

AGENDA

PLANNING COMMISSION

December 9, 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

SIERRA RUSSELL
PLANNING INTERN

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 November 12, 2003.

- 1. FILE #: REZONE 03-005
APPLICATION: To consider a request to rezone an approximately 1.3 acre site from R1 (Single Family Residential) to RMF-L (Residential Multiple Family – Low). The

Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Waldo and Betty Carminati
LOCATION: 955 Creston Road

2. FILE #: **PLANNED DEVELOPMENT 01-013 TIME EXTENSION**
APPLICATION: To consider a one-year time extension for the construction of an 11,982 square foot commercial complex with uses to include manufacturing, office, retail and industrial. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Weyrich
LOCATION: 1429 Riverside

3. FILE #: **PLANNED DEVELOPMENT 03-009 AND CONDITIONAL USE PERMIT 03-013**
APPLICATION: To consider a request to develop an approximately 52,216 square foot, four-story (50 feet high), 61 unit hotel/spa with meeting rooms, limited dining facilities and accessory uses and approving a request to operate a hotel/spa in the C2 PD (Highway Commercial, Planned Development) Zoning 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: EDA Design on behalf of Pacific Coast Properties I
LOCATION: 206 Alexa Court

4. FILE #: **PLANNED DEVELOPMENT 02-011 AND CONDITIONAL USE PERMIT 02-020**
APPLICATION: To consider a request to allow for the operation of a restaurant if found not to have a significant adverse effect on the economic vitality of downtown Paso Robles. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Keith Belmont on behalf of Pacific Coast Hotel
Properties
LOCATION: 201 Alexa Court

5. FILE #: **PLANNED DEVELOPMENT 03-002 AND
CONDITIONAL USE PERMIT 03-015**
APPLICATION: To consider a request to allow retail commercial
uses if found not to have a significant adverse effect
on the economic vitality of downtown Paso Robles.
The Planning Commission will also be considering
the content and potential application of any
conditions of approval that relate to the subject
application.
APPLICANT: Keith Belmont on behalf of the property owner
(Belmont/Beckham/Hastings) for Rite III.
LOCATION: 250 Gahan Place

6. FILE #: **PLANNED DEVELOPMENT 02-015,
CONDITIONAL USE PERMIT 02-026, AND
TENTATIVE PARCEL MAP PR 02-0321
(PANKEY)**
APPLICATION: To consider a request to develop an approximately
39,650 square foot, multi-tenant retail center at the
front of the site and an approximately 62,000 square
foot self-storage facility at the rear of the site; to
operate the retail center and self-storage facility in
the C2 PD (Highway Commercial, Planned
Development) zoning district; and to subdivide the
site into five (5) 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: RRM Design Group on behalf of James H. Pankey
LOCATION: Approximately 8.3 acres located on the west side of
Theater Drive, immediately south of the Target
Center.

7. FILE #: **PLANNED DEVELOPMENT 01-028 AND
CONDITIONAL USE PERMIT 01-022**
APPLICATION: To consider a request to construct a 104,240 square
foot mini-storage facility with RV and boat parking.
The Planning Commission will also be considering
the content and potential application of any

conditions of approval that relate to the subject application.

APPLICANT: EDA Design on behalf of Victor Gheza
LOCATION: 2501 Theatre Drive

- 8. FILE #: **WAIVER 03-010**
 APPLICATION: To consider a request to defer the required curb, gutter, sidewalk and driveway apron in association with the construction of a single family dwelling unit on the 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: Steve Holman
 LOCATION: 823 – 22nd Street

OTHER SCHEDULED MATTERS

- 9. FILE #: **MISCELLANEOUS 03-010**
 APPLICATION: To consider a request for interpretation of automotive related business within the Planned Industrial (PM) Zone.
 APPLICANT: Paul and Michelle Newman, Newman Car Creations. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 LOCATION: 325 Santa Bella

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. November 17, 2003
 - b. November 24, 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. November 25, 2003

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Planning Commission Interviews of Thursday, December 11, 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, December 15, 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, December 19, 2003 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 22, 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, December 29, 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, January 5, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Installation Dinner of Sunday January 11, 2004 at 6:00 pm at Panolivo, 1344 Park Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 12, 2004 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, January 13, 2004 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.