

AGENDA

PLANNING COMMISSION
DECEMBER 9, 2008
7:00 P.M.

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

PLANNING COMMISSION

CHARLES E. TREATCH
CHAIRMAN PRO-TEM

TOM FLYNN
COMMISSIONER

CHRISTIE HODGKIN
COMMISSIONER

MARGARET HOLSTINE
COMMISSIONER

RON JOHNSON
COMMISSIONER

JOEL PETERSON
COMMISSIONER

VACANCY

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.

- 1. WORKSHOP/TRAINING SESSION FOCUSING ON USE OF HISTORIC SURVEYS AND EDUCATION ON CONTENTS OF A PROPOSED CITY HISTORIC PRESERVATION ORDINANCE.**

See attached agenda and materials from Historic Resources Group.

OTHER SCHEDULED MATTERS -- NONE

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

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 Development Review Committee Meeting of Monday, December 15, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission City Council Breakfast meeting of Friday, December 19, 2008 at Touch of Paso Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 22, 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, December 29, 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, January 5, 2009 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 Sunday January 11, 2009 at 6:30 pm at Chico's Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 12, 2009 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, January 13, 2009 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.

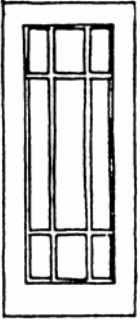
What is the effect of filing an appeal?

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.



HISTORIC RESOURCES GROUP

MEMORANDUM

Date: December 2, 2008
Project: Paso Robles Commissioner Training
To: Paso Robles Community Development Department
Attn: Ron Whisenand
From: Christy McAvoy
Re: Agenda – Educational Session #1

Paso Robles Planning Commission Training

First meeting: December 9, 2008

Second meeting: TBA

Third meeting: TBA

FIRST MEETING AGENDA

7:00 Introduction & Overview of Resource Notebook

7:15 Updates & Survey Progress Report

7:30 Review current preservation-related language in General Plan and Municipal Code

7:45 Break

8:00 Overview of the components of an effective preservation ordinance

8:30 Commissioner/Council/Staff/Community Participation
What are the major preservation issues in Paso Robles?
What are your primary goals for the preservation ordinance?
What should be included in the ordinance?

9:00 End of First Session Training

Index by State and City

National Register Information System

12/03/2008 14:21:22

No filter

Include filter in navigation

<i>Row</i>	STATE ▾	COUNTY ▾	RESOURCE NAME ▾	ADDRESS ▾	CITY ▾	LISTED ▾	MULTIPLE ▾
1	CA	San Luis Obispo	Bank of Italy	1245 Park St.	Paso Robles	1998-03-19	
2	CA	San Luis Obispo	Brewster-Dutra House	1803 Vine St.	Paso Robles	1982-10-29	
3	CA	San Luis Obispo	Lincoln School	9000 Chimney Rock Rd.	Paso Robles	2001-11-21	
4	CA	San Luis Obispo	Robles, Paso, Carnegie Library	City Park, 800 12th St.	Paso Robles	1998-01-26	California Carnegie Libraries MPS

Page 1



WEBPAGES OF INTEREST

CALIFORNIA

1) California Office of Historic Preservation (OHP):

www.ohp.parks.ca.gov

Responsible for administration of federally and state mandated historic preservation programs in California and has wealth of related information.

2) The California Environmental Equality Act (CEQA):

<http://ceres.ca.gov/ceqa>

Is a cooperative program among the Governor's Office of Planning and Research and the Resources Agency. Shows statute and guidelines, directories, FAQs, etc.

3) California Historical Resources Information System (CHRIS):

www.ohp.parks.ca.gov/default.asp?page_id=1068

Includes the statewide Historical Resources Inventory database maintained by OHP and the records maintained and managed, under contract, by twelve independent regional Information Centers.

4) California Land Use Planning Information Network (LUPIN):

<http://ceres.ca.gov/planning>

Part of the California Resources Agency, LUPIN is an informational service that addresses land use and planning issues via the internet.

NATIONAL

5) Heritage Preservation Services of the National Park Service (NPS):

www.cr.nps.gov/hps

Access to the National Park Service's 42 Preservation Briefs that give specific guidance on preserving, rehabilitating and restoring historic buildings. You can also look up Historic Preservation Offices by state, and find endless information on historic buildings, landmarks, and landscapes preservation.

