

***AGENDA***

***PLANNING COMMISSION***

AUGUST 11, 2009

7:30 P.M.

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

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***PLANNING COMMISSION***

CHARLES E. TREATCH  
CHAIRMAN

AL GARCIA  
COMMISSIONER

STEVE GREGORY  
COMMISSIONER

MARGARET HOLSTINE  
COMMISSIONER

RON JOHNSON  
COMMISSIONER

GARY NEMETH  
COMMISSIONER

JOEL PETERSON  
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

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**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**

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**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.**

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**PUBLIC HEARINGS**

- 1. FILE #: **PLANNED DEVELOPMENT 05-016 AMENDMENT**
- APPLICATION: To consider a request to amend the development plan (PD) for the Airport Business Park to allow for winery related uses. Additionally, the design guidelines for the Airport Business Park would be amended to add a new section to accommodate the site planning and architecture for the winery

buildings. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Larry Gabriel on behalf of Chris Hoskins  
LOCATION: 2-15 of Tract 2772, which are located on Dry Creek Road, just west of Airport Road (APN 025-438-001,006-015, 018, 019 & 020)

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2. FILE #: **PLANNED DEVELOPMENT 09-001**  
APPLICATION: To consider a request to replace the existing approximate 14,000 square foot building and construct a new 103,524 square foot manufacturing facility for Specialty Silicone Fabricators and the associated Mitigated Negative Declaration (statement that there will be no significant environmental effects if certain mitigation measures are implemented) in accordance with the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Oasis Associates on behalf of William E. Reising, Jr.  
LOCATION: On the Northeast corner of Rollie Gates Drive and Wing Way (3077 Wing Way).

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3. FILE #: **MISCELLANEOUS 09-003**  
APPLICATION: To consider making a General Plan consistency finding for acquisition of four properties (226 acres). The property purchases are intended for use as public open space and associated uses.  
APPLICANT: City of Paso Robles  
LOCATION: Within the Salinas River corridor and upland river area. APNs 009-631-003, 009-631-004, 009-811-004, and 009-302-001.

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**OTHER SCHEDULED MATTERS -- NONE**

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 4. Development Review Committee Minutes (for approval):
  - a. July 13, 2009
  - b. July 20, 2009
  - c. July 27, 2009
  
- 5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee:
  - b. Main Street Program:
  - c. Airport Advisory Committee:
  - d. Measure T Bond Oversight Committee:

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

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 6. July 28, 2009

**REVIEW OF CITY COUNCIL MEETING**

- 7. August 4, 2009

**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](http://www.prcity.com/government/planning%20commission/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:

**Planning Commission adjournment** to the Development Review Committee Meeting of Monday, August 17, 2009 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, August 21, 2009 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 24, 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, August 25, 2009, at 7:30 pm at Paso Robles City Hall, 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>	Development Review Committee
<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>	Negative Declaration
<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>PSR:</b>	Project Study Report
<b>SOI:</b>	Sphere of Influence
<b>SRO:</b>	Single Room Occupancy
<b>TCSD:</b>	Templeton Community Services District
<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. 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](http://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](http://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.