



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

February 10, 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 Neel, Commissioner Koegler, Commissioner Connally, Commissioner Roden

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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, Darcy Delgado, Katie Banister, Piper Smith, Marci Reynoso, Jessica Ferguson, Michael Ervin(BBK), Ricky Lehr, Caryn Jackson, Dante Pecchenino, & Leslie Frazier.

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

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

1. **Amendment to the Sign Ordinance**

**Moved by:** Chair Pro Tem Marlow

**Seconded by:** Commissioner Neel

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

**PUBLIC COMMENT:** None

A motion was made by Chair Pro Tem Marlow, and Seconded by Commissioner Neel to continue the item to a future Planning Commission Meeting.

**Roll Call Vote Passed**

**G. PUBLIC HEARINGS**

**1. Ravine Waterpark Conditional Use Permit Amendment**

**Moved by:** Commissioner Christensen

**Seconded by:** Commissioner Roden

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

**STAFF:** Piper Smith, Assistant Planner

**PUBLIC COMMENT:** Ian McCarville (Kirk Consulting), Damien Mavis (Applicant), Brett Butterfield (Applicant)

Commissioner Christensen and Chairperson Covarrubias separately disclosed ex parte communications with members of the public regarding this item and advised individuals contact the Planning Department.

A motion was made by Commissioner Christensen and Seconded by Commissioner Roden approving Development Plan Amendment AMD25-02. To allow construction of a recreation pool area at the Ravine Water Park, based on the findings and subject to the conditions of approval by adopting Resolution PC 26-003

*Commissioner Marlow left the meeting.*

**Roll Call Vote Passed**

**2. Development Plan for 24 Residential Units for Montage Condos**

**Moved by:** Commissioner Koegler

**Seconded by:** Commissioner Connally

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

**ABSENT:** Commissioner Marlow

**STAFF:** Katie Banister, Associate Planner

**PUBLIC COMMENT:** Rebecca Newman (Arris Studio Architect), Linda George

A motion was made by Commissioner Koegler and Seconded by Commissioner Connally recommending the City Council approve Development Plan 24-07, Site Plan Modification 25-09, Oak Tree Removal Permit 25-04, and Tentative Tract Map 3254 by adopting Draft Resolution PC 26-004, based on findings and subject

to conditions of approval and an update to #53 in the Site Specific Conditions of Approval to remove "and ADA-compliant".

*The Applicant shall design and construct continuous, safe ~~and ADA-compliant~~ pedestrian circulation within the project site, including clearly defined pedestrian pathways connecting buildings, parking areas, open spaces, and site access points to the Public Right of Way, to the satisfaction of the Community Development Director and City Engineer.*

**Roll Call Vote Passed**

**3. Zoning Amendment to allow Commercial Cannabis Delivery Offices**

**Moved by:** Commissioner Neel  
**Seconded by:** Commissioner Roden

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

**ABSENT:** Commissioner Marlow

**STAFF:** Katie Banister, Associate Planner, Jill Trembly (BBK)

**PUBLIC COMMENT:** Loni Price, Linda George, Megan Souza(Megan's Organic Market Owner), