



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Rezone 17-004 - Uptown / Town Center Specific Plan Amendments
§ Zoning Map Boundary Adjustment - Town Center -1 (TC-1) and Town Center (TC-2)
§ Modifications to Land Use Table 5.3-1 - Add: Brewery, Distillery, and Winery Land Uses to the TC-1, TC-2 and Riverside Corridor (RC) Zones, and add Wine Tasting Rooms to the T3-F Zone on Spring Street

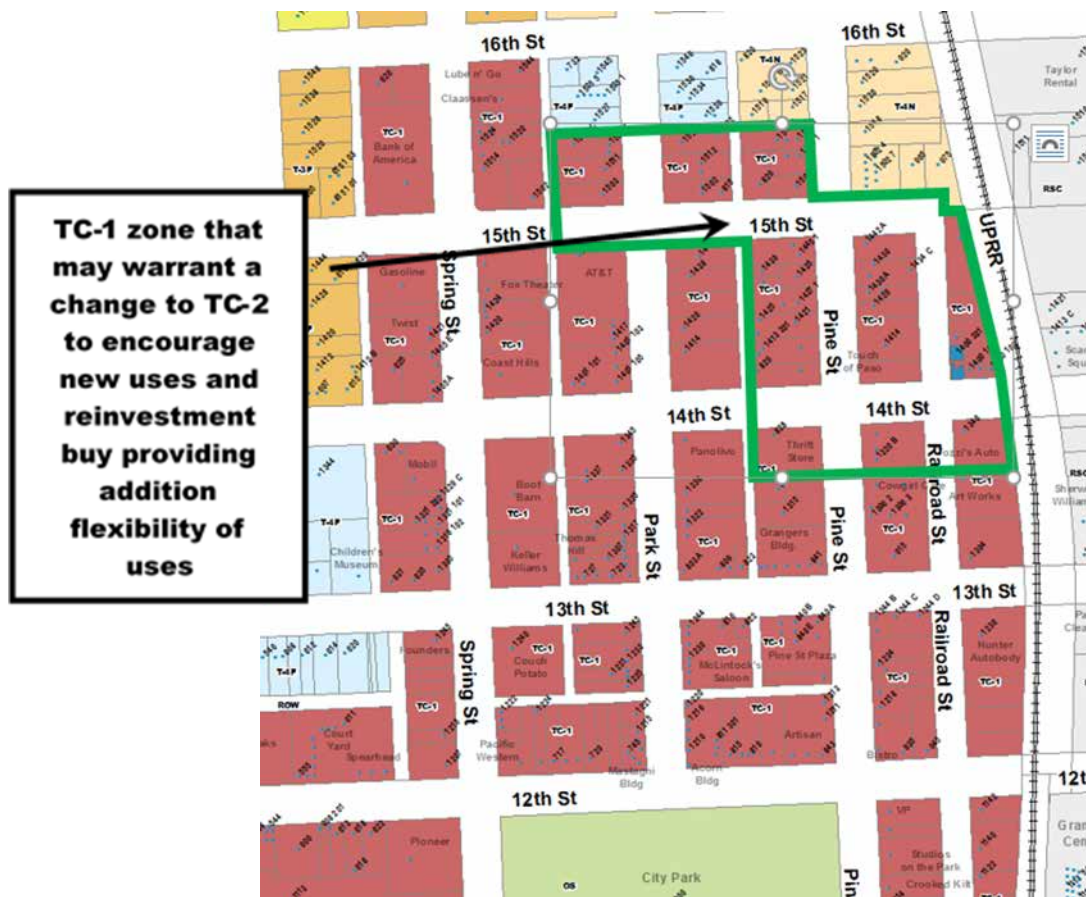
Date: December 12, 2016

Facts

1. The Uptown/Town Center Specific Plan (UP/TC) was adopted in May 2011, which established new zoning and land use regulations that apply to property on the west side of Paso Robles.
2. The UP/TC includes a “Regulating Plan” that identifies different zones where land uses may be permitted, conditionally permitted and/or are not permitted.
3. An important focus of the UP/TC plan is to encourage pedestrian activity to create an attractive, lively downtown that is good for local businesses and the community.
4. In the ensuing six (6) years since the UP/TC plan was adopted, experience in implementing it and community demands have continued to evolve, and the code has been amended from time to time.

