



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

PLANNING COMMISSION AGENDA

January 28, 2014
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. Planned Development 13-006 and Conditional Use Permit 13-008 (Mullahey Chrysler)

For the Planning Commission to consider the following applications filed by Dennis Flynn Architects on behalf of Tim and Mike Mullahey for establishing a new car dealership on the northeast corner of Golden Hill Road and Tractor Street.

Options:

- a. 1. Adopt a Resolution approving a Negative Declaration for the project;
- 2. Adopt the attached Resolution approving Planned Development 13-006 & CUP 13-008, including the establishment of the new car dealership and the proposed pre-project grading and 40 foot tall highway-oriented sign, subject to standard and site specific conditions of approval;
- 3. Adopt the attached Resolution approving CUP 13-008, allowing the

installation of the 40-foot tall highway oriented sign, subject to standard and site specific conditions of approval and subject to the City Council adopting Code Amendment 13-001.

- b. Amend, modify, or reject the above-listed action.

ROLL CALL VOTE

2. Sign Code Amendment 13-001 – Highway Oriented Signs

For the Planning Commission to consider recommending that the City Council adopt an amendment to the Sign Ordinance to expand the area in which highway-oriented signs may be placed at the intersection of Highway 46 East and Golden Hill Road.

Options:

- a.
 - 1. Approve the attached Resolution recommending the City Council adopt the Negative Declaration for this project; and
 - 2. Recommend the City Council Introduce Ordinance No. XXX for first reading at their meeting on February 18, 2014.
- b. Amend, modify, or reject the above-listed action.

ROLL CALL VOTE

3. Conditional Use Permit 13-007 – Used Car Dealership

For the Planning Commission to consider an application for a Conditional Use Permit filed by Brent Smith, proposing to establish a used car dealership with automotive repair uses at 201 Spring Street.

This application is categorically exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Options:

- a. Adopt the attached Resolution approving Conditional Use Permit 13-008, allowing for the establishment of a used car dealership with automotive repair uses, subject to the site specific and standard conditions of approval;
- b. Amend, modify, or reject the above-listed action;

ROLL CALL VOTE

4. New Street Names for Tract 2887 – The Cove

For the Planning Commission to consider a new street name for the private interior street within Tract 2887, which is located at the Southeast corner of River Oaks Drive and Experimental Station Road.

Options:

- a. Approve Ensenada Circle or the new street name for Tract 2887.
- b. Approve Cala Circle or Playa Circle for the new street name for Tract 2887.
- c. Consider other street names not proposed and direct staff to prepare a staff report for the February 11, 2014 Planning Commission meeting.

ROLL CALL VOTE

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

5. Development Review Committee Minutes (for approval)

- a. January 6, 2014
- b. January 13, 2014

6. 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

7. [January 14, 2014](#)

REVIEW OF CITY COUNCIL MEETINGS

8. January 21, 2014

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 Development Review Committee Meeting of Monday, February 3, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, February 4, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 10, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, February 11, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.

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