

***AGENDA***

*PLANNING COMMISSION*  
November 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  
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

SIERRA RUSSELL  
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. 1, which is a continued open public hearing from the Planning Commission Meeting of October 22, 2002 is proposed to be continued to the Planning Commission Meeting of December 10, 2002.

**PRESENTATIONS:** None

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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 October 22, 2002 and is proposed to be continued to the Planning Commission Meeting of December 10, 2002.*

- 1. 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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- 2. FILE #: **CODE AMENDMENT 02-016**  
APPLICATION: To consider recommending to the City Council, a) adoption of a Negative Declaration per the provisions of CEQA; and b) a Zoning Code Amendment that is intended to eliminate the potential for an applicant to seek approval of a Conditional Use Permit to locate a mortuary on a multi-family zoned 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: City initiated  
LOCATION: Citywide

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- 3. FILE #: **MISCELLANEOUS 02-003**  
APPLICATION: To consider establishing a new City street standard. The new standard will be designed to provide vehicular and pedestrian access in a 40 foot right-of-way which could apply to Olive Drive.  
APPLICANT: City-initiated  
LOCATION: Olive Drive between 4<sup>th</sup> and 6<sup>th</sup> Streets.

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- 4. FILE #: **PLANNED DEVELOPMENT 97-002 TIME EXTENSION**  
APPLICATION: To consider a request for a one year time extension of the Phase II portion of Ramada Self Storage,

involving the construction of 51,000 square feet of commercial storage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Jason Dakos on behalf of Vince Lavorgna  
LOCATION: 1420 Ramada Drive

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5. FILE #: **REVISED TENTATIVE PARCEL MAP PR 00-217**

APPLICATION: To consider a request to subdivide two existing lots into three parcels of approximately 3.31, 1.55, and 1.39 acres, respectively. 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 Yancheson on behalf of JIT Manufacturing.  
LOCATION: 1610 Commerce Way.

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6. FILE #: **CODE AMENDMENT 02-013**

APPLICATION: To consider recommending to the City Council, a) adoption of a Mitigated Negative Declaration per the provisions of CEQA; and b) a Zoning Code Amendment that is intended to remove building height restrictions where appropriate, subject to specific findings being made for individual proposals and subject to approval of a Planned Development or Development Plan. 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: Citywide

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7. FILE #: **CODE AMENDMENT 02-015**

APPLICATION: To consider recommending to the City Council, a) adoption of a Negative Declaration per the provisions of CEQA; and b) a Zoning Code Amendment that is intended to prohibit drive through restaurants in the "downtown area" and provide the ability to provide drive through uses as accessory uses to banks, coffee shops, pharmacies and other related uses. 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: The geographic area generally bounded by 7<sup>th</sup> Street on the south, 17<sup>th</sup> Street on the north, Oak and Vine Streets on the west, and State Highway 101 on the east.

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8. FILE #: **GENERAL PLAN AMENDMENT 02-003, REZONE 02-009, AND CODE AMENDMENT 02-014**

APPLICATION: To consider recommending to the City Council, a) adoption of Negative Declarations per the provisions of CEQA; and b) approval of a two (2) part General Plan Amendment (Land Use Element) and related applications, along with a related zone change for Component B. The component parts are described as:

**A. Resort / Lodging Overlay District:** A proposed General Plan Amendment to establish the ability for the City Council to apply a Zoning Overlay for Resorts / Lodging that could allow resorts and other forms of lodging, along with ancillary / related land uses, as an additional permitted land use in specific locations. A related Zoning Code Amendment (CA 02-014) is proposed, providing for the ability to establish the Zoning Overlay through a rezone process. Adoption of a Negative Declaration is proposed in conjunction with this General Plan Amendment, Zoning Code Amendment, and Specific Plan Amendment.

**B. Municipal Land Fill Land Use Designation (Public Facilities):** A proposed General Plan Amendment and Zoning designation for the City’s Municipal Landfill. There are no records to confirm that a General Plan designation and Zoning was established when the subject property was annexed to the City. The purpose of this General Plan Amendment and Rezone is to establish a “Public Facilities” General Plan and Zoning designation for the 80 acre Landfill (Assessor Parcel No. 025-491-001). Adoption of a Negative Declaration is proposed in conjunction with this Amendment and Zone Change.

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**OTHER SCHEDULED MATTERS** -- None

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**WRITTEN CORRESPONDENCE** -- None

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**COMMITTEE REPORTS**

- 9. Development Review Committee Minutes (for approval):
  - a. November 4, 2002
  - b. November 12, 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. November 12, 2002

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

## STAFF COMMENTS

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, December 2, 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, December 9, 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, December 10, 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. 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.