Zoning Map Boundary Adjustment TC-1/TC-2 Zones

5. There are two (2) downtown zoning districts in the UP/TC plan, including the Town Center-1 (TC-1) zone in the downtown core, which emanates from City Park to areas desirable for the most intense pedestrian activity. The Town Center-2 (TC-2) zone is adjacent to the TC-1 zone to the south, and is intended for a little less pedestrian-oriented uses than the TC-1 zone. For instance, restaurants and shops in the TC-1 zone may be supported by office, retail and service uses within walking distance in the TC-2 zone.
6. The TC-1 zone boundary north of City Park includes blocks and/or portions of blocks where it might not support the uses of that zone. Certain land uses such as offices are not permitted on the ground floor in the front of a building facing a street in the TC-1 zone. The intent of this requirement (of only permitting offices above or in the rear of buildings), is that offices do not typically encourage foot traffic like commercial and restaurant uses, and can create “dead” zones in a downtown core if too many offices are allowed in close proximity.
7. Property in the TC-1 zone located northeast of City Park, (mid-block between 13th Street and 14th Street to 15th street, and mid-block between Spring Street and Park Street to the Union Pacific Railroad) is an area that does not appear to be trending with significant pedestrian activity. There has been interest by private property owners to change the regulations in this area to permit offices on the ground floor in the front of buildings, as shown on the map excerpt below.



8. The City Council considered this issue at their meeting on October 3, 2017. The Council directed staff to initiate rezoning property as shown above to TC-2.

Land Use Table 5.3-1: Breweries, Distilleries, Wineries, and Winetasting

9. The City often receives inquiries regarding the ability to establish breweries, distilleries and wineries in the downtown area, which are not permitted as primary land uses in this area.
10. “Breweries, distilleries and wineries” are defined as “manufacturing” land uses that typically require a large site and do not create much foot traffic. As such, these uses were not included as permitted uses in the downtown because they did seem compatible.
11. Trends in new “micro” breweries, distilleries and wineries, have evolved over time, and in other places they tend to fit in and be popular in downtown districts since they often include tasting rooms and/or taverns that generate activity. They also tend to be compatible with surrounding restaurants and entertainment uses, and add to a vibrant downtown atmosphere. Larger alcohol-related manufacturers typically need more land and choose to locate in more industrial-type areas.
12. These types of uses do not generally result in external impacts, such as significant wastewater pre-treatment, truck traffic, or outdoor storage of materials versus larger scale production facilities.
13. The addition of small-scale breweries, distilleries and wineries appear that they would be compatible with and support the intent of downtown area in the TC-1, TC-2 and the Riverside Corridor (RC) Zones.

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14. Wine tasting rooms are currently only permitted in the TC-1, TC-2 and RC Zones. However, the City has had interest in establishing wine tasting rooms on properties on Spring Street in the T3-Flex (T3-F) Zone. Wine tasting rooms support pedestrian activity, and the City's experience with wine tasting rooms in other zones is that they are quiet, low-key businesses that offer more variety in the types of businesses that could locate there, and do not result in negative impacts to surrounding properties.

Options

Option 1

Recommend no action. Leave the Uptown / Town Center Specific Plan unchanged.

Option 2.

