



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

PLANNING COMMISSION AGENDA

September 12, 2017
6:30 P.M.

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

PLANNING COMMISSION

JOHN DONALDSON
CHAIRMAN

DOUG BARTH
CHAIRMAN PRO-TEM

SHEREE DAVIS
COMMISSIONER

SHANNON AGREDANO
COMMISSIONER

ROBERTA JORGENSEN
COMMISSIONER

SCOTT BRENNAN
COMMISSIONER

BOB ROLLINS
COMMISSIONER

CITY STAFF

WARREN FRACE
COMMUNITY DEVELOPMENT DIRECTOR

SUSAN DECARLI
CITY PLANNER

DARREN NASH
ASSOCIATE PLANNER

DARCY DELGADO
ASSISTANT PLANNER

DAVID ATHEY, P.E.
CITY ENGINEER

DICK MCKINLEY
PUBLIC WORKS DIRECTOR

LEGAL COUNSEL

IRIS YANG
CITY ATTORNEY

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

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. **Correction - Conditional Use Permit (CUP) 17-005 - Central Coast Casino Card Room**

1144 Black Oak Drive/ APN 008-051-023

Applicant – Paso Robles Central Coast Casino, Inc. dba Paso Robles Cardroom
 Modification of Condition No. 2 of Resolution 17-028 to correct inconsistency with the Paso Robles Municipal Code (PRMC) Section 5.08.055.

Options:

- 1. Approve Resolution 17-XXX revising condition No. 2 related to hours of operation.
- 2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.

2. **Bellissimo Restaurant and Apartments Planned Development (PD 17-002)**

Application for a mixed use development plan for a new 4,120± square foot restaurant, with 1,270± square foot of office on the second floor, and 3,500± square feet of outdoor dining area. The project also includes the construction of a 4-unit apartment complex on the vacant parcel located at the southeast corner of Spring Street and 4th Street (APN 009-291-007).

Applicant – Kasey Walker

Options:

1. Adopt Draft Resolution A (Attachment 4), approving Planned Development (PD 17-002).
 2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
 3. Deny Planned Development 17-002, based on specific findings for denial to be made by the Planning Commission.
3. **Hyatt Place Hotel – Report to City Council on a Determination of General Plan Consistency** - City Initiated Property Exchange Agreement between Property Owned by Zenique Hotels at 1955 Theatre Drive/River Lodge Motel and City-Owned Property located at the Southeast Corner of SR 46W and Theatre Drive

Options:

1. Adopt Draft Resolution No. 17-XXX in Attachment 3, making a report to the City Council determining that the proposed property exchange is consistent with the City of Paso Robles General Plan, based on specific findings.
 2. Modify Draft Resolution No. 17-XXX in Attachment 3, making a report to the City Council determining that the property exchange is not consistent with the City of Paso Robles General Plan, based on specific findings.
4. **Mullahey Chrysler Dealership Expansion - General Plan Amendment -** General Plan Amendment 16-001, Rezone 16-002, Vesting Tentative Parcel Map PR 16-0231, and Planned Development 13-006 Amendment (APN: 025-423-005 and 023) Applicant – Michael Mullahey

Options:

1. Recommend approval of the project to the City Council by approving the following resolutions:
 - a. Approve draft Resolution A, recommending that the City Council certify the project's Negative Declaration (Attachment 5).
 - b. Approve draft Resolution B, indicating support (via straw vote) for General Plan Amendment (GPA 16-001) to change the General Plan Land Use Map for Lot 1 of Vesting Tentative Parcel Map 16-0231 from Business Park to Commercial Services (Attachment 6);
 - c. Approve draft Resolution C, recommending that the City Council adopt an ordinance amending the Zoning Map consistent with the General Plan Amendment (Attachment 7);

