



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

January 27, 2026, 6:30 p.m.
Centennial Park - Norris Room
600 Nickerson Drive
Paso Robles, CA 93446

Commissioners Present: Chairperson Covarrubias, Chair Pro Tem Marlow, Commissioner Christensen, Commissioner Roden, Commissioner Neel, Commissioner Koegler, Commissioner Connally

A. **CALL TO ORDER**

The meeting was called to order at 6:30pm.

B. **PLEDGE OF ALLEGIANCE**

C. **ROLL CALL**

D. **STAFF INTRODUCTIONS**

1. **STAFF PRESENT**

Warren Frace, Darren Nash, Katie Banister, Marci Reynoso, Jessica Ferguson, Leslie Frazier & Sarah Locklin

E. **GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

F. **AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED**

1. **Beechwood Specific Plan Development Agreement Amendment**

Moved by: Commissioner Koegler

Seconded by: Chair Pro Tem Marlow

AYES: Commissioner Koegler, Marlow, Connally, Roden, Neel and Commissioner Christensen, and Chairperson Covarrubias.

PUBLIC COMMENT: Willard Bailey (letter), Dave Anderson, Doug Toby, Terrie Dynes, and Chris Clemens

A motion was made by Commissioner Kogler and Seconded by Chair Pro Tem Marlow to postpone the item to a future Planning Commission meeting, to be noticed.

Roll Call Vote Passed

G. PUBLIC HEARINGS

1. Development Plan 25-15 for the Highland's Senior Affordable Housing Development

Moved by: Chair Pro Tem Marlow

Seconded by: Commissioner Connally

AYES: Chair Pro Tem Marlow, Commissioner Connally, Roden, Kogler, Neel and Commissioner Christensen and Chairperson Covarrubias.

STAFF: Katie Banister, Associate Planner

PUBLIC COMMENT: Laurie Doyle, Edith Lem(NCE), David Anderson (Housing Authority), Joseph Collins, Sheila Kirk, Linda George, and Trevor Collins

A motion was made by Chair Pro Tem Marlow, and Seconded by Commissioner Connally to approve Development Plan 25-15 for a 30-unit multi-family residential development including an affordable housing density bonus by adopting Resolution PC 26-002 based on findings and subject to conditions of approval amending to include the conditions presented by staff.

Roll Call Vote Passed

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

Moved by: Commissioner Neel

Seconded by: Commissioner Kogler

AYES: Commissioner Neel, Kogler, Connally, Roden, Neel and Commissioner Christensen, and Chairperson Covarrubias.

A motion was made by Commissioner Neel and Seconded by Commissioner Kogler to approve the minutes as presented.

Roll Call Vote Passed

1. December 15, 2025 Development Review Committee Minutes

2. December 29, 2025 Development Review Committee Minutes

3. January 5, 2026 Development Review Committee Minutes

4. January 13, 2026 Planning Commission Minutes

J. OTHER REPORTS

1. HOUSING CONSTRAINTS AND OPPORTUNITIES COMMITTEE (HCOC) / ZONING CODE UPDATE REPORT

Next HCOC meeting is scheduled for 2/12/2026.

2. DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 8:05pm.

Marci Reynoso, Permit Technician
Approved February 24, 2026