



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

PLANNING COMMISSION AGENDA

August 27, 2013
7:30 P.M.

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

PLANNING COMMISSION

VINCE VANDERLIP
CHAIRMAN

DOUG BARTH
COMMISSIONER

AL GARCIA
COMMISSIONER

STEVE GREGORY
CHAIRMAN PRO-TEM

MARGARET HOLSTINE
COMMISSIONER

ROB NASH
COMMISSIONER

BOB ROLLINS
COMMISSIONER

CITY STAFF

ED GALLAGHER
COMMUNITY DEVELOPMENT DIRECTOR

SUSAN DECARLI, AICP
CITY PLANNER

DARREN NASH
ASSOCIATE PLANNER

JOHN FALKENSTIEN, P.E.
CITY ENGINEER

DOUG MONN
PUBLIC WORKS DIRECTOR

LEGAL COUNSEL

IRIS YANG
CITY ATTORNEY

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Staff Introductions**
- E. **Public Comments Regarding Matters not on the Agenda**
- F. **Staff Briefing**
- G. **Agenda Items Proposed to be Tabled or Re-Scheduled**
- H. **Presentations**

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 City 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.

PUBLIC HEARINGS

1. General Plan Amendment 2013-001 and Prezone 13-001

For the Planning Commission to formulate a recommendation to the City Council to consider applications initiated by the City of Paso Robles to make the following changes to the Land Use Element’s Land Use Map (Figure LU-6) and Sphere of Influence Map (Figure LU-1) and to Prezone a 1.4 acre parcel:

- a. Amend Figure LU-6 to redesignate 60 lots developed with urban uses located in the historic downtown (between Vine Street and the UP Railroad and between 10th and 21st Streets, to make their land use designations more-closely conform to zoning applied by the Uptown/Town Centre Specific Plan.
- b. Amend Figure LU-6 to remove the Chandler Ranch Specific Plan Overlay Land Use Designation from two adjacent properties (15 and 17 acres) located north side of Union Road at the eastern boundary of the City.
- c. Amend Figure LU-6 to pre-designate a 1.4 acre parcel, located on the western City boundary, south of Pacific Avenue for Residential Single Family, 4 units per acre

(RSF-4) land use. Prezone 13-003 will establish R-1 zoning on the 1.4 acre parcel to match the existing zoning of adjacent parcels within City limits.

- d. Amend Figure LU-1 to show the Sphere of Influence Boundaries as updated by LAFCO on February 21, 2013.

Options:

- a. (1) By voice vote, recommend that the City Council adopt the attached resolution approving a Negative Declaration for General Plan Amendment 2013-001 and Prezone 13-001.
- (2) By voice vote, recommend that the City Council adopt the attached resolution amending the General Plan to:
- (a) Amend Figure LU-6 to redesignate 60 lots developed with urban uses located in the historic downtown (between Vine Street and the UP Railroad and between 10th and 21st Streets, to make their land use designations more-closely conform to zoning applied by the Uptown/Town Centre Specific Plan.
- (b) Amend Figure LU-6 to remove the Chandler Ranch Specific Plan Overlay Land Use Designation from two adjacent properties (15 and 17 acres) located north side of Union Road at the eastern boundary of the City.
- (c) Amend Figure LU-6 to pre-designate a 1.4 acre parcel, located on the western City boundary, south of Pacific Avenue for Residential Single Family, 4 units per acre (RSF-4) land use.
- (d) Amend Figure LU-1 to show the Sphere of Influence Boundaries as updated by LAFCO on February 21, 2013.
- (3) By voice vote, recommend that the City Council adopt the attached ordinance Prezoning a 1.4 acre parcel, located on the western City boundary, south of Pacific Avenue R-1.
- b. Amend, modify, or reject the foregoing option.

ROLL CALL VOTE (on each numbered suboption of option “a” or on option “b”)

2. Specific Plan Amendment 2013-002 – Uptown/Town Centre Specific Plan

For the Planning Commission to formulate a recommendation to the City Council to consider an application initiated by the City of Paso Robles to amend the Uptown/Town Centre Specific Plan to include several “clean up” changes to Chapters 1-3 to conform with prior amendments to this specific plan and to make several amendments to the zoning regulations in Chapter 5.

Options:

- a. (1) By voice vote, recommend that the City Council adopt the attached resolution approving a Negative Declaration for Specific Plan Amendment 13-002.
 - (2) By voice vote, recommend that the City Council adopt the attached resolution amending the Uptown/Town Centre Specific Plan to amend the Uptown/Town Centre Specific Plan to include several “clean up” changes to Chapters 1-3 to conform with prior amendments to this specific plan and to make several amendments to the zoning regulations in Chapter 5.
1. Amend, modify, or reject the foregoing option.