- a) Recommend to the City Council to rezone a portion of the TC-1 zoning boundary and expand the TC-2 zoning district boundary. This option allows for offices on the ground floor in the front area of buildings and other additional land uses, which may be compatible in this area, since this area does not appear to be transitioning to a downtown core, pedestrian-oriented district the same way that other properties in the TC-1 zone are being developed. Additionally, it would help property owners maintain building occupancies.
- b) Recommend to the City Council to approve adding breweries and distilleries as permitted uses in the TC-1, TC-2 and RC zones, and to permit wineries in these zones with approval of a Conditional Use Permit. Correct clerical error from prior Table 5.3-1 modification, and add back "Personal Services" as permitted use in the T3-F zone at 1740 Spring Street only (to allow an existing business to continue at that location).
- c) Recommend to the City Council to allow wine tasting rooms with approval of a Conditional Use Permit in the T3-F zone on Spring Street (only).

Option 3. Recommend different amendments.

Option 4. Continue and provide direction to staff for additional analysis.

Analysis and Conclusions

TC-1/TC-2 Zoning Map Boundary Adjustment

A comparison of the differences in land uses that are permitted or not permitted between the TC-1 and TC-2 zone are provided in Attachment 2. If property in the area shown on the map above outlined in green were zoned as TC-2, then that area would be permitted to establish the list of uses identified. Given the existing development pattern this area, these uses may be compatible in that area.

Land Use Table 5.3-1 Addition of Breweries, Distilleries, Wineries, and Wine Tasting Rooms

As noted above, the City has had numerous inquiries the last few years from brewery, distillery and winery businesses that are interested in locating downtown. When the Uptown/Town Center Specific Plan was adopted it was assumed that these types of beverage manufacturers would not be appropriate downtown because they were not considered compatible land uses. However, the typical business that is interested in downtown are usually very small scale and include some type of tasting, bar, and perhaps a restaurant component to accompany the business. Larger scale production facilities usually need bigger properties to accommodate their needs, such as the wineries located in the Wisteria business park area, and they do not cater to walk-in customers. Breweries/brewpubs, small distilleries and small case production wineries have successfully located in other downtowns, and demonstrate that they can be compatible with and

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support vibrant downtowns. Market demand suggests the City consider this use in the TC-1, TC-2 and RC zones of the Uptown/Town Center Specific Plan. To accommodate this land use, Land Use Table 5.3-1 would need to be modified to add the breweries and distilleries as permitted uses. It is suggested that wineries require approval of a Conditional Use Permit (CUP), so that the City has discretion to ensure that sites have adequate capacity to handle appurtenances related to crush operations to ensure ongoing compatibility.

The City recently approved the Paso Market Place project in the T3-F zone, which allows for several types of small-scale and specialty retail and service-oriented business. Wine tasting rooms may be compatible with the surrounding land uses and fit in with the overall scheme of the project. Spring Street provides more traffic flow and has a range of commercial businesses. As such, there may be other opportunities along Spring Street in the T3-F zone that would also be compatible with wine tasting rooms. However, to ensure wine tasting rooms would be compatible with surrounding uses, including residential zones, it may be suitable to require a Conditional Use Permit be approved for this type of land use. It is not suggested to consider wine tasting rooms in other areas in the Uptown/Town Center Specific Plan area with T3-F zoning, only on Spring Street since it already has commercial businesses and pass-through traffic that is not residential in nature.

CEQA Analysis

In accordance with CEQA Guidelines Section 15061(b)(3), General Rule, this zoning map amendment can be determined to be exempt from the California Environmental Quality Act (CEQA), since the modification of the zoning boundary between the TC-1 and TC-2 zoning districts and their associated permitted and conditionally permitted land uses are similar, and could not result in significant environmental effects. Additionally, establishment of individual land uses or development projects in either zoning district may be subject to CEQA based on site-specific environmental characteristics and associated site disturbances, effects to surrounding land uses, and/or the size of future buildings proposed for development. The act of adjusting the TC-1 and TC-2 zoning district boundaries in the downtown in and of itself could not result in environmental impacts, and therefore is consistent with the General Rule provision of CEQA. Additionally, adding compatible downtown-oriented land uses to the zoning matrix would not in and of itself result in environmental impacts. Future development project that may include these land uses would be evaluated on a case-by-case basis to determine if it is a “project” under CEQA and the require environmental review process. Therefore, no environmental analysis is required for this discretionary action.

