

AGENDA

PLANNING COMMISSION
OCTOBER 14, 2008
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

CHRISTIE HODGKIN
COMMISSIONER

MARGARET HOLSTINE
COMMISSIONER

RON JOHNSON
COMMISSIONER

JOEL PETERSON
COMMISSIONER

CHARLES E. TREATCH
CHAIRMAN PRO-TEM

CITY STAFF

RON WHISENAND
COMMUNITY DEVELOPMENT DIRECTOR

SUSAN DECARLI, AICP
CITY PLANNER

ED GALLAGHER
CITY PLANNER

DARREN NASH
ASSOCIATE PLANNER

JOHN FALKENSTIEN, P.E.
CITY ENGINEER

MATHEW FAWCETT
ASSISTANT 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 #:** **TENTATIVE PARCEL MAP PR 08-0098**
 APPLICATION: To consider a request to subdivide an approximately
 7,008 square foot parcel into two residential 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: Keith Belmont on behalf of Paul Belmont
LOCATION: northeast corner of 3rd and Vine Streets

2. FILE #: **TENTATIVE PARCEL MAP PR 06-0272;
GENERAL PLAN AMENDMENT 07-003(a);
REZONE 07-003; PLANNED DEVELOPMENT
07-014 and CONDITIONAL USE PERMIT 07-
020**

APPLICATION: To consider a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) and make recommendation to the City Council for the following: **Tentative Parcel Map PR 06-0272:** Request to subdivide the **13.9** acre site into two parcels, where Parcel 1 would be **2.1** acres; the existing church/pre-school would remain on Parcel 1. Parcel 2 would include the **11.8** acre site where the new senior retirement project would be built.

General Plan Amendment 07-003(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) for the **13.9**-acre site.

Rezone 07-003: 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,PD) for the **13.9**-acre site. It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects.

Planned Development 07-014 & Conditional Use Permit 07-020: a request to construct a 125-unit Golden Hill Senior Community on Parcel 2. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: Golden Hill Retirement/John Basila
LOCATION: 1450 Golden Hill Road

3. FILE #: **STREET ABANDONMENT 08-004**
APPLICATION: To consider a request and make recommendation to the City Council to abandon a portion of the existing street right of way (unnamed road). 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 William B. Hawk
LOCATION: Portions of the properties located at 1450 & 1402 Golden Hill Road. (APNs: 025-366-012, 016, 017 & 018)

OTHER SCHEDULED MATTERS

- 4. FILE #: **CONDITIONAL USE PERMIT 07-017**
APPLICATION: 6 month review as condition of approval.
APPLICANT: Noel Monteleone
LOCATION: 1331-A Vendels Circle

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. August 18, 2008
 - b. August 25, 2008
 - c. September 8, 2008
 - d. September 15, 2008
 - e. September 29, 2008
- 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. September 9, 2008

REVIEW OF CITY COUNCIL MEETING

8. October 7, 2008

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

Planning Commission Meeting will be on Wednesday, November 12, 2008; City offices are closed on Tuesday, November 11th in observance of Veterans Day.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at http://www.prcity.com/government/planning_commission/agendas.asp.

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, October 17, 2008 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, October 20, 2008 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, October 27, 2008 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, October 28, 2008, 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.