

**AGENDA**

*PLANNING COMMISSION*

July 27, 1999  
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

GARY NEMETH  
TASCONA  
COMMISSIONER  
COMMISSIONER  
ED

NICK FERRAVANTI  
JOHNSON  
COMMISSIONER  
COMMISSIONER  
RON

GEORGE FINIGAN  
WARNKE  
COMMISSIONER  
COMMISSIONER  
VALERIE

**CITY STAFF**

ROBERT A. LATA, AICP  
COMMUNITY DEVELOPMENT DIRECTOR

ED GALLAGHER  
HOUSING PROGRAMS MANAGER  
AICP  
PLANNER  
MEG WILLIAMSON,  
PRINCIPAL

DARREN NASH  
ASSOCIATE PLANNER  
MANSON  
INTERN  
JO  
PLANNING

JOHN MC CARTHY  
DIRECTOR OF PUBLIC WORKS  
ESPERANZA  
ENGINEER  
DITAS  
CITY

**LEGAL COUNSEL**

IRIS YANG  
CITY ATTORNEY

SEITZ  
ATTORNEY

JON  
DEPUTY CITY

\*\*\*\*\*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS**

**STAFF BRIEFING**

\*\*\*\*\*

**PUBLIC HEARINGS**

1. FILE #: **GENERAL PLAN AMENDMENT 3-99,  
SPECIFIC PLAN AMENDMENTS 99003 AND  
99004, REZONES 99006 AND 99001, -and-  
PLANNED DEVELOPMENT 99008**  
APPLICATION: A three-part amendment to the Land Use Element  
of the City of Paso Robles General Plan
  - a) APPLICANT: City of Paso Robles  
APPLICATION: To change the land use category for an  
approximate 1.5 acre site, composed of  
multiple underlying lots. Existing land use  
category is Public Facilities (PF); existing  
zoning is Residential Single Family (R-1).  
Requested change is to land use category  
Residential Single Family (RSF), consistent  
with the surrounding neighborhood and the  
existing R-1 zoning designation.  
LOCATION: On the southwest corner of 21<sup>st</sup> and Olive  
Street and east of the City's 21<sup>st</sup> Street  
Water Reservoir site.
  - b) APPLICANT: Estrella Associates  
APPLICATION: To change the General Plan Land Use  
category and portions of Sub-Area B of the

Borkey Area Specific Plan. The existing General Plan Land Use category is Residential Single Family (RSF) and is proposed to be changed to include approximately six (6) acres of Neighborhood Commercial (NC), approximately 4.5 acres of Commercial Services (CS), and approximately nine (9) acres of Residential Multiple Family - Medium Density (RMF-M). An accompanying Specific Plan Amendment request (SPA 99004) proposes to modify the maps and policies within Sub Area B of the Specific Plan to accommodate the mixed use master planned community and to establish a residential density maximum not to exceed the current permitted density of 481 units within the sub area. Rezone request (RZ 99001) proposes a change from the existing R-1 and R-1,B-5 zoning to establish zoning designations consistent with the proposed general plan modifications which would include approximately 6 acres of CP (Neighborhood Commercial), approximately 4.5 acres of c-3 (Commercial/Light Industrial), and approximately 9 acres of R-3 (Residential Multiple Family - maximum 12 units/acre) Generally located west of Buena Vista Drive, east of North River Road and north of Experimental Station Road.

LOCATION:

- c) APPLICANT: David Weyrich  
APPLICATION: A proposal to change the General Plan Land Use Category for an approximate 2.8 acre site in Sub Area D of the Borkey Area Specific Plan. The existing General Plan land use category is Residential Single Family - one unit to the acre (RSF-1) and is proposed to be changed to Multi-Family Residential (Low Density). An accompanying Specific Plan Amendment request (SPA 99003) and a Zone Change request (RZ 99006) propose a change from R-1-B-4 (Single Family Residential 1 acre minimum lot size) to R-2 (Multi-Family, Low Density) and modification to Sub Area D of the Specific Plan to permit up to 12 units to the acre consistent with the requested land use and zoning designations. David

Weyrich has also filed Planned Development 99008 which requests the entitlement to develop 12 multiple family residential units on the subject project site. Located on the southwest corner of Buena Vista Drive and Experimental Station Road

PLANNING COMMISSION ACTIONS ON GENERAL PLAN AMENDMENT 3-99, SPECIFIC PLAN AMENDMENTS 99003 AND 99004, -and- REZONE 99006 AND 99001 ARE RECOMMENDATIONS TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99008 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 THIS 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.

\*\*\*\*\*

- 2. FILE #: **WAIVER 99001**
- APPLICATION: Request to defer street improvements
- APPLICANT: Patrick Sheean
- LOCATION: 959 Walnut Drive

PLANNING COMMISSION ACTION ON WAIVER 99001 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 THIS 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.

