

***AGENDA***

***PLANNING COMMISSION***

August 13, 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  
COMMISSIONER

NICK FERRAVANTI  
COMMISSIONER

RON JOHNSON  
COMMISSIONER

MARTI MUNIS KEMPER  
COMMISSIONER

RALPH MC CARTHY  
CHAIRMAN PRO TEM

VALERIE WARNKE  
COMMISSIONER

**CITY STAFF**

ROBERT A. LATA, AICP  
COMMUNITY DEVELOPMENT DIRECTOR

ED GALLAGHER  
HOUSING PROGRAMS MANAGER

TINA RYDER  
CITY PLANNER

DARREN NASH  
ASSOCIATE PLANNER

CINDY CHAMBERS  
ASSOCIATE PLANNER

KERRY MARGASON  
ASSOCIATE PLANNER

DAVID STANFIELD  
PLANNING INTERN

JOHN FALKENSTIEN  
CITY ENGINEER

JOSEPH M. DEAKIN  
PUBLIC WORKS DIRECTOR

DITAS ESPERANZA  
CAPITAL PROJECTS ENGINEER

**LEGAL COUNSEL**

IRIS YANG  
CITY ATTORNEY

JON SEITZ  
DEPUTY CITY ATTORNEY

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

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

**STAFF BRIEFING**

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** Item No. 3 is proposed to be tabled until further notice.

**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 #: **CHANDLER RANCH AREA SPECIFIC PLAN WORKSHOP**
- APPLICATION: An opportunity for additional public input regarding the land use alternatives presented at the Public Workshop on July 30, 2002.

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*The following item is continued from the Planning Commission Meeting of July 9, 2002.*

2. FILE #: **SPECIFIC PLAN AMENDMENT 02-003**  
APPLICATION: To consider modifying required setbacks from Highway 46 east and amend the 825 foot elevation development restriction. 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: Borkey Specific Plan Area – west of Buena Vista Drive, north of Experimental Station Road.

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*The following item is proposed to be tabled until further notice.*

3. FILE #: **TENTATIVE PARCEL MAP PR 01-165 AND STREET ABANDONMENT 02-002**  
APPLICATION: A request to consider approving a 13 lot commercial subdivision and street abandonment. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Eagle Energy and Paso Robles Ford  
LOCATION: In Subarea E of the Borkey Area Specific Plan, north of Highway 46 east, east of Golden Hill Road, in the vicinity of Tractor Way.

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4. FILE #: **REZONE 02-005 AND CODE AMENDMENT 02-010**  
APPLICATION: A request to modify the zoning designation for Assessor's Parcel No. 009-571-020 from Neighborhood Commercial, Planned Development overlay (CP,PD) to Highway Commercial (C2,PD) in order to allow for a drive through use. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Hastings Enterprises  
LOCATION: northeast corner of Creston and Sherwood Roads

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5. FILE #: **PLANNED DEVELOPMENT 02-003 AND  
CONDITIONAL USE PERMIT 02-009**

APPLICATION: A request to construct an approximate 52,400 square foot Food 4 Less grocery store, an approximate 18,400 square foot Drug Store and approximately 20,000 square feet of other retail uses including fuel sales with the possibility of an accessory 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: SKW Associates on behalf of Food 4 Less – Milt Souza

LOCATION: northeast corner of Creston and Sherwood Roads

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6. FILE #: **CODE AMENDMENT 02-009**

APPLICATION: To consider modifying Table 21.16.200 of the Zoning Code to provide for churches to be located in the Planned Industrial Zone (PM) with the approval of a Conditional Use Permit. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Calvary Chapel of Paso Robles

LOCATION: Planned Industrial (PM) zoned property, city-wide.

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7. FILE #: **ONE-YEAR TIME EXTENSION FOR  
PLANNED DEVELOPMENT 00-008 AND  
TENTATIVE PARCEL MAP PR 00-076**

APPLICATION: To consider a request for a one-year time extension to subdivide a 7.39 acre site into three commercial parcels and develop an industrial/business park.

APPLICANT: Mike Buzzetti/TKD Enterprises (Nanometer)

LOCATION: Northwest corner of Golden Hill Road and Dallons Drive.

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8. FILE #: **PLANNED DEVELOPMENT 00-026**

APPLICATION: To consider a request to remove approximately 25,000 cubic yards of dirt from a 4.27 acre site. The dirt would be exported to a vacant 1.8 acre site. 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 & Associates on behalf of Elmer Garrison  
LOCATION: Dirt removed from a site located off Creston Road, east of North River Road, and south of Union Road.

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9. FILE #: **PLANNED DEVELOPMENT 00-027**  
APPLICATION: To consider a request to import approximately 25,000 cubic yards of dirt to a vacant 1.8 acre site. 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 & Associates on behalf of Elmer Garrison  
LOCATION: West of North River Road, just north of Union Road.

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10. FILE #: **CONDITIONAL USE PERMIT 02-014**  
APPLICATION: To consider an application to construct a 1,280 square foot detached accessory building with a 500 square foot storage loft that exceeds fifteen feet in height. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Marc Dart  
LOCATION: 955 Walnut Drive

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11. FILE #: **PETITION FOR PARTIAL CANCELLATION OF CALIFORNIA LAND CONSERVATION ACT CONTRACT (WILLIAMSON ACT)**  
APPLICATION: To consider a request for a partial cancellation of an agricultural contract (Williamson Act) and make a recommendation to the City Council. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Steve Gregory on behalf of the Kiessig Family Trust  
LOCATION: East of North River Road, west of Buena Vista Drive and south of the City's northern boundary.

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*The following item is continued from the Planning Commission Meeting of July 23, 2002.*

- 12. FILE #: **CODE AMENDMENT 02-007**
- APPLICATION: To consider refining the City’s regulations regarding signage, including but not limited to non-commercial signs and abatement of non-conforming signs.
- APPLICANT: City initiated
- LOCATION: Citywide

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**OTHER SCHEDULED MATTERS** -- None

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**WRITTEN CORRESPONDENCE** -- None

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**COMMITTEE REPORTS**

- 13. Development Review Committee Minutes (for approval):
  - a. July 15, 2002
  - b. July 22, 2002
  - c. July 29, 2002
- 14. 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**

- 15. July 23, 2002

**REVIEW OF CITY COUNCIL MEETING**

## **PLANNING COMMISSIONERS' COMMENTS**

### **STAFF COMMENTS**

**ADJOURNMENT** to the General Plan Alternatives Workshop #2 of Thursday, August 15, 2002 at 7:00 pm at Paso Robles School District Board Room, 800 Niblick Road, Paso Robles, CA 93446;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, August 16, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 19, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Airport/Council Workshop on the Airport Master Plan/Land Use Plan of Monday, August 19, 2002 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 26, 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, August 27, 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
<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 appeal able 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.