

**AGENDA**

*PLANNING COMMISSION*

February 26, 2002

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**

ED STEINBECK  
CHAIRMAN

MIKE CALLOWAY  
FERRAVANTI  
COMMISSIONER  
COMMISSIONER

NICK

RON JOHNSON  
KEMPER  
COMMISSIONER  
COMMISSIONER

MARTI MUNIS

RALPH MC CARTHY  
WARNKE  
CHAIRMAN  
COMMISSIONER

VALERIE

PRO

TEM

**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  
CHOUINARD  
PLANNING INTERN  
ENGINEER

JOE

ACTING CITY

JOSEPH M. DEAKIN  
ESPERANZA

DITAS

PUBLIC WORKS DIRECTOR  
ENGINEER

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**

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:**

Items No. 1 and 4 are proposed to be Opened and Continued to the Planning Commission Meeting of March 12, 2002.

**PRESENTATIONS:**

NONE SCHEDULED

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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. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action 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 the

**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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**PUBLIC HEARINGS**

- 1.     **FILE #:**                   **SPECIFIC PLAN AMENDMENT 01-002**  
       **APPLICATION:**       Proposal to amend the Borkey Area Specific Plan with modification to design standards for Buena Vista Drive and Clubhouse Drive and adding provisions for the inclusion of an industrial street. This amendment will affect Subareas B, C, and E within the plan area. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
  
          **APPLICANT:**       City initiated in conjunction with Estrella Associates  
  
          **LOCATION:**         Borkey Specific Plan Area.

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- 2.     **FILE #:**                   **CONDITIONAL USE PERMIT 02-003**  
       **APPLICATION:**       To consider a proposal to establish a church in an existing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
  
          **APPLICANT:**       Paso Robles Bible Church  
          **LOCATION:**         2206 and 2204 Golden Hill Road

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- 3.     **FILE #:**                   **CONDITIONAL USE PERMIT 02-004**  
       **APPLICATION:**       To consider a proposal to allow a car stereo sales and installation business in an existing commercial/industrial complex located in the C-3 (Commercial/Light Industrial) zone. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
  
          **APPLICANT:**       Lysa and Kevin Payne on behalf of Ultimate Car Audio.  
  
          **LOCATION:**         2200 Golden Hill Road

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The following item is a continued open public hearing from the Planning Commission Meeting of February 12, 2002.

- 4. FILE #: **OAK TREE PRESERVATION ORDINANCE**  
 APPLICATION: To consider a Municipal Code Amendment, filed by the City of Paso Robles, which would revise Chapter 10.01 of the Municipal Code – Oak Tree Preservation.  
 APPLICANT: City-initiated  
 LOCATION: Citywide

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The following item is a continued open public hearing from the Planning Commission Meeting of February 12, 2002.

- 5. FILE #: **PLANNED DEVELOPMENT 99014 AMENDMENT**  
 APPLICATION: To consider a proposal to construct a structure for the communication antennas/equipment for the Public Safety Center. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: City-initiated  
 LOCATION: 900 Park Street

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 6. Development Review Committee Minutes (for approval):
  - a. February 4, 2002
  - b. February 11, 2002
- 7. 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**

- 8. February 12, 2002

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, March 4, 2002 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, March 11, 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, March 12, 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**

<b>ADT:</b>	Average daily trips made by vehicles or persons in a 24-hour period
<b>ALUC:</b>	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

- 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.