\*\*\*\*\*

- 3. FILE #: **PLANNED DEVELOPMENT 99016**
- APPLICATION: For rough grading of an approximate 3.5 acre area of vacant land to be used as fill dirt for a neighboring property currently under construction.
- APPLICANT: Highway 101 LLC
- LOCATION: West of Ramada Drive, adjacent to Highway 101, and directly north of the Highway 46/101 interchange.

PLANNING COMMISSION ACTION ON PLANNED DEVELOPMENT 99016 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 THIS 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.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS**

- 4. Sphere of Influence (continued discussion from Meeting of June 8, 1999.)

\*\*\*\*\*

**WRITTEN CORRESPONDENCE - NONE**

\*\*\*\*\*

**COMMITTEE REPORTS**

- 5. Development Review Committee:  
June 28, 1999  
July 12, 1999
- 6. Other Committee Reports:
  - a. Airport Advisory Committee:
  - b. Parks & Recreation Advisory Committee:
  - c. PAC (Project Area Committee):
  - d. Main Street Program:

**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS  
REPORT**

**PLANNING COMMISSION MINUTES**

- 7. July 13, 1999

**REVIEW OF CITY COUNCIL MEETING**

**PLANNING COMMISSIONERS' COMMENTS**

## **STAFF COMMENTS**

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, August 2, 1999 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 9, 1999 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 10, 1999 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

## THE PASO ROBLES PLANNING ACRONYM GLOSSARY

<b>ADT:</b>	Average daily trips made by vehicles or persons in a 24-hour period
<b>ALUC:</b>	Airport Land Use Commission (a County-level review body)
<b>APCD:</b>	Air Pollution Control District
<b>CC&amp;Rs:</b>	Covenants, Conditions, and Restrictions
<b>CDBG:</b>	Community Development Block Grant (Federal Program)
<b>CEQA:</b>	California Environmental Quality Act
<b>CFD:</b>	Community Facilities District (example: A Mello-Roos CFD)
<b>CHFA:</b>	California Housing Finance Agency
<b>CIP:</b>	Capital Improvements Program
<b>CMP:</b>	Congestion Management Plan
<b>COG:</b>	Council of Governments
<b>CRA / RDA:</b>	Community Redevelopment Agency / Redevelopment Agency
<b>CUP:</b>	Conditional Use Permit
<b>dB:</b>	Decibel (method of noise measurement)
<b>DRC:</b>	<a href="#">Development Review Committee</a>
<b>EIR / EIS:</b>	Environmental Impact Report (State) / E. I. Statement (Federal)
<b>ESG:</b>	Emergency Shelter Grant (Federal Program)
<b>FEMA:</b>	Federal Emergency Management Agency
<b>FHWA:</b>	Federal Highway Administration
<b>FIRM:</b>	Flood Insurance Rate Map
<b>FmHA:</b>	Farmers Home Administration
<b>HOME:</b>	Home Investment Partnership Act (Federal Program for Housing)
<b>HCP:</b>	Habitat Conservation Plan
<b>HCD:</b>	Housing & Community Development, State of California
<b>HUD:</b>	U.S. Dept. of Housing and Urban Development
<b>JPA:</b>	Joint Powers Authority
<b>LAFCo:</b>	Local Agency Formation Commission
<b>LOS:</b>	Level of Service (a measurement of traffic efficiency)
<b>MOU:</b>	Memorandum of Understanding
<b>NEG DEC:</b>	<a href="#">Negative Declaration</a>
<b>NEPA:</b>	National Environmental Policy Act
<b>OPA:</b>	Owner Participation Agreement
<b>OPR:</b>	Office of Planning and Research, State of California
<b>PD / PUD:</b>	Planned Development / Planned Unit Development
<b>SOI:</b>	<a href="#">Sphere of Influence</a>
<b>SRO:</b>	Single Room Occupancy
<b>TCSD:</b>	<a href="#">Templeton Community Services District</a>
<b>TDM:</b>	Transportation Demand Management
<b>TDC/TDR:</b>	Transfer of Development Credits / Transfer of Development Rights
<b>TOT:</b>	Transient Occupancy Tax
<b>TSM:</b>	Transportation Systems Management
<b>UBC:</b>	Uniform Building Code (UFC, UPC, UMC: Uniform Fire, Plumbing, Mechanical Codes)
<b>VMT:</b>	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.
- c. 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 appealable to the City Council. Appeals to the City Council require a \$100. deposit toward covering the City's processing costs, including required a 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 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 call the Community Development Department at (805) 237-3970, or stop by City Hall at 1000 Spring Street, Paso Robles, CA 93446.