

**AGENDA**

*PLANNING COMMISSION*

December 14, 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

DOUG MONN  
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 proposed to be Tabled.

**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 23, 2004. It is proposed to be tabled.*

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 #: **PLANNED DEVELOPMENT 04-017, TENTATIVE TRACT 2611 –and- REZONE 04-008**
- APPLICATION: To consider a request to create a 45 lot residential subdivision for the development of 45 single family homes; and the recommend the City Council rezone the property to be consistent with the RSF-4 and RSF-6 General Plan Land Use Designations. 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 J.M. Wilson Development
- LOCATION: 1650 South River Road

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3. FILE #: **TENTATIVE PARCEL MAP PR 04-0210**
- APPLICATION: To consider a request to split a 0.94 acre parcel into two lots of 20,458 square feet each (0.47 acre). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: David McCabe
- LOCATION: 2915 Gilead Lane

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- 4. **FILE #:** **CONDITIONAL USE PERMIT 04-012**  
**APPLICATION:** To consider a request to convert an existing residence into a professional office and associated parking on a 7,000 square foot lot located in an R-2 (Residential Multiple Family) zone with OP (Office Professional) overlay Zoning. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Randy Sabin  
**LOCATION:** 1520 Oak Street

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- 5. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0310**  
**APPLICATION:** To consider a request to subdivide three existing commercial lots totaling approximately 14.44 acres into twelve parcels between approximately .75 acre and 1.58 acres each. 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 Colin Weyrick and Raymond Frazier  
**LOCATION:** 2501 Oakwood Street

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**OTHER SCHEDULED MATTERS**

- 6. **NEW STREET ADDRESSING FOR PRIVATE DRIVE OFF SOUTH RIVER ROAD.**

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- 7. **SUGGESTIONS FOR COUNCIL CONSIDERATION OF SHORT-TERM GOALS (NEXT 2 YEARS).**

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- 7a. **CONSIDER THE DRC RECOMMENDATION AND APPROVE THE MURAL AT BOYD’S TOBACCO AND ELEGANT GIFTS AT 625 SPRING STREET**

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**WRITTEN CORRESPONDENCE** -- NONE

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## **COMMITTEE REPORTS**

8. Development Review Committee Minutes (for approval):
  - a. November 15, 2004
  - b. November 22, 2004
  - c. November 29, 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. November 23, 2004

## **REVIEW OF CITY COUNCIL MEETING**

## **PLANNING COMMISSIONERS' COMMENTS**

## **STAFF COMMENTS**

**ADJOURNMENT** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, December 17, 2004, at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, December 20, 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 27, 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, January 3, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Reorganization Dinner of Sunday, January 9, 2005 at 6:30 pm at Panolivo;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, January 10, 2005 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 11, 2005 at 7:30 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.