lot. 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 Reed  
LOCATION: On the east side of Wing Way within the Airport Specific Plan Area.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 01-024 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.

\*\*\*\*\*

8. FILE #: **STREET ABANDONMENT 01-003**  
APPLICATION: To consider approving a street abandonment to abandon a portion of 14<sup>th</sup> Street between Railroad Street and the Southern Pacific Railroad right-of-way. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Roberts Engineering on behalf of Bill Ridino  
LOCATION: 14<sup>th</sup> Street between Railroad Street and the Southern Pacific Railroad right-of-way.

PLANNING COMMISSION ACTION ON STREET ABANDONMENT 01-003 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS**

- 9. FILE #: **SITE PLAN 01-006**  
 APPLICATION: To consider a request to provide four (4) tandem parking spaces in order to meet the required minimum number of parking spaces (7) in conjunction with the conversion of a residence to an office use in the OP zoning area.  
 APPLICANT: Ted Weber on behalf of John Myer  
 LOCATION: On 19<sup>th</sup> Street between Spring and Oak Streets.

\*\*\*\*\*

**WRITTEN CORRESPONDENCE - NONE**

\*\*\*\*\*

**COMMITTEE REPORTS**

- 10. Development Review Committee Minutes (for approval):
- 11. 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**

- 12. October 9, 2001

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

## **STAFF COMMENTS**

**ADJOURNMENT** to the City/County Planning Commission Training Program, Saturday, October 27, 2001, at 8:30 am at the San Luis Obispo City/County Public Library Community Room, Palm and Osos Streets, San Luis Obispo, CA

**subsequent adjournment** to the Development Review Committee Meeting of Monday, October 29, 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, November 5, 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, November 12, 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, Tuesday November 13, 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)

<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>	<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.