- d. Approve draft Resolution D, recommending that the City Council approve Vesting Tentative Parcel Map 16-0231, subject to Conditions of Approval and Findings (Attachment 8).
 - e. Approve draft Resolution E, recommending that the City Council approve PD 13-008 Amendment (Attachment 9).
2. Amend the foregoing option.
 3. Refer back to staff and/or the Development Review Committee for additional analysis.
 4. Recommend denial by the City Council of one or more of the resolutions listed above (a-e). Recommendations of denial will be forwarded to City Council for a final decision.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

5. [Development Review Committee Minutes \(for approval\)](#)

July 31, 2017
August 7, 2017
August 14, 2017
August 21, 2017
August 28, 2017

6. [Planning Commission Minutes \(for approval\)](#)

August 22, 2017

OTHER REPORTS

7. Other Committee Reports:

- a. Housing Constraints Advisory Committee:
- b. Short-Term Rentals City Manager’s Task Force:

PLANNING COMMISSIONERS’ COMMENTS

STAFF COMMENTS

ADJOURNMENT

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.

PLANNING COMMISSION GUIDELINES FOR PUBLIC HEARINGS

1. Staff presents overview of staff report.
2. Commissioners ask any questions they may have for staff on the report.
3. Commissioners report any “ex parte” conversations they have had prior to the hearing with the applicants or members of the public regarding the proposed project.
4. Public Hearing/Comment Period Opened.
5. Project applicant, including applicant team members, presents their project.
6. Commissioners ask any questions they may have for applicant on the project.
7. Members of the public may speak on the proposed project.
8. Commissioners ask any questions they may have of speakers regarding their comments on the project.
9. Applicant may clarify proposal or rebut statements made by the public.
10. Members of the public may add any new comments, but not repeat earlier comments on the proposed project in response to applicant’s clarification/rebuttal.
11. Public Hearing/Comment Period is closed.
12. The Chair will address questions posed by the public and look to staff to provide responses, which will be directed to the Chair. If commissioners have additional questions of the applicant at this point, such questions should be directed through the Chair.
13. Commissioners ask questions they may have for staff.
14. Commissioners discuss proposed project.
15. If commissioners believe additional information is needed, they may reopen the public hearing/comment and/or continue it to a future date.
16. Commissioners vote on proposed project.
17. If the Commission has the authority to approve a project, applicants and members of the public have 15 calendar days to file an appeal to the City Council. If the Commission only has authority to make a recommendation to the City Council on a project, the matter will be scheduled for a public hearing before the City Council at a future date.

NOTE: The Chair reserves the right to reopen the public hearing if he/she believes the applicant and/or public may have additional information pertinent to the discussion.

GROUND RULES FOR PUBLIC HEARINGS AND COMMENTS

1. Planning Commissioners desire to hear from all persons that wish to speak, regardless of their point of view on a proposed project.
2. All parties: commissioners, staff, applicants, and the public, are to be courteous and civil to each other during the meeting. Personal attacks and rude remarks will not be tolerated.
3. Conversations in the audience during public hearings, comment periods, and discussion are disruptive and are not welcome.
4. Cell phones and electronic devices are to be put in silent mode or turned off.
5. All testimony from applicants and the public is to be given, one person at a time, from the lectern. Meetings are recorded, and the microphone on the lectern is necessary for recordation of comments. No comments, other than from the lectern, will be made or accepted.
6. Applicants and members of the public are to address their questions and comments to the Chair of the Planning Commission and not to staff or other members of the audience.
7. Members of the public wishing to speak need to state their name and address before making comments. They are encouraged to fill out a speaker card so that their names may be accurately recorded in the minutes of the meeting.
8. Where it appears that several people may want to comment on a project, the Chair of the Planning Commission may set a time limit, such as 3 minutes, for each public comment.
9. Where it appears that several people may want to comment on a project, members of the public may be asked not to repeat comments provided by others. They may, however, state that they agree with certain prior comments.
10. Members of the public are not to ask other members of the public for a show of support for their position. They may, however, ask the Planning Commission Chair if they would accept a show of hands for support.
11. In general, applause from the audience for a position is not acceptable. At the close of the agenda item, following a vote of the commission on the project, members of the public may render a polite applause.

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