

**AGENDA**

**PLANNING COMMISSION**

July 22, 2003

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**

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

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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. 5 IS PROPOSED TO BE OPENED AND CONTINUED TO THE PLANNING COMMISSION MEETING OF AUGUST 12, 2003.

**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**

- 1. FILE #: **BLACKBURN STUDY WORKSHOP**  
APPLICATION: To discuss the following: Development of adequate vehicle circulation within the study area for both local use and emergency vehicle access; Providing a street system designed to serve all existing parcels

and, to the extent feasible, facilitating development of additional parcels in a manner consistent with City codes and standards, including City utility master plans; to minimize grading and avoid impacts to oak trees, consistent with the City's Hillside Ordinance and Oak Tree Preservation Ordinance.

APPLICANT: City initiated  
LOCATION: Properties in the area described generally as bounded on the north by Pacific Avenue, on the west by Cherry Street, on the south by James Street, and on the east by Grove Street.

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

2. FILE #: **PLANNED DEVELOPMENT 03-005 AND WAIVER 03-007**  
APPLICATION: To consider a request to construct an approximately 22,400 square foot two-story (36 feet high) Superior Court Facility on an approximately 1.46 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: San Luis Obispo County on behalf of California Superior Court  
LOCATION: On a portion of the City block bounded by Spring Street on the west, 10<sup>th</sup> Street on the north, Park Street on the east, and 9<sup>th</sup> Street on the south.

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*The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 8, 2003.*

3. 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

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*The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 8, 2003.*

- 4. 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

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*The following item is proposed to be opened and continued to the Planning Commission Meeting of August 12, 2003.*

- 5. FILE #: **TENTATIVE PARCEL MAP PR 03-141**  
 APPLICATION: To consider a request to subdivide a 45,954 square foot parcel into two lots where Lot 1 would be 20,000 square feet and Lot 2 would be 25,954 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: John Adams on behalf of Chuck Adams  
 LOCATION: 715 Ivy Lane

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**OTHER SCHEDULED MATTERS**

- 6. **DRAFT INDUSTRIAL GUIDELINES**

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- 7. **SEQUENCE OF CONSIDERATION OF PENDING DEVELOPMENT PROJECTS IN HIGHWAY 46 WEST / 101 GEOGRAPHIC STUDY**

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**WRITTEN CORRESPONDENCE** -- NONE

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## **COMMITTEE REPORTS**

8. Development Review Committee Minutes (for approval):
  - a. June 30, 2003
  - b. July 7, 2003
  
9. 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**

10. July 8, 2003

### **REVIEW OF CITY COUNCIL MEETING**

### **PLANNING COMMISSIONERS' COMMENTS**

## **STAFF COMMENTS**

**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 Joint Planning Commission/City Council Nacimiento Water Project EIR Workshop of Tuesday, July 29, 2003 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 4, 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, August 11, 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**

<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 the City's website at [www.prcity.com](http://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](http://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.