

AGENDA

PLANNING COMMISSION
AUGUST 14, 2007
7:30 P.M.

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

PLANNING COMMISSION

MARGARET HOLSTINE
CHAIRMAN

TOM FLYNN
COMMISSIONER

RON JOHNSON
COMMISSIONER

ED STEINBECK
COMMISSIONER

CHARLES E. TREATCH
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 -- Item No. 1 is proposed to be Opened and Continued to the Planning Commission Meeting of August 28, 2007.

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 proposed to be opened and continued to the Planning Commission Meeting of August 28, 2007.

- 1. FILE #: **PLANNED DEVELOPMENT 06-025 AND
CONDITIONAL USE PERMIT 06-013**
APPLICATION: To consider a request to develop a regional shopping center including: a 169,112 square foot home improvement and garden center; and several other retail buildings with a combined building square footage of approximately 105,000 s.f., and three restaurant pads. The project is in the Commercial/Light Industrial (C-3) zoning district. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Regency Centers
LOCATION: Northwest corner Highway 46 east and Golden Hill Road (APNs 025-391-037, -033, -039, -063, and -067)

- 2. FILE #: **PLANNED DEVELOPMENT 06-021 AND
TENTATIVE TRACT 2716**
APPLICATION: To consider a request to construct 154,340 square feet of manufacturing/light-industrial uses within a total of 32 separate buildings. Within the 154,340 square feet, there is proposed to be some support commercial and office uses included in the project. The buildings with associated parking, access and landscape areas would develop approximately 14 acres of the existing 210 acre Links Golf Course. A subdivision is also being requested so that each building would be located on a separate parcel. In conjunction with the project, the applicant will be extending the existing Aero Tech Center Way public road to the north to access the project. This would be the main access point to the project. The

existing Links Golf Course will remain in operation with the development of this 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: Kirk Consulting on behalf of Vista del Hombre, LLC – Kelly Gearhart
LOCATION: 5151 Jardine Road

3. FILE #: **GENERAL PLAN AMENDMENT 07-002(a), REZONE 06-004, PLANNED DEVELOPMENT 06-024, CONDITIONAL USE PERMIT 06-011, AND TENTATIVE PARCEL MAP PR 06-0272**

APPLICATION: To recommend that the City Council approve the following: **General Plan Amendment 07-002(a)**: a request to amend the land use designation from Residential Single Family (RSF 2) to Residential Multiple Family, 12 units per acre (RMF-12). **Rezone 06-004**: a request to change the zoning district from R-1B3, single-family residential, 2 units per acre to Multiple-Family Residential, 12 units per acre (R-3). **Planned Development 06-024 & Conditional Use Permit 06-011**: a request to construct a 124-unit senior retirement community. **Tentative Parcel Map PR 06-0272**: a request to subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres. The existing church/pre-school would remain on Parcel 1 and would be expanded with the approval of PD 06-024. Parcel 2 would include the 11.8 acre site where the new senior retirement project would be built. 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 Golden Hill Development, LLC
LOCATION: 2450 Golden Hill Road (APN 025-366-012)

4. FILE #: **GENERAL PLAN AMENDMENT 07-002(b) AND REZONE 06-005**

APPLICATION: To recommend that the City Council consider a request to amend the land use designation and zoning from Agricultural/Airport

Overlay to Parks and Open Space/Airport Overlay. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Munde
LOCATION: Golden Hill Road north of Highway 46 east (APNs 025-431-037 and -038)

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. July 16, 2007
 - b. July 23, 2007
 - c. July 30, 2007

- 6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee:
 - b. PAC (Project Area Committee):
 - c. Main Street Program:
 - d. Airport Advisory Committee:
 - e. Measure T Bond Oversight Committee:

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES FOR APPROVAL

- 7. July 24, 2007

REVIEW OF CITY COUNCIL MEETING

August 7, 2007

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, August 17, 2007 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 20, 2007 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, August 27, 2007 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, August 28, 2007, 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.