Fiscal Impact

This rezone would not directly impact the City’s fiscal resources, however, it may help property owners in the rezone area to increase lease and rental occupancies, and support property owner investment which may increase sales tax and employment in the downtown area, which would be an overall benefit to the community.

Recommendation

Option 2 - Approve the attached Draft Resolution A, recommending the City council approve amendments to the Uptown/Town Center Specific Plan:

- a) Recommend to the City Council to rezone a portion of the TC-1 zoning boundary and expand the TC-2 zoning district boundary.
- b) Recommend to the City Council to approve adding breweries and distilleries as permitted uses in the TC-1, TC-2 and RC zones, and to permit wineries in these zones with approval of a Conditional Use Permit. Correct clerical error from prior Table 5.3-1 modification, and add back “Personal Services” as permitted use in the T3-F zone at 1740 Spring Street only (to allow an existing business to continue at that location).

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- c) Recommend to the City Council to allow wine tasting rooms with approval of a Conditional Use Permit in the T3-F zone on Spring Street (only).

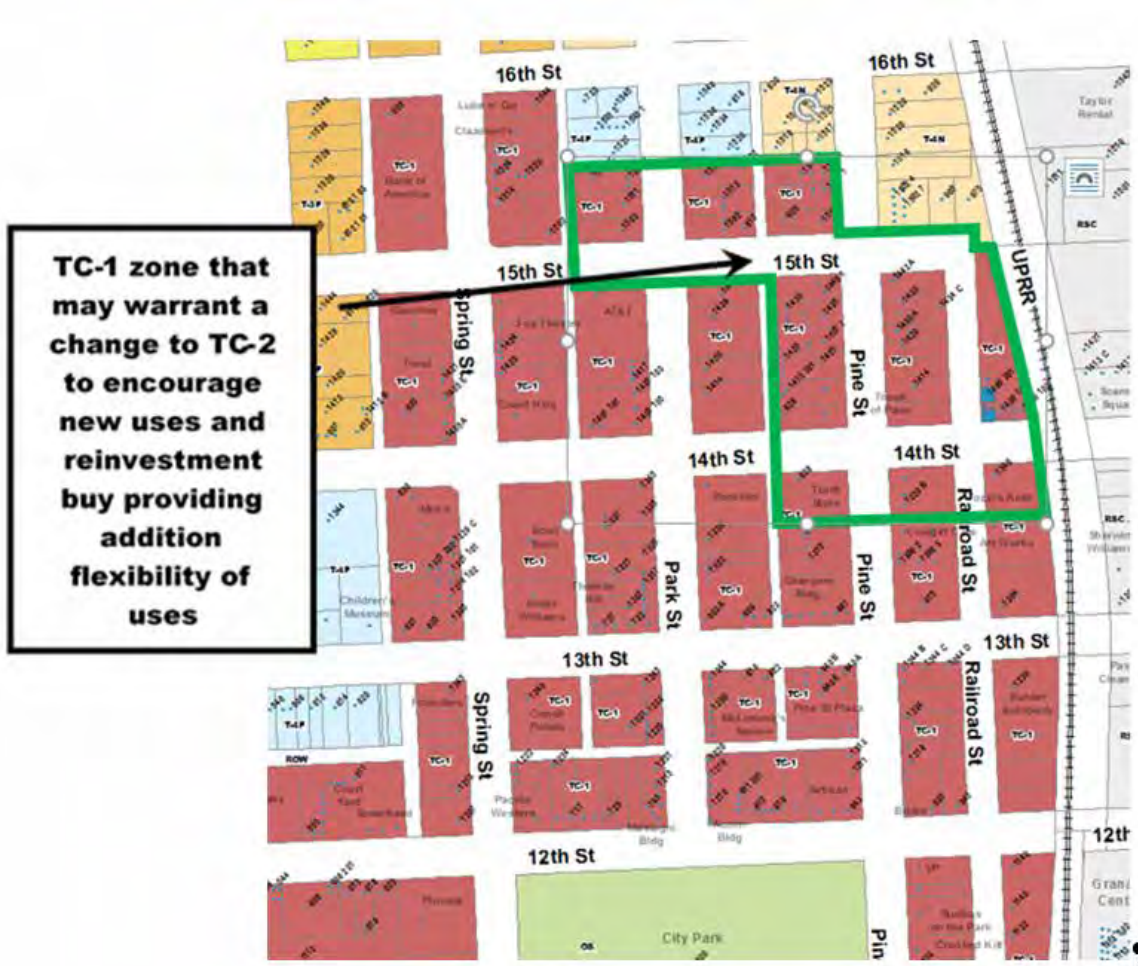
Attachments

1. TC-1/TC-2 Rezone Boundary Map
2. Draft Resolution A – Recommendation to the City Council to Rezone 17-004
 - a. Rezoning Map
 - b. Exhibit A - Uptown/Town Center Specific Plan Table 5.3.1, Land Use Table Amendment
3. Legal Notice

Attachment 1

Rezone 17-004

TC-1/TC-2 Zone District Boundary Map



Attachment 2

Draft Resolution A

RESOLUTION PC 17-xxx

A RESOLUTION OF THE CITY OF EL PASO DE ROBLES PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND THE UPTOWN TOWN CENTRE SPECIFIC PLAN REGARDING AMENDMENTS TO THE TOWN CENTER-1 (TC-1) AND TOWN CENTER-2 (TC-2) ZONING DISTRICT BOUNDARIES, AND MODIFICATIONS TO LAND USE TABLE 5.3-1 PERTAINING TO BREWERIES, DISTILLERIES, WINERIES AND WINE TASTING ROOMS

ZONE CHANGE 17-004

WHEREAS, the Uptown/Town Center Specific Plan (UP/TC) was adopted in May 2011, which established new zoning and land use regulations that apply to property on the west side of Paso Robles; and

