



# CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

## AGENDA

*PLANNING COMMISSION*

MARCH 13, 2007

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

MARGARET HOLSTINE  
CHAIRMAN PRO-TEM

TOM FLYNN  
COMMISSIONER

RON JOHNSON  
COMMISSIONER

MIKE MENATH  
COMMISSIONER

ED STEINBECK  
COMMISSIONER

CHARLES E. TREATCH  
COMMISSIONER

CHRISTIE WITHERS  
COMMISSIONER

### CITY STAFF

RON WHISENAND  
COMMUNITY DEVELOPMENT DIRECTOR

SUSAN DECARLI, AICP  
CITY PLANNER

ED GALLAGHER  
HOUSING PROGRAMS MANAGER

JOHN FALKENSTIEN, P.E.  
CITY ENGINEER

DARREN NASH  
ASSOCIATE 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** Items No. 1 and 2 are continued Open Public Hearings from the Planning Commission Meeting of February 27, 2007 and are proposed to be further continued to the Planning Commission Meeting of March 27, 2007. Item No. 3 is a continued Open Public Hearing from the Planning Commission Meeting of February 13, 2007 and is proposed to be continued to the Planning Commission Meeting of March 27, 2007.

**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**

*The following item is a Continued Open Public Hearing from the Planning Commission Meeting of February 27, 2007. It is proposed to be further continued to the Planning Commission Meeting of March 27, 2007.*

- 1. FILE #: **CONDITIONAL USE PERMIT 06-008**  
APPLICATION: To consider a request to install a 50-foot tall highway oriented sign. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.  
APPLICANT: Vincent & Murphy, Inc., on behalf of Brent Flynn  
LOCATION: The existing Taco Bell restaurant located at 1107 24<sup>th</sup> Street

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- 2. FILE #: **PLANNED DEVELOPMENT 06-015 and REZONE 06-003**  
APPLICATION: To consider a request to rezone the subject property from Residential Multi-Family (R3) to Commercial/Light Industrial Mixed-Use (C-3 M-U) to be consistent with the General Plan Land Use Designation of Commercial Service Mixed-Use (CS-MU), and to construct a mixed-use project with 7 apartment units and 1,240 s.f. of commercial area. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Sundance Enterprises  
LOCATION: 1028 21<sup>st</sup> Street (APN 008-247-003)

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3. FILE #: **PLANNED DEVELOPMENT 06-020 AND VESTING TENTATIVE TRACT MAP 2904**  
APPLICATION: To consider a request to construct a 9-unit “live/work” condominium project that is intended to include commercial and residential uses. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Ostrander  
LOCATION: 721 – 731 Pine Street

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4. FILE #: **TIME EXTENSION TRACT 2611-2**  
APPLICATION: To consider a request by for a one year time extension for Tentative Tract 2611-2 (Lots 40-45). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Centex Homes  
LOCATION: East side of South River Road, south of Serenade Drive and north of Charolais Road (APN: 009-815-002)

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5. FILE #: **TENTATIVE PARCEL MAP PR 06-0078 (REVISED)**  
APPLICATION: To consider a request to subdivide a 7,000 square foot parcel into three lots. The property is zoned R3, which may permit up to 3 residences on the subject property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Jeremy Hollis  
LOCATION: 820 23rd Street (APN: 008-171-022)

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6. FILE #: **TENTATIVE PAERCEL MAP PR 06-0214**  
APPLICATION: To consider a request to subdivide portions of the Woodland Plaza II Shopping Center to correspond with the newly developed North

Shops, South Shops and the archeological preserve. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: North Coast Engineering on behalf of The Halferty Development Company

LOCATION: 90 and 160 Niblick Road (APN: 009-814-034 & 035)

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7. FILE #: **TENTATIVE PARCEL MAP PR 06-0166**  
APPLICATION: To consider a request subdivide an existing 1.2 acre site zoned C3 (Commercial/Light-Industrial) into three parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: Pamela Jardini on behalf of Jay, Diane, Stan & Ryan Packer

LOCATION: The northern terminus of Riverside Avenue (APN: 008-021-009)

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8. FILE #: **PLANNED DEVELOPMENT 06-012**  
APPLICATION: To consider a request to construct to construct a private Tennis/Swim in two development phases. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: McCarthy Engineering on behalf of Kim Walker

LOCATION: Union Road, across from Barney Schwartz Park

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9. FILE #: **TENTATIVE PARCEL MAP PR 06-0230**  
APPLICATION: To consider a request to subdivide an approximate 14,000 square foot R3 zoned lot into two parcels. The existing house would remain and be on Parcel 1, and a new 7,000 square foot parcel would be created (Parcel 2) for the future construction of a multi-family project. In conjunction with the subdivision is a request to adjust the lot line with the parcel to the south The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Eric Newton  
LOCATION: 1910 & 1846 Pine Street.

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10. FILE #: **REZONE 07-001**  
APPLICATION: To consider recommending to the City Council rezone of several properties in the 4<sup>th</sup> Street Master Plan area, from Manufacturing Planned Development (M PD) to Highway Commercial Mixed-Use (C-2 M-U). The proposed amendment is to provide consistency between the Zoning Map and the General Plan Land Use map designation of Commercial Service Mixed-Use (CS-MU).  
APPLICANT: City initiated  
LOCATION: Assessor Parcel Numbers 009-291-008 through 009-291-018 and generally bounded by 4<sup>th</sup> Street on the north; Spring Street on the west; Pine Street on the east; and Southern Pacific Railroad lines and Highway 101 on the southeast and south.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 11. Development Review Committee Minutes (for approval):  
February 26, 2007
- 12. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee:
  - b. PAC (Project Area Committee):
  - c. Main Street Program:
  - d. Airport Advisory Committee:
  - e. Measure T Bond Oversight Committee:

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

**PLANNING COMMISSION MINUTES FOR APPROVAL**

13. February 27, 2007

**REVIEW OF CITY COUNCIL MEETING**

March 6, 2007

**PLANNING COMMISSIONERS' COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, March 16, 2007, at 7:00 am at Touch of Paso Restaurant;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, March 19, 2007 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, March 26, 2007 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, March 27, 2007, 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.