6) Information on Section 106:

www.achp.gov/work106.html

Part of the Advisory Council on Historic Preservation

7) National Register of Historic Places:

www.cr.nps.gov/nr/index.htm

8) California State Building Code

www.dsa.ca.gov

**Click on "Division of the State Architect" and then "California State Historical Building Code"*

ADVOCACY AND PROFESSIONAL ORGANIZATIONS

9) California Preservation Foundation (CPF):

www.californiapreservation.org

California's only statewide nonprofit historic preservation education, advocacy and membership organization.

10) California Council for the Promotion of History (CCPH):

www.csus.edu/org/ccph

A leading advocate for California's history and historical resources and a networking organization for all of California's public history professionals.

11) National Alliance of Preservation Commissioners (NAPC):

www.sed.uga.edu/psa/programs/napc/napc.htm

Provides technical support and manages an information network to help local commissions accomplish their preservation objectives. The Alliance also serves as an advocate at federal, state and local levels of government to promote policies and programs that support preservation commission efforts.

12) National Council of State Historic Preservation Officers (NCSHPO):

www.ncshpo.org

The professional association of the State government officials who carry out the national historic preservation programs.

13) National Preservation Institute (NPI):

www.npi.org

A nonprofit organization that offers specialized information, continuing education, and professional training to those involved in the management, preservation, and stewardship of cultural heritage.

14) National Trust for Historic Preservation (NTHP):

www.nthp.org

A nonprofit organization that provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize its communities.

CITY OF PASO ROBLES: HISTORIC PRESERVATION TRAINING NOTEBOOK

TABLE OF CONTENTS

Introduction

- *A Self-Assessment Guide for Local Preservation Commissions* (National Trust for Historic Preservation)

Architectural Surveys

- *How to Apply the National Register Criteria for Evaluation* (National Park Service)
<http://www.nps.gov/nr/publications/bulletins/nrb15/>

Historic Preservation Ordinances

- Excerpts from *Drafting Effective Historic Preservation Ordinances*, Technical Assistance Bulletin #14 (California OHP)
<http://ohp.parks.ca.gov/pages/1072/files/tab14hordinances.pdf>

City of Paso Robles Documents

General Plan:

<http://www.prcity.com/government/departments/commdev/planning/general-plan-final.asp>

- General Plan: Land Use Element
- General Plan: Conservation Element

Municipal Code: <http://municipalcodes.lexisnexis.com/codes/pasorobles/>

- Demolition of Buildings and Structures, Municipal Code Chapter 17.16
- Amendments to the International Existing Building Code, Municipal Code Chapter 17.18
- Districts, Municipal Code Chapter 21.12
- Overlay Districts, Municipal Code Chapter 21.13
- Historical and Architectural Preservation District, Municipal Code Chapter 21.15
- Buildings in Paso Robles listed in the National Register of Historic Places (attached)

Standards

- *The Secretary of the Interior's Standards for Rehabilitation*, 36 CFR Part 67 (National Park Service)
<http://www.nps.gov/history/hps/tps/tax/rehabstandards.htm>
- *A Checklist for Rehabilitating Historic Buildings*, Technical Preservation Services (National Park Service)
<http://www.nps.gov/history/hps/tps/cheklist.htm>

Laws and Regulations

- *A Layperson's Guide to Historic Preservation Law* (National Trust for Historic Preservation)
- *Introduction to CEQA and Historic Resources*
- *California Environmental Quality Act (CEQA) and Historical Resources*, Technical Assistance Bulletin #1 (California OHP)
<http://ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>
- *User's Guide to the California Historical Resources Status Codes & Historic Resources Inventory Directory*, Technical Assistance Bulletin #8 (California OHP)
<http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>

CITY OF PASO ROBLES: HISTORIC PRESERVATION TRAINING NOTEBOOK
TABLE OF CONTENTS - PAGE 2

Incentives

- Excerpts from *Incentives for Historic Preservation In California*, Technical Assistance Bulletin #15 (California OHP)
http://ohp.parks.ca.gov/?page_id=24626
- *Mills Act Property Tax Abatement Program*, Technical Assistance Bulletin #12 (California OHP)
<http://ohp.parks.ca.gov/pages/1069/files/12%20mills%20act.pdf>
- *Incentives for Preserving Historic Buildings* (Los Angeles Conservancy)
<http://www.laconservancy.org/preservation/incentives.pdf>

Resources

- *Who's Who in Historic Preservation* (California Preservation Foundation)
<http://ohp.parks.ca.gov/pages/1054/files/whoswhomatrix.pdf>
- *Websites of Interest* (attached)
- *Preservation Books 2008* - Publications available from the California Preservation Foundation & the National Trust for Historic Preservation
<http://www.californiapreservation.org/shopcpf.shtml#navtop>
<http://www.preservationbooks.org/>