WHEREAS, the UP/TC includes a “Regulating Plan” that identifies different zones where land uses may be permitted, conditionally permitted and/or are not permitted; and

WHEREAS, an important focus of the UP/TC plan is to encourage pedestrian activity to create an attractive, lively downtown that is good for local businesses and the community; and

WHEREAS, in the ensuing six (6) years since the UP/TC plan was adopted, experience in implementing it and community demands have continued to evolve, and the code has been amended from time to time; and

WHEREAS, there are two (2) downtown zoning districts in the UP/TC plan, including the Town Center-1 (TC-1) zone in the downtown core, which emanates from City Park to areas desirable for the most intense pedestrian activity. The Town Center-2 (TC-2) zone is adjacent to the TC-1 zone to the south, and is intended for a little less pedestrian-oriented uses than the TC-1 zone. For instance, restaurants and shops in the TC-1 zone may be supported by office, retail and service uses within walking distance in the TC-2 zone; and

WHEREAS, the TC-1 zone boundary north of City Park includes blocks and/or portions of blocks where it might not support the uses of that zone. Certain land uses such as offices are not permitted on the ground floor in the front of a building facing a street in the TC-1 zone. The intent of this requirement (of only permitting offices above or in the rear of buildings), is that offices do not typically encourage pedestrian activity like commercial and restaurant uses and can create “dead” zones in a downtown core if too many offices are allowed in close proximity; and

WHEREAS, property in the TC-1 zone located northeast of City Park, (mid-block between 13th Street and 14th Street to 15th street, and mid-block between Spring Street and Park Street to the Union Pacific Railroad) is an area that does not appear to be trending with significant pedestrian activity. There has been interest by private property owners to change the regulations in this area to permit offices on the ground floor in the front of buildings, as shown on the map excerpt below; and