ROLL CALL VOTE (on each numbered suboption of option “a” or on option “b”)

3. Amendment to Planned Development 06-012 – Paso Robles Athletic Club

For the Planning Commission to consider an application filed by California Athletic Club to expand the Paso Robles Athletic Club in two phases: (1) a new 15,600 square foot building to house batting cages and a fitness center and (2) a new 6,400 square foot building with a restaurant/sports bar and digital golf stations. The Athletic Club is located at 2975 Union Road (APN: 025-371-019).

This project is categorically exempt from environmental review per Section 15332 (infill development) under the State’s Guidelines to Implement the California Environmental Quality Act.

Options:

- a. Adopt a Resolution approving an Amendment to Planned Development 06-012, subject to standard and site specific conditions of approval;
- b. Amend, modify, or reject the foregoing option.

ROLL CALL VOTE

4. Conditional Use Permit (CUP) 13-004 – First Transit

For the Planning Commission to consider an application filed by First Transit to operate a transit bus fleet maintenance facility within an existing building at 2919 Union Road (APN: 025-403-045).

This project is categorically exempt from environmental review per Section 15301 (existing buildings) under the State’s Guidelines to Implement the California Environmental Quality Act.

Options:

- a. Adopt a Resolution approving Conditional Use Permit 13-004, subject to standard and site specific conditions of approval;
- b. Amend, modify, or reject the foregoing option.

ROLL CALL VOTE

5. Miscellaneous 13-002 – Planning Commission Interpretation of Setback Requirements (Dennis Ivans)

For the Planning Commission to consider a request filed by Dennis Ivans to allow for a reduction in front yard setback in the R-1 Zone, as provided by Section 21.16E.220, at 70 Fresno Street (APN 009-071-034).

This project is not subject to environmental review per Section 15060(c) of the State’s Guidelines to Implement the California Environmental Quality Act.

- a. By voice vote, approve a reduction in the front yard setback in the R-1 Zone at 70 Fresno Street;
- b. Amend, modify, or reject the foregoing option.

ROLL CALL VOTE

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval)
 - a. July 15, 2013
 - b. July 22, 2013
 - c. July 29, 2013
 - d. August 5, 2013
 - e. August 12, 2013

7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee:
 - b. Main Street Program:
 - c. Airport Advisory Committee:
 - d. Measure T Bond Oversight Committee:

PLANNING COMMISSION MINUTES FOR APPROVAL

8. July 9, 2013

REVIEW OF CITY COUNCIL MEETINGS

9. July 16, 2013
 August 6, 2013
 August 20, 2013

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 City Council Meeting of Tuesday, September 3, 2013 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 9, 2013 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, September 10, 2013 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

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 to be applied toward actual City costs to prepare the appeal (staff time to prepare a report that adequately responds to the appeal, report printing, and required public notices), as adopted by City Council Resolution No. 06-128. Appellants are hereby notified that the actual cost of an appeal may exceed the \$200 deposit and that they will be billed for any additional amounts necessary to cover actual City costs.

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.

THE PASO ROBLES PLANNING ACRONYM GLOSSARY

ADT:	Average daily trips made by vehicles or persons in a 24-hour period
ALUP:	Airport Land Use Plan
APCD:	Air Pollution Control District
BMP:	Best Management Practice, Bike Master Plan
CAP:	Climate Action Plan
CC&Rs:	Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)
CDBG:	Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)
CEQA:	California Environmental Quality Act
CFD:	Community Facilities District
SLOCOG:	San Luis Obispo Council of Governments
CUP:	Conditional Use Permit
DRC:	Development Review Committee (a subcommittee of the Planning Commission)
EIR:	Environmental Impact Report
Ex Parte:	Communication between Planning Commissioners and applicants outside of a public meeting
FEMA:	Federal Emergency Management Agency
GHG:	Greenhouse gas
Greenfield:	A large area, usually at the edge of the City, in which properties are either mostly vacant or in agricultural use, but is planned for urban or suburban development
HOME:	Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)
HCP:	Habitat Conservation Plan
HCD:	State Department of Housing & Community Development
HUD:	U.S. Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
LID:	Low Impact Development (measures to reduce rainwater runoff impacts)
LLA:	Landscaping and Lighting District
LOS:	Level of Service (a measurement of traffic efficiency used by CalTrans)
MOU:	Memorandum of Understanding
MND:	Mitigated Negative Declaration
NEG DEC:	Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)
NEPA:	National Environmental Policy Act
PD:	Planned Development/development plan
PUD:	Planned Unit Development (a type of condominium development in which the land beneath a residential unit is owned in fee, as opposed to air space ownership)
SOI:	Sphere of Influence
TOT:	Transient Occupancy Tax
Variance:	A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood
VMT:	Vehicle Miles Traveled