

**AGENDA**

*PLANNING COMMISSION*

March 12, 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:** None as of March 5, 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**

The following item is a **Continued Open Public Hearing from the Planning Commission Meeting of February 26, 2002.**

- 1. FILE #: **GENERAL PLAN AMENDMENT 01-005 AND 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 #: **TENTATIVE PARCEL MAP PR 01-355**  
APPLICATION: To consider a proposal to subdivide an approximately 12 acre lot into one parcel and one remainder 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: North Coast Engineering on behalf of Margaret Pemberton  
LOCATION: North end of Kleck Road

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- 3. FILE #: **PLANNED DEVELOPMENT 01-026**  
APPLICATION: To consider a proposal to construct nine apartment units in three buildings on a vacant 37,270 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: Jordan  
LOCATION: 709 Creston Road

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- 4. FILE #: **TENTATIVE PARCEL MAP PR 01-102**  
APPLICATION: To consider a proposal to create three lots from a single 1.6 acre 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: Tim Roberts on behalf of Andrew Charnley  
LOCATION: northwest corner of Villa Lane and 21<sup>st</sup> Street

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5. FILE #: **TENTATIVE PARCEL MAP PR 01-421**  
APPLICATION: To consider a request to subdivide an approximately 33,893 net square foot parcel into two parcels of approximately 22,715 and 11,179 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: Wilson Land Surveys on behalf of David Landon, Colonial Motel.  
LOCATION: 3440 Spring Street

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6. FILE #: **TENTATIVE PARCEL MAP PR 01-479**  
APPLICATION: To consider a request to subdivide an approximately 7,000 square foot parcel into two parcels of approximately 3,500 square feet each. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: North Coast Engineering on behalf of Don LaVallee  
LOCATION: 2022 Vine Street

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**The following item is a continued open public hearing from the Planning Commission Meeting of February 26, 2002.**

7. 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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**OTHER SCHEDULED MATTERS**

8. FILE: **STREET NAMES FOR TRACT 2369**

APPLICATION: For the Planning Commission to consider a list of  
Street Names to name new streets in the  
Montebello Tract.  
APPLICANT: Frank Arciero  
LOCATION: South of Highway 46 east; west of Golden Hill  
Road

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 9. Development Review Committee Minutes (for approval):
  - a. February 19, 2002
  - b. February 25, 2002
  
- 10. 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**

- 11. February 26, 2002

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, March 15, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, March 18, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the League of California Cities Planner's Institute of Tuesday, March 19, through Friday March 22, 2002, at Monterey, California;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, March 25, 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 26, 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.