WHEREAS, the City Council considered this issue at their meeting on October 3, 2017. The Council directed staff to initiate rezoning property as shown above to TC-2; and

WHEREAS, the City often receives inquiries regarding the ability to establish breweries, distilleries and wineries in the downtown area, which are not permitted as primary land uses in the downtown; and

WHEREAS, “Breweries, distilleries and wineries” are defined as “manufacturing” land uses that typically require a large site and do not create much foot traffic. As such, these uses were not included as permitted uses in the downtown because they did seem compatible; and

Attachment 2

Draft Resolution A

WHEREAS, trends in new “micro” breweries, distilleries and wineries, have evolved over time, and in other places they tend to fit in and be popular in downtown districts since they often include tasting rooms and/or taverns that generate activity. They also tend to be compatible with surrounding restaurants and entertainment uses, and add to a vibrant downtown atmosphere. Larger alcohol-related manufacturers typically need more land and choose to locate in more industrial-type areas; and

WHEREAS, these types of uses do not generally result in external impacts, such as significant wastewater pre-treatment, truck traffic, or outdoor storage of materials versus larger scale production facilities; and

WHEREAS, the addition of small-scale breweries, distilleries and wineries appear that they would be compatible with and support the intent of downtown area in the TC-1, TC-2 and the Riverside Corridor (RC) Zones; and

WHEREAS, wine tasting rooms are currently only permitted in the TC-1, TC-2 and RC Zones. However, the City has had interest in establishing wine tasting rooms on properties on Spring Street in the T3-Flex (T3-F) Zone. Wine tasting rooms support pedestrian activity, and the City’s experience with wine tasting rooms in other zones is that they are quiet, low-key businesses that offer more variety in the types of businesses that could locate there, and do not result in negative impacts to surrounding properties, and personal services were inadvertently eliminated from Table 5.3-1 in the T3-F zone at 1740 Spring Street the last time the table was modified and this use should be added back as noted to the table; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), this amendment is Exempt from CEQA per CEQA Guidelines, Section 15061(b)(3), General Rule, this zoning amendment could not result in significant environmental effects, and no environmental analysis is required; and

WHEREAS, on December 12, 2017 the Planning Commission held a duly noticed public hearing on the proposed Uptown/Town Center Specific Plan, Zoning Ordinance Amendment; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are true and correct and are incorporated as though fully set forth herein.

Section 2. Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed specific plan amendment is consistent with the goals and policies established by the General Plan, since the project would provide for expanded retail and infill development in the Downtown, and additional tourist-oriented development.
2. The proposed specific plan amendment is consistent with goals and vision of the Uptown/Town Center Specific Plan since it would help preserve and augment Downtown's unique historical value while enhancing its economic vitality.

Section 3. Environmental Determination. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City’s Procedures for Implementing CEQA, this amendment is Exempt from CEQA per CEQA Guidelines, Section 15061(b)(3), General Rule, this zoning amendment could not result in significant environmental effects, and no environmental analysis is required.

Section 4. Uptown / Town Center Specific Plan Amendment. The Planning Commission hereby recommends the modified zoning district boundary for the TC-1 and TC-2 zones attached hereto as Exhibit

Attachment 2

Draft Resolution A

A, incorporated herein by reference, and amendments to Land Use Table 5.3-1, of the Uptown Town Centre Specific Plan to read in full as set forth in Exhibit B, incorporated by this reference.

