

AGENDA

PLANNING COMMISSION

February 28, 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

RON WHISENAND
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
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

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 #: **GENERAL PLAN AMENDMENT 06-001(A), REZONE 05-005 AMENDMENT TO TRACT 2778 and AMENDMENT TO PLANNED DEVELOPMENT 97013;**
- APPLICATION: To consider modifying the General Plan’s designation of property currently designated as “Parks and Open Space” and a portion designated as “Agriculture” to a “Business Park” land use

designation. In conjunction with the General Plan Amendment is an application for Rezone 05-005 to consider modifying the Zoning Code designation of the property currently designated as “Parks and Open Space” to a “Planned Industrial” zoning designation. Also, in conjunction with the General Plan Amendment and Rezone is an amendment to Tract 2778 and PD 97013. The Tract and PD is a request to subdivide the 47-acre site into twenty (20) lots for commercial/light-industrial uses. All traffic resulting from the proposed project would take access through the existing business park and the existing signalized intersection of Golden Hill Road and Highway 46 East. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: Tom Erskine
LOCATION: East of Golden Hill Road and north of Highway 46 East and would form an eastward extension to the Golden Hills Business Park.

2. FILE #: **GENERAL PLAN AMENDMENT 06-001(B), REZONE 05-003, and SPECIFIC PLAN AMENDMENT 05-003**
APPLICATION: To consider modifying the General Plan’s designation of property currently designated as “Commercial Service” to a “Residential Multi-Family Medium Density (12-units per acre – RMF-12)” land use designation. Additionally, an amendment to the text of the Land Use Element is requested to eliminate a portion of the RMF-12 Purpose Statement (pg. LU-18), that requires multi-family development in this land use category to have buildings with four or more dwelling units. In conjunction with the General Plan Amendment is an application for Rezone 05-003 to consider modifying the Zoning Code designation of the property currently designated as “Commercial/ Light Industrial” to a “Residential Multi-Family/ Apartment, 12-units per acre – R3” zoning designation. Also requested is Specific Plan Amendment 05-003, to amend the Borkey Area Specific Plan to reflect the change in land use for Sub Area D of the plan. The Planning Commission will also be considering the content and potential

application of any conditions of approval that relate to the subject applications.
APPLICANT: Dick Willhoit
LOCATION: On the south corner of River Oaks Drive and Experimental Station Road.

3. FILE #: **GENERAL PLAN AMENDMENT 06-001(C), REZONE 06-001 and CONDITIONAL USE PERMIT 06-002**
APPLICATION: To consider adding an Office Overlay to property designated as Residential Multi-Family Low Density (RMF-8). In conjunction with the General Plan Amendment is an application for Rezone 06-001 to consider modifying the Zoning Code designation, to add an Office Overlay to the R2 zoning of the site. Also requested is Conditional Use Permit 06-002 to allow a professional office use at this property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: George Duck
LOCATION: 405 14th Street

4. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 02-0432**
APPLICATION: To consider a one year time extension to subdivide a 1.25 acre parcel into two single family 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: Tom Lopez
LOCATION: 2230 Prospect Avenue

5. FILE #: **TENTATIVE PARCEL MAP PR 05-0231**
APPLICATION: To consider a request to subdivide a two (2) acre parcel into three single family 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: Michael Brewer on behalf of William Hedges
LOCATION: West end of 11th Street, west of Chestnut Street

6. FILE #: **CONDITIONAL USE PERMIT 06-001**
 APPLICATION: To consider a request to establish a towing business with impound yard. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Clarence Marques, C & D Towing
 LOCATION: 912-26th Street

7. FILE #: **REZONE 05-007**
 APPLICATION: To consider recommending to City Council, a request to add Planned Development Overlay over an existing 2.47 acre R1-B3 site in order to allow the ability to cluster lots to reduce impacts to oak trees, grading and to allow additional area for future intersection design. 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: Charolais and South River Roads

8. FILE #: **STREET NAME CHANGE 06-001**
 APPLICATION: To consider a request to change the name of Old South River Road to either Cary Avenue or Brand Avenue.
 APPLICANT: City initiated
 LOCATION: Old South River Road, north of Niblick Road

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. February 6, 2006
 - b. February 13, 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. a. February 13, 2006
- b. February 14, 2006

REVIEW OF CITY COUNCIL MEETING

- 12. February 21, 2006

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Development Review Committee Meeting of Monday, March 6, 2006 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Economic Strategy Presentation Workshop of Thursday, March 9, 2006 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 Monday, March 13, 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, March 14, 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.