

AGENDA

PLANNING COMMISSION

January 27, 2004

7:30 P.M.

MEETING LOCATION: PASO ROBLES CITY HALL/LIBRARY
CONFERENCE CENTER

1000 SPRING STREET, PASO ROBLES, CALIFORNIA 93446

PLANNING COMMISSION

TOM FLYNN
CHAIRMAN

NICK FERRAVANTI
COMMISSIONER

JOHN HAMON
COMMISSIONER

RON JOHNSON
COMMISSIONER

ERIC MATTKE
COMMISSIONER

MARTI MUNIS KEMPER
COMMISSIONER

ED STEINBECK
COMMISSIONER

CITY STAFF

ROBERT A. LATA, AICP
COMMUNITY DEVELOPMENT DIRECTOR

ED GALLAGHER
HOUSING PROGRAMS MANAGER

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: The Public Hearing for Item No. 1 has been requested to be opened and continued to the Planning Commission Meeting of February 10, 2004; and the Public Hearing for Item No. 4 has been requested to be opened and continued to the Planning Commission Meeting of February 24, 2004.

PRESENTATIONS

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 public hearing for this item is proposed to be opened and continued to the Planning Commission Meeting of February 10, 2004.

- 1. FILE #: **PLANNED DEVELOPMENT 91010 AMENDMENT**
APPLICATION: To consider a request to construct an 88,000 square foot Kohl's department store with 22,000 square feet of retail shops. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: North Coast Engineering on behalf of Halferty Development Company.
LOCATION: Within the Woodland Plaza II Shopping Center located on the southwest corner of Niblick Road and South River Road.

- 2. FILE #: **DRAFT AIRPORT MASTER PLAN AND LAND USE PLAN**
APPLICATION: Formulation of a recommendation to the City Council regarding the subject draft documents.
APPLICANT: City of Paso Robles
LOCATION: Paso Robles Municipal Airport and surrounding area.

- 3. FILE #: **PLANNED DEVELOPMENT 01-025 AMENDMENT –and- CONDITIONAL USE PERMIT 02-007 AMENDMENT**
APPLICATION: To consider an application to develop a resort complex with 200 hotel rooms and 80 casitas on an approximate 386 acre area. 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 Matt Masia
LOCATION: Bounded by Highway 46 east on the south, Dry Creek Road on the north, and Airport Road on the east (also known as the Black Ranch property).

The public hearing for this item is proposed to be opened and continued to the Planning Commission Meeting of February 24, 2004.

- 4. FILE #: **PLANNED DEVELOPMENT 03-012**
APPLICATION: To consider an application to construct a new drive-through restaurant with convenience store, a drive-through car wash, new fuel pump islands, a storage warehouse and a highway oriented pole sign. Also included in this project would be the demolition of the existing restaurant and market. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Robert Fisher on behalf of Dan Shultze of Eagle Energy, Inc.
LOCATION: 2400 Golden Hill Road

The following item is a continued Open Public Hearing from the Planning Commission Meeting of January 13, 2004.

- 5. FILE #: **CODE AMENDMENT 03-008**
APPLICATION: To consider an application to amend the Zoning Code to allow additional square footage for wall mounted signs for buildings that back up to a 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: Newlin Hastings
LOCATION: City-wide

OTHER SCHEDULED MATTERS

- 6. For the Planning Commission to determine whether or not to recommend to the City Council that they consider establishing a labyrinth in City Park as a memorial to the two lives lost in the December 22, 2003 earthquake.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval):
8. Minutes of Special Meeting of Various City Advisory Bodies (for approval):
 - Letter writing campaign to elected officials to urge Presidential disaster decree for earthquake damage assistance.
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. January 13, 2004

REVIEW OF CITY COUNCIL MEETING

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, January 26, 2004 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, February 2, 2004 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, February 9, 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, February 10, 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.