APPROVED at a regular meeting of the Planning Commission held on December 12, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Donaldson, Chairperson

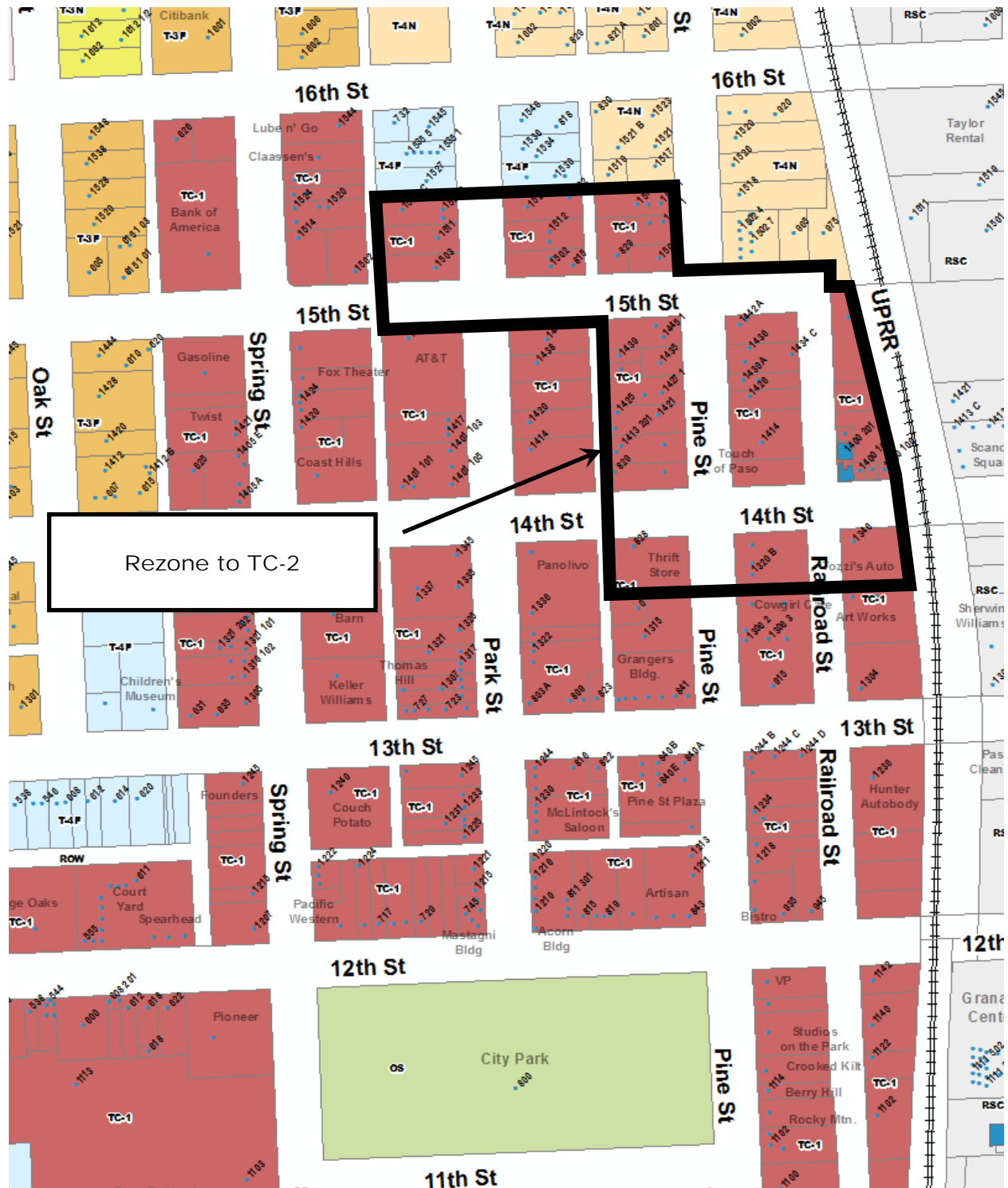
Attest:

