

AGENDA

PLANNING COMMISSION

December 13, 2005

7:30 P.M.

MEETING LOCATION: PASO ROBLES CITY HALL/LIBRARY
CONFERENCE CENTER
1000 SPRING STREET, PASO ROBLES, CALIFORNIA 93446

PLANNING COMMISSION

ED STEINBECK
CHAIRMAN

TOM FLYNN
COMMISSIONER

JOHN HAMON
COMMISSIONER

MARGARET HOLSTINE
COMMISSIONER

RON JOHNSON
COMMISSIONER

ERIC MATTKE
CHAIRMAN PRO-TEM

MIKE MENATH
COMMISSIONER

CITY STAFF

ROBERT A. LATA, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUSAN DECARLI, 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

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

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

- | | | |
|----|--------------|--|
| 1. | FILE #: | TIME EXTENSION PLANNED
DEVELOPMENT 02-015 AND CONDITIONAL
USE PERMIT 02-026 |
| | APPLICATION: | To consider a request for a one year time extension for a commercial/min-storage project. The Planning Commission will also be considering the |

content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Theatre Drive Partners, LLC
LOCATION: Theatre Drive, just south of Target Center

2. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 03-0154**
APPLICATION: To consider a request for a one-year time extension for a parcel map to divide an approximate 43,560 square foot single family residential site into two (2) individual parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jim Haney
LOCATION: 515 Creston Road

3. FILE #: **TENTATIVE TRACT 2775**
APPLICATION: To consider a request to subdivide an existing 7.62 acre parcel into a 17 lot single family residential subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Charter Pacific Holdings – Jim Guthrie
LOCATION: South of Pacific Street, west of Maple Street

4. FILE #: **TENTATIVE PARCEL MAP PR 05-0302**
APPLICATION: To consider a request to subdivide an existing 10,360 square foot lot into two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Bruce White
LOCATION: 1337 Vine Street

5. FILE #: **TENTATIVE PARCEL MAP PR 05-0299**
APPLICATION: To consider a request to subdivide an existing parcel into two 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: Randy Jorgensen
LOCATION: 835 – 19th Street

6. FILE #: **CONDITIONAL USE PERMIT 05-014**
APPLICATION: To consider a request to install a new 45 foot high highway oriented sign. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Trinity RV Resort (Peter Laughlin)
LOCATION: 390 Gahan Place

7. FILE #: **PLANNED DEVELOPMENT 05-018 AND CONDITIONAL USE PERMIT 05-013**
APPLICATION: To consider a request to construct a 36,500 square foot new car dealership with automotive repair. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Chatfield Construction on behalf of Bob Burgess, Paso Robles Ford
LOCATION: 2401 Oakwood Street

8. FILE #: **CODE AMENDMENT 05-004**
APPLICATION: To consider recommending to City Council adoption of a Negative Declaration and approval of Zoning Code provisions regulating off street parking and loading; and to also consider making a recommendation with regard to financing of downtown parking facilities. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: City initiated
LOCATION: Paso Robles downtown area

9. FILE #: **GENERAL PLAN AMENDMENT 05-001**
 APPLICATION: To consider making recommendations to the City Council regarding adoption of a Negative Declaration and approval of a General Plan Amendment relation to the Land Use Element of the General Plan. This is a Planning Commission reconsideration of a application that had been previously considered, was discussed by the City Council and was referred back to the Planning Commission for a confirmation of their recommendation. The proposed General Plan (Land Use) Amendment is intended to reflect the most recent land use data and projections of the City's "build-out" population based on the land use designations established in the 2003 General Plan update. The text changes to the General Plan acknowledge current land use information and recognize that the most recent build-out projections (based on persons per dwelling unit and other specified factors) would result in a City population in 2025 that would be consistent with the established General Plan policy of a population not-to-exceed 44,000 residents. No changes in land use designations or policy are proposed as a part of this General Plan text Amendment, and there would be no environmental impacts resulting from updating the land use data and population build-out projections.
- APPLICANT: City Initiated
 LOCATION: Citywide

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of November 22, 2005.

10. FILE #: **CONDITIONAL USE PERMIT 05-012**
 APPLICATION: Resolution approving a Conditional Use Permit to establish a card room. 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 Stearns
 LOCATION: 1124 Black Oak Drive

OTHER SCHEDULED MATTERS

- 10a. **OAK TREE 05-007 (Verbal Report)**
Request by J.P. Patel to relocate a 7" oak tree in relation to the Holiday Inn Annex Addition at 2455 Riverside Avenue.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 11. Development Review Committee Minutes (for approval):
 - a. November 14, 2005
 - b. November 21, 2005

- 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 22, 2005

REVIEW OF CITY COUNCIL MEETING

December 6, 2005

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the joint Planning Commission/City Council Breakfast Meeting of Friday December 16, 2005 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 19, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the City Council Meeting of Tuesday, December 20, 2005 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 12, 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 Monday, January 9, 2006 at 6:30 pm at Panolivo Restaurant, 1344 Park Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, January 10, 2006 at 7:30 pm at Paso Robles City Hall, 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 \$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, 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.