

AGENDA

PLANNING COMMISSION
APRIL 22, 2003
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

NICK FERRAVANTI
COMMISSIONER

TOM FLYNN
COMMISSIONER

MARTI MUNIS KEMPER
COMMISSIONER

ED STEINBECK
COMMISSIONER

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

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

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:

PRESENTATIONS: None

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.

PUBLIC HEARINGS

- 1. **FILE #:** **PLANNED DEVELOPMENT 02- 018**
 APPLICATION: To consider a request to develop 40 apartment units for lower-income seniors on a 1.1 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:** Paso Robles Non-Profit Housing Corp.
- LOCATION:** Northeast corner of 28th & Park Streets.

- 2. **FILE #:** **SPECIFIC PLAN AMENDMENT 03-001**
APPLICATION: To consider a request to reduce the required building setback from any side lot line, from the top of the bluffs overlooking the Salinas River and the setback along River Oaks Drive to accommodate the development envisioned as part of Tract 2467; and seeking to modify the standards and requirements for the landscaped greenbelts/ pedestrian corridor as so designated. in the Borkey Area Specific Plan at the top of the bluffs connecting the Salinas River bluffs with the major east-west collector street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Dick Willhoit/Estrella Associates, Inc.
LOCATION: Borkey Specific Plan Area, north of Experimental Station Road and west of Buena Vista Drive, in Tract 2467, Traditions.

- 3. **FILE #:** **STREET ABANDONMENT 03-001**
APPLICATION: To consider a request to abandon Waterford Court as a public street in order to create a gated community in the River Oaks Master Planned Community. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Dick Willhoit/Estrella Associates
LOCATION: Generally north of River Oaks Drive with access to Waterford Court provided off School House Circle via River Oaks Drive.

- 4. **FILE #:** **WAIVER 03-001**
APPLICATION: To consider a request to waive the requirement for public improvements due to hardship because of a fire. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Vargas
LOCATION: 143 Vine Street

- 5. FILE #: **WAIVER 03-002**
 APPLICATION: To consider a request to waive a required curb, gutter, sidewalk and driveway apron with a proposal to construct a single family dwelling unit on an approximately .46 acre 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: Brian Jones Construction
 LOCATION: 609 Shannon Hill Drive

- 6. FILE #: **GENERAL PLAN AMENDMENT 03-001 (1)**
 APPLICATION: To consider modifying the General Plan’s Level of Service (LOS) standard for traffic movement, as an interim measure. 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 area in and around the intersection of Highway 46 west and Highway 101.

- 7. FILE#: **GENERAL PLAN AMENDMENT 03-001 (2); ZONE CHANGE 03-001 –and- CONDITIONAL USE PERMIT 03-003**
 APPLICATION: To consider an “Office Professional” overlay designation, a related zone change to provide for an Office Professional Zoning Overlay, and a Conditional Use Permit to establish a professional office. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Langstaff
 LOCATION: 565 - 8th Street

OTHER SCHEDULED MATTERS

- 8. **PUBLIC WORKSHOP TO PRESENT THE PROPOSAL FOR THE NEW COUNTY COURTHOUSE FACILITY AND TO PROVIDE A FORUM FOR QUESTIONS, COMMENTS AND SUGGESTIONS ON THE PROJECT.**

- 9. **GENERAL PLAN UPDATE STATUS REPORT ON AD-HOC COMMITTEE WORK**

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. March 17, 2003
 - b. March 24, 2003
 - c. March 31, 2003
 - d. April 7, 2003
- 11. 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

- 12. March 25, 2003

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, April 28, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the General Plan Update Process Workshop of Tuesday, April 29, 2003 at 7:00 pm at Paso Robles City Hall Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 5, 2003 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, May 12, 2003 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 May 13, 2003 at 7:30 pm at the Paso Robles 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. 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.