Warren Frace, Secretary of the Planning Commission

Exhibit A Zoning Map
Exhibit B Table 5.3-1

Exhibit A

Zoning Map Amendment



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City of Paso Robles

Uptown/Town Centre Specific Plan

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Carwashes	-	-	-	-	-	CUP*	CUP	CUP	-	* Only when accessory to an existing gas station, not as a primary use.
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	-	-	-	P	P	P	P	-	
Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)	-	-	-	p*	p*	p*	p*	-	-	Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft.
Breweries and Distilleries with on-site consumption						P	P	P		
Fortunetelling and related services (card reading, psychics, palmistry, etc.)	-	CUP	-	CUP	CUP	-	CUP	CUP	-	
Hot Springs Resorts (may include restaurants & lodging)	-	-	-	-	-	-	-	-	CUP	
Indoor sports: racquetball courts, skating rink, etc.	-	-	-	-	-	CUP	P	P	-	
Market – Community	-	-	-	P	P	P	P	P	-	
Market - Neighborhood	-	-	-	P	P	P	P	P	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	
Museums, art galleries	-	CUP	-	CUP	CUP	P	P	P	-	
Nurseries (garden supplies)	-	p*	-	p*	-	-	P	P	-	* On Spring St Corridor only
Offices: insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.	-	P	-	P	P	p*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.

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City of Paso Robles

Uptown/Town Centre Specific Plan

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	- / *	-	P	P	P	P	P	-	* Uses only allowed at 1740 Spring St. as a permitted use
Pet stores	-	-	-	-	-	-	P	P	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	
Restaurants: sit-down and walk-up only	-	P*	-	P	P	P	P	P	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	* Only in locations shown on Figure 5.3-2, subject to special regulations. (Ordinance 1015)
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	- / CUP*	-	P	P	P	P	P	-	* Conditional Allowed Use on any lot with Spring St. frontage. 1740 Spring is a permitted use

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City of Paso Robles

Uptown/Town Centre Specific Plan

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)						P	P	P	-	
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including auto repair as secondary use)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	-	-	-	-	-	P	P	-	
Studio (art, dance, martial arts, music, etc.), gyms, health/fitness spas	-	-	-	CUP/P*	P	P	P	P	-	*P along Spring Street Corridor; P elsewhere
Theaters (movies, live performances)	-	-	-	-	-	P	-	-	-	
Winetasting Rooms	-	- CUP*	-	-	-	P	P	P	-	* CUP on parcels with Spring St. frontage
Winery with on-site consumption						CUP	CUP	CUP		

COMMERCIAL LODGING

Bed and Breakfast Inns *	CUP	CUP	CUP	CUP	CUP	P	P	P	-	* See Section 5.3.E.1
Boardinghouse, roominghouse	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Hotels, motels (does not include bed and breakfast inns)	-	-	-	-	-	P	P	P	-	
OUTDOOR RECREATION AND OPEN SPACE										
Carnivals, circuses, fairs, festivals, concerts, etc.	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Hiking, biking trail	-	-	-	-	-	-	-	-	P	
Nature preserve	-	-	-	-	-	-	-	-	P	
Riding trail (equestrian)	-	-	-	-	-	-	-	-	P	
LIGHT INDUSTRIAL										
Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	-	-	-	-	-	-	-	P/TUP*	-	* See Section 5.3.E.7.

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Community Development Dept

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In The Superior Court of The State of California
In and for the County of San Luis Obispo

AD #3411822
CITY OF PASO ROBLES

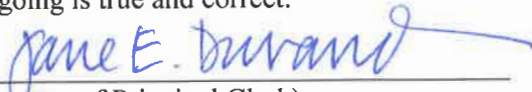
STATE OF CALIFORNIA

SS.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; DECEMBER 1, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)
DATE: DECEMBER 1, 2017
AD COST: \$196.02

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Rezone 17-004 – Uptown/Town Center Specific Plan Amendments TC-1/TC-2 Zoning Map Adjustments and Land Use Table 5.3-1 Modifications

APPLICANT: City Initiated

LOCATION: Westside of Paso Robles in the Uptown/Town Center Specific Plan Area

ENVIRONMENTAL DETERMINATION: This application is Exempt from CEQA per CEQA Guidelines Section 15061(b)(3).

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, December 12, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Susan DeCarli, City Planner
December 1, 2017

3411822