

**AGENDA**

**PLANNING COMMISSION**

February 10, 2004

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**

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

MEG WILLIAMSON  
ACTING 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: NONE**

**PRESENTATIONS**

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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**

*The following item is an Open Public Hearing from the Planning Commission Meeting of January 27, 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.

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2. FILE #: **PLANNED DEVELOPMENT 03-011**  
APPLICATION: To consider a request to construct five single family homes on five existing 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: Richard Runnells and Brian Wilson  
LOCATION: Olive Street between 4<sup>th</sup> and 5<sup>th</sup> Streets

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*The following item is an Open Public Hearing from the Planning Commission Meeting of January 27, 2004.*

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).

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4. FILE #: **PLANNED DEVELOPMENT 03-010**  
APPLICATION: To consider an application to develop a 178,000 square foot wine processing and storage facility including 3,800 square feet of office space and loading docks, driveways, parking, landscaping, scales, etc. The Planning Commission will also be considering the content and potential application of

any conditions of approval that relate to the subject application.  
APPLICANT: Central Coast Wine Services, Inc.  
LOCATION: North side of Buena Vista Road, 700 feet west of Airport Road.

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5. FILE #: **TENTATIVE PARCEL MAP 03-0099**  
APPLICATION: To consider an application to subdivide an existing 7,000 square foot parcel into two 3,500 square foot 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: Chris and Angie Newby  
LOCATION: northeast corner of Oak and 18<sup>th</sup> Streets

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6. FILE #: **CONDITIONAL USE PERMIT 03-014**  
APPLICATION: To consider an application to establish a used car lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Leo Michaud  
LOCATION: 624 – 24<sup>th</sup> Street

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**OTHER SCHEDULED MATTERS**

7. FILE#: **MISCELLANEOUS 04-001**  
APPLICATION: To consider a request to establish an emergency use of a single family residence as an office due to the December 22, 2003 earthquake.  
APPLICANT: Wilson and Strong  
LOCATION: 3580 Airport Road

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**WRITTEN CORRESPONDENCE** -- NONE

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## **COMMITTEE REPORTS**

8. Development Review Committee Minutes (for approval):
  - a. December 22, 2003
  - b. December 29, 2003
  - c. January 5, 2004
  - d. January 12, 2004
  - e. January 20, 2004
  - f. January 26, 2004
  
9. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee:
  - b. PAC (Project Area Committee):
  - c. Main Street Program:
  - d. Airport Advisory Committee:

## **CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

10. January 27, 2004

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

### **PLANNING COMMISSIONERS' COMMENTS**

## **STAFF COMMENTS**

**ADJOURNMENT** to the Joint Planning Commission/City Council Meeting regarding the Chandler Ranch Area Specific Plan on Thursday, February 12, 2004 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 Tuesday February 17, 2004 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, February 20, 2004 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, February 23, 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 24, 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**

<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>	Development Review Committee
<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>	Negative Declaration
<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>	Sphere of Influence
<b>SRO:</b>	Single Room Occupancy
<b>TCSD:</b>	Templeton Community Services District
<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.