

9/8/20 PC Agenda - Addendum 1

The following titles were inadvertently omitted from Agenda Item 1 in the agenda report published for the September 8, 2020 Planning Commission meeting:

Page 13 – Attachment 1, Vicinity Map

Pages 14-15 – Attachment 2, Neighborhood Pictures

Page 16 – Attachment 3, Perspective Drawings

Pages 17-19 – Attachment 4, Draft Resolution A

Page 20-21 – Exhibit A of the Draft Resolution, Conditions of Approval (see following pages)

9/8/20 PC Agenda - Addendum 1 Exhibit A

Conditions of Approval – CUP 20-08

1. This Conditional Use Permit authorizes a detached accessory building with a maximum height of 16 feet and 1 inch, to be located at 39 Terrace Hill Drive.
2. The project shall substantially conform to Exhibit B of this resolution with the following modification:
 - a. The detached accessory building shall be located so that its front wall is at least 5 feet behind the front wall of the residence as measured at right angles from the residence.
3. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code and all other applicable City Ordinances.
4. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.
5. The project shall comply with the performance standards listed in Paso Robles Municipal Code 21.21.040:
 - a. All activities involving and all storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices standard in industry and as approved by the fire department. All incineration is prohibited.
 - b. Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation of any kind shall be emitted which is dangerous to humans. All radio transmissions shall occur in full compliance with Federal Communications Commission (FCC) and other applicable regulations.
 - c. No land use shall increase the ambient noise level as measured at the nearest residentially zoned property line to a level that constitutes a public nuisance.
 - d. No vibrations shall be permitted so as to cause a noticeable tremor measurable without instruments at the lot line.
 - e. Except for fireplaces and barbecues, no emission shall be permitted at any point from any chimney which would constitute a violation of standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - f. Except for fireplaces and barbecues, no emission shall be permitted of odorous gases or other odorous matter in such quantities as to constitute a public nuisance.
 - g. No emission shall be permitted which can cause damage to health, animals, vegetations or other forms of property, or which can cause any excessive soiling at any point. No emissions shall be permitted in excess of the standards established by the San Luis Obispo County Air Pollution Control District (APCD).
 - h. No direct glare, whether produced by floodlight, high-temperature processes such as combustion or welding or other processes, so as to be visible from any boundary line of the property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by reasonable means as are practical to the end that said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.

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Conditions of Approval – CUP 20-08

- i. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accord with standards approved by the California Department of Health or such other governmental agency as shall have jurisdiction over such activities. Manufacturing, processing, treatment and other activities involving use of toxic or hazardous materials shall be designed to incorporate the best available control technologies and wherever technically feasible shall employ a "closed loop" system of containment.
- j. Vehicular, bikeway and/or pedestrian traffic, directly attributable to the proposed land use, shall not increase to a significant extent without implementation of adequate mitigation measures in a form to be approved by the city engineer. In determining significance of impacts, consideration shall be given to cumulative (projected build-out) capacity of streets and highways serving the land use. Mitigation measures required may include but not be limited to curb, gutter, sidewalk, street and/or alley, bikeway, transit related improvements and traffic signalization. Mitigation may be required as pursuant to the California Environmental Quality Act (CEQA), or as a condition of a discretionary review.

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From: Dan Jones <>
Sent: Friday, September 4, 2020 8:04 PM
To: Planning
Subject: Planning Commission item Conditional Use Permit 20-08 (P20-0050)

CAUTION: EXTERNAL SENDER

Commissioners

I have two questions as to this project:

1. How close to the adjacent property on the west side is the shop? Will the rain run-off from the west sloping roof impact the adjacent property? Are there any plans for the use of gutters to divert the rain water onto the street to mitigate erosion?
2. What reasons has the applicant given for not wanting to match the colors of the house, i.e., walls and garage doors? Esthetically, wouldn't having it match the decor of the dwelling structure lessen the visual impact of the shop's height and closeness to the street?

C. Dan Jones, DVM
1402 Greenwood Dr.
Paso Robles, CA

Sent from my iPad

9/8/20 PC Agenda - Addendum 1

September 7, 2020

To: Distribution

From: Richard Exberger, 23 Terrace Hill Dr.

Subject: Agenda Item 1 – Conditional Use Permit CUP20-08 (P20-0050)

Recently I was notified, Sep. 3 2020, of a Paso Robles Planning Commission public hearing, to be held on Sep. 8th at 6:30 PM. The public hearing notice was received Thursday Sep. 3 with supporting documents such as building description, drawings, and catalog cuts being made available on Friday Sep. 4. I urge the Planning Department/Commission provide the necessary time for concerned residents to respond in a timely fashion. This unprofessional way of conducting business leads to mistrust with the city residents.

I would like to voice my commendation to the designer/builder. The outside appearance of the near finished house at 39 Terrace Hill Dr. is of a contemporary style using building materials which accent the surrounding landscape. I do have several comments/concerns regarding the Planning Commissions review of the proposed detached accessory building Comments/concerns as follows:

- The architecture of the shop/shed is noticeably inconsistent with the residence. The house uses a combination stucco and metal siding. The metal siding on the house is used as an accent material. Although the roof material is somewhat similar the architectural appearance is grossly different.
- The design/architecture is inconsistent with the character of the immediate and surrounding neighborhoods. This is particularly noticed in the roofline. This building is more consistent with the commercial buildings commonly found in Tin City located south of Paso Robles. It's doubtful that an example of such a large structure used for home hobbies can be found in any residential area of the City. Approval of such a structure could lead to an undesirable precedent for the City.
- If "The detached accessory building shall be located so that its front wall is at least 5 feet behind the front wall of the residence as measured at right angles from the residence" as described on page 20 item 2 the structure would be set back farther from the road possibly limiting the square footage and making the structure possibly more acceptable.
- The survey of the surrounding neighborhood is not complete. Home owners SW of the structure were not included. Particularly 38, 34, and 23 Terrace Hill Dr.

All comments are appreciated.

Respectfully,
Richard Exberger

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Distribution:

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Planning

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Katie Banister - Project Planner

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Darren Nash - City Planner

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9/8/20 PC Agenda - Addendum 1

From: Joanie Wallat <>
Sent: Tuesday, September 8, 2020 9:57 AM
To: Steve Martin
Cc: Planning; Council
Subject: CUP20-08 39 Terrace Hill Dr. - John Hamon 111

CAUTION: EXTERNAL SENDER

September 08 2020

To whom it may concern,

The 27 page staff report for the above named project was finally made available late Friday afternoon for us to review. On page 20, paragraph 4, it states that there is a requirement for a public hearing for the original permit. We were never notified of such hearing.

In the report there are photos of neighborhood street views of the site of the proposed project. We have attached photos of the site from our yard. As you can see, this proposed “warehouse” will be an eyesore for us because it is inconsistent with the design of the houses in the neighborhood and it is grossly oversized.

Also, is there any landscape requirement that would shield the view of the structure?

Please note that this tree in the picture below is to be removed according to plans at the city.

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Please acknowledge receipt of this email.

Thank you,
Rudi and Joanie Wallat
38 Terrace Hill Dr.
Paso Robles, CA