

AGENDA

PLANNING COMMISSION

July 8, 2003

7:00 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

JOHN FALKENSTIEN
CITY ENGINEER

DARREN NASH
ASSOCIATE PLANNER

DAVID STANFIELD
PLANNING INTERN

BRIAN LEVEILLE
PLANNING INTERN

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: None

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

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of June 10, 2003.

- 1. FILE #: REZONE 03-002
 APPLICATION: To consider a request to change the zoning from R1 (Single Family Residential) to R2 PD (Duplex/Triplex Planned Development), bringing the zoning

into conformity with the site's General Plan Land Use Designation of RMF-L (Residential Multiple Family – Low, Allowable Density - Up to 8 units/acre). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Nanci Bernard
LOCATION: 935 Creston Road

- 2. **FILE #:** **WAIVER 03-004**
APPLICATION: To consider an application to apply AG Overlay zoning to the 105 acre AP,PD (Airport, Planned Development overlay) zoned property, to accommodate for vineyard operations. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Hogue
LOCATION: 2500 Dry Creek Road (southwest corner of Airport Road and Dry Creek Road)

- 3. **FILE #:** **TENTATIVE PARCEL MAP PR 03-005**
APPLICATION: To consider an application to subdivide one .76 acre parcel into two .38 acre single family residential lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Vaughn Surveys on behalf of Lerno
LOCATION: 155 Fairview Lane

- 4. **FILE #:** **CODE AMENDMENT 03-006**
APPLICATION: To consider a request to modify Table 21.16.210 of the Zoning Code to expand the geographic area along Spring Street in which no front or street side yard setback is required. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Mitchell Culver
LOCATION: Spring Street

- 5. **FILE #:** **PLANNED DEVELOPMENT 03-007**
APPLICATION: To consider a request to construct a new 4200 square foot mixed use building where commercial use would be located on the first floor and one residential unit would be located on the second floor. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Mitchell Culver
LOCATION: 724 Spring Street

- 6. **FILE #:** **TENTATIVE PARCEL MAP PR 03-112**
APPLICATION: To consider a request to subdivide an approximately 14,000 gross square foot parcel into two parcels of approximately 6,000 and 7,800 gross 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 Mulholland
LOCATION: on the east side of Vine Street north of Fein Avenue

- 7. **FILE #:** **STREET ABANDONMENT 03-002**
APPLICATION: To consider a request to abandon the portion of 12th Street between Paso Robles Street and Highway 101. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Greg Wyatt
LOCATION: That portion of 12th Street between Paso Robles Street and Highway 101.

- 8. **FILE #:** **CONDITIONAL USE PERMIT 03-008**
APPLICATION: To consider a request to convert a single family residence to a professional office use on an approximately 14,000 square foot site in the R3/OP (Multi-Family Residential/Office Professional Overlay) District. The Planning Commission will also be considering the content and potential

application of any conditions of approval that relate to the subject application.
APPLICANT: HH&G Properties, LLC
LOCATION: 1545 Park Street

OTHER SCHEDULED MATTERS

9. **ADVISORY BODY BYLAWS REVIEW**

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. June 9, 2003
 - b. June 16, 2003
 - c. June 23, 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. June 24, 2003

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 14, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, July 18, 2003 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 21, 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, July 28, 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 August 12, 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 the City's website at www.prcity.com, 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 check the City's website at www.prcity.com, call the Community Development Department at (805) 237-3970, or stop by City Hall at 1000 Spring Street, Paso Robles, CA 93446.