

AGENDA

PLANNING COMMISSION

February 14, 2006
7:30 P.M.

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

PLANNING COMMISSION

JOHN HAMON
CHAIRMAN

TOM FLYNN
COMMISSIONER

MARGARET HOLSTINE
CHAIRMAN PRO-TEM

ERIC MATTKE
COMMISSIONER

MIKE MENATH
COMMISSIONER

ED STEINBECK
COMMISSIONER

CHRISTIE WITHERS
COMMISSIONER

CITY STAFF

JOHN FALKENSTIEN, P.E
CITY ENGINEER & ACTING COMMUNITY DEVELOPMENT DIRECTOR

SUSAN DECARLI, AICP
CITY PLANNER

ED GALLAGHER
HOUSING PROGRAMS MANAGER

DARREN NASH
ASSOCIATE PLANNER

DOUG MONN
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

The following item is continued from the Planning Commission Meeting of January 10, 2006.

- 1. FILE #: MISCELLANEOUS 05-008
APPLICATION: To consider adoption of a Negative Declaration in accordance with the provisions of the California

Environmental Quality Act (CEQA) for the Salinas River Trail Project.
APPLICANT: City initiated
LOCATION: The segment between Larry Moore Park and The Albertsons Shopping Center.

The following item is continued from the Planning Commission Meeting of January 24, 2006.

2. FILE #: **TENTATIVE TRACT 2790**
APPLICATION: To consider a request to create a 6 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: John McCarthy on behalf of Bruce White
LOCATION: 1026 Merry Hill Drive

The following item is continued from the Planning Commission Meeting of January 24, 2006.

3. FILE #: **TENTATIVE PARCEL MAP PR 05-0321**
APPLICATION: To consider a request to subdivide an R-2 zoned parcel into two residential 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: Wilson Land Surveys on behalf of Mulholland Construction
LOCATION: 1330 Olive Street

4. FILE #: **PLANNED DEVELOPMENT 97001 AMENDMENT**
APPLICATION: To consider a request to expand the existing warehouse and to construct a new 1,500 square foot storage building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Firestone Walker Brewery
LOCATION: 1400 Ramada Drive

5. FILE #: **TENTATIVE PARCEL MAP PR 05-0318**
APPLICATION: To consider a request to subdivide an R2 zoned parcel into two residential 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: John McCarthy on behalf of Casey Ferreria
LOCATION: 540 Oak Street

6. FILE #: **SITE PLAN 05-030**
APPLICATION: To consider a request for an exception to the parking standards in relation to the conversion of an existing house to an office. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Doug Moore
LOCATION: 1109 Vine Street

7. FILE #: **TIME EXTENSION FOR TRACT 2504, CONDITIONAL USE PERMIT 02-025 AND PLANNED DEVELOPMENT 02-014.**
APPLICATION: To consider a request for a one-year time extension for the Bastide Village 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: North Coast Engineering on behalf of Buena Vista Place, LLC
LOCATION: Northeast corner of Buena Vista Road and Experimental Station Road.

8. FILE #: **PLANNED DEVELOPMENT 94007 AMENDMENT**
APPLICATION: To consider a request to construct a new 5,900 square foot office building and an 8,025 square foot aircraft hangar. 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 Main on behalf of John Graves
LOCATION: 4301 Second Wind Way

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. January 23, 2006
 - b. January 30, 2006

- 10. 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

- 11. January 24, 2006

REVIEW OF CITY COUNCIL MEETING

- 12. February 7, 2006

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the joint Planning Commission/City Council Breakfast Meeting of Friday, February 17, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Chandler Ranch Area Specific Plan Field Trip of Saturday, February 25, 2006 at 9:00 am from the parking lot of City Hall, located at 1000 Spring Street, Paso Robles, CA 93446.

subsequent adjournment to the Development Review Committee Meeting of Monday, February 27, 2006 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 28, 2006 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THE PASO ROBLES PLANNING ACRONYM GLOSSARY

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| 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.