

AGENDA

PLANNING COMMISSION

August 12, 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

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: Agenda Item No. 2 is a Continued Open Public Hearing and is proposed to be further continued to the Planning Commission Meeting of August 26, 2003.

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 #: **DRAFT AIRPORT MASTER PLAN AND LAND USE PLAN**
- APPLICATION: To review and comment on draft copies of the Airport Master Plan and Airport Land Use Plan.
- APPLICANT: City initiated

LOCATION: The five (5) different zones of the Airport Land Use Area.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 22, 2003, and is proposed to be further continued to the Planning Commission Meeting of August 26, 2003.

2. FILE #: **TENTATIVE PARCEL MAP PR 03-0141**
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

3. FILE #: **CONDITIONAL USE PERMIT 03-011**
APPLICATION: To consider a request to establish a two bedroom bed and breakfast establishment within an existing house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Cristina and Andre Averseng
LOCATION: 1233 Olive Street

4. FILE #: **CONDITIONAL USE PERMIT 03-010**
APPLICATION: To consider a request to construct a new 1,500 square foot detached hobby shop/garage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Michael and Vicky Joyce
LOCATION: 1520 Pine Street

5. FILE #: **SITE PLAN 03-024**
APPLICATION: To consider a request to allow a reduction of a front yard setback for a detached accessory building from 50 feet to 30 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: Kevin Peck
LOCATION: 820 Walnut Drive

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. July 14, 2003
 - b. July 21, 2003
 - c. July 28, 2003

- 7. 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

- 8. July 22, 2003

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, August 15, 2003 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 18, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the LAFCO Public Workshop on the General Plan Update, on Thursday August 21, 2003, at 9:00 am at the San Luis Obispo County Board of Supervisors Meeting Room, County Government Center, San Luis Obispo, CA 93408;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 25, 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 26, 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

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|-------------------|---|
| 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.