

**AGENDA**

*PLANNING COMMISSION*

November 23, 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

SUSAN ZALESCHUK, AICP  
CITY PLANNER

ED GALLAGHER  
HOUSING PROGRAMS MANAGER

JOHN FALKENSTIEN, P.E.  
CITY ENGINEER

DARREN NASH  
ASSOCIATE PLANNER

MEG WILLIAMSON, AICP  
ACTING PUBLIC WORKS DIRECTOR

DITAS ESPERANZA, P.E.  
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. 1 is a Continued Open Public Hearing from the Meeting of November 9, 2004 and is proposed to be further continued to the Planning Commission Meeting of December 14, 2004.

**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 a continued Open Public Hearing from the Meeting of November 9, 2004 and is proposed to be further continued to the Planning Commission Meeting of December 14, 2004.*

- 1. FILE #: **TENTATIVE TRACT 2457 AND PLANNED DEVELOPMENT 02-006 TIME EXTENSION REQUEST**  
APPLICATION: To consider a one year time extension for Tentative Tract 2457, a subdivision of a 108-acre site into 215 lots consisting of 210 single family residential lots, 1 community center common lot, 1 private street lot, 1 public golf course lot and 2 public open space lots for the construction of an “active adult” planned development residential community. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dick Willhoit, Estrella Associates, Inc.  
LOCATION: Clubhouse Drive and River Oaks Drive.

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- 2. FILE #: **REZONE 04-010**  
APPLICATION: To consider a request to recommend that the City Council rezone property from Single Family Residential (R1-PD) to Residential Multiple Family Medium Density (R3). 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 and Karen Cary  
LOCATION: 80 South River Road

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- 3. FILE #: **PLANNED DEVELOPMENT 04-023, TENTATIVE TRACT 2609, AND REZONE 04-005**  
APPLICATION: To consider a request to create 20 single family residential lots for the development of 20 single family homes. Also requested is to rezone the property from R1, B3-PD to R1, PD-3, allowing three units per acre to be consistent with the General Plan Land Use Designation of RSF-3. 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 Harrod Builders.  
LOCATION: On the 8.5 acre property located at the northeast corner of Beechwood Drive and Meadowlark Road.

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4. FILE #: **TENTATIVE PARCEL MAP PR 04-0496**  
APPLICATION: To consider a request to subdivide one 7,000 square foot parcel into two parcels of approximately 3,925 square feet and 3,075 square feet. The site is currently developed with two single family residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Tom Erskine  
LOCATION: 834 and 844 – 20<sup>th</sup> Street

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5. FILE #: **TENTATIVE PARCEL MAP PR 04-0495**  
APPLICATION: To consider a request to subdivide one 7,290 square foot parcel into two parcels of approximately 4,835 square feet and 2,455 square feet. The site is currently developed with two single family residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Tom Erskine  
LOCATION: 415 and 421 – 7<sup>th</sup> Street

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6. FILE #: **TENTATIVE PARCEL MAP PR 04-0471**  
APPLICATION: To consider an application to split a 12.34 acre parcel into two lots of approximately 7 acres and 5.34 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Gene and Barbara Durand  
LOCATION: 2805 Theatre Drive

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7. FILE #: **PLANNED DEVELOPMENT 04-012**  
APPLICATION: To consider an application to construct a 48,000 square foot mini-storage facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Elmer Garrison  
LOCATION: 1601-1621 North River Road

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8. FILE #: **STREET ABANDONMENT 04-005**  
APPLICATION: To consider a request to abandon a portion of an existing "paper" 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: Eric Newton  
LOCATION: 19<sup>th</sup> Street between Pine Street and the Railroad Tracks.

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9. FILE #: **TRAFFIC CALMING PROGRAM**  
APPLICATION: For the Planning Commission to review the Traffic Calming Program and forward a recommendation to the City Council.  
APPLICANT: City-initiated  
LOCATION: Citywide

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10. FILE #: **GENERAL PLAN AMENDMENT 04-001**  
APPLICATION: 1) For the Planning Commission to consider recommending to the City Council to amend the General Plan to modify the boundaries of the Oak Park Specific Plan Area that was established through the 2003 General Plan update. This is the first component of a two-part General Plan Amendment.  
2) For the Planning Commission to consider recommending to the City Council to amend the General Plan to redefine and modify the boundaries of the Airport Noise Disclosure Area that was

APPLICANT: established in 2001. This is the second component  
of a two-part General Plan Amendment.  
City initiated  
LOCATION: 1) Oak Park Specific Plan Area  
2) City and Sphere areas east of Highway 101

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 11. Development Review Committee Minutes (for approval):
  - a. November 1, 2004
  - b. November 8, 2004
  
- 12. 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**

- 13. November 9, 2004

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

## **STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, November 29, 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, December 6, 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, December 13, 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, December 14, 2004 at 3:30 pm at Paso Robles City Hall, 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 \$200 fee deposit as adopted by City Council Resolution No. 03-66 toward covering the City's processing costs, including required 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.