

AGENDA

PLANNING COMMISSION

January 8, 2002

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
NASH
HOUSING PROGRAMS MANAGER
PLANNER

DARREN
ASSOCIATE

CINDY CHAMBERS
ASSOCIATE PLANNER
PLANNER

KERRY MARGASON
ASSOCIATE

SIERRA RUSSELL
HUTCHINGS
PLANNING INTERN
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

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: NONE
AS OF JANUARY 2, 2002

PRESENTATIONS: NONE SCHEDULED

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 #: **TENTATIVE TRACT 2430 AND PLANNED DEVELOPMENT 01-016**
- APPLICATION: Proposal to subdivide approximately 4.81 acres into 9 single family residential lots and one open space 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: EMK Engineering on behalf of Ritter Construction

LOCATION: North of Union Road, south of Bella Vista Court and West of Arciero Way, within the Union/46 Specific Plan Area.

PLANNING COMMISSION ACTION IS FINAL ON TENTATIVE TRACT 2430 AND PLANNED DEVELOPMENT 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.

2. FILE #: **PLANNED DEVELOPMENT 01-029**
APPLICATION: Proposal to develop a mini-storage facility of approximately 43,270 square feet. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Franziska Bea
LOCATION: 2338 Prospect Road

PLANNING COMMISSION ACTION IS FINAL ON PLANNED DEVELOPMENT 01-029 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 #: **TIME EXTENSION FOR TENTATIVE PARCEL MAP 98-163**
APPLICATION: To consider extending approval for a 3 lot residential subdivision on a 1 acre property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Robert and Joan Peterson
LOCATION: 733 Rolling Hills Road

PLANNING COMMISSION ACTION IS FINAL ON TIME EXTENSION FOR TENTATIVE PARCEL MAP 98-163 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 #: **TIME EXTENSION FOR TENTATIVE TRACT 2254**
- APPLICATION: To consider extending approval for an 85 lot residential subdivision on a 25.3 acre property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Tom Erskine
- LOCATION: The corner of Creston Road and Charolais Road

PLANNING COMMISSION ACTION IS FINAL ON TIME EXTENSION FOR TENTATIVE TRACT 2254 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 December 11, 2001.

5. FILE #: **CODE AMENDMENT 01-001**
- APPLICATION: To consider a Municipal Code Amendment to revise the Oak Tree Preservation Ordinance.
- APPLICANT: City initiated
- LOCATION: Citywide

PLANNING COMMISSION ACTION ON CODE AMENDMENT 01-001 IS A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

6. FILE #: **AMENDMENT TO TENTATIVE TRACT 2281**
- APPLICATION: To consider a request to remove the requirement for the undergrounding of existing overhead utility lines. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Guthrie & Franko

LOCATION: Corner of Golden Hill Road and Creston Road
(Shadow Canyon)

PLANNING COMMISSION ACTION IS FINAL ON AMENDMENT TO TENTATIVE TRACT 2281 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. FILE #: **BIKEWAY MASTER PLAN UPDATE**
Presentation by Marty Inouye, of Omni-Means.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 8. Development Review Committee Minutes (for approval):
 - a. November 13, 2001
 - b. November 19, 2001
 - c. November 26, 2001
 - d. December 3, 2001
 - e. December 10, 2001
 - f. December 17, 2001
- 9. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee:
 - b. PAC (Project Area Committee):
 - c. Main Street Program:

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES FOR APPROVAL

- 10. December 6, 2001
- 11. December 11, 2001

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Planning Commissioner Installation Dinner of Sunday, January 13, 2002 at 6:30 pm at Busi's on the Park, 1122 Pine Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 14, 2002 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, January 18, 2002 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, January 22, 2002 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, January 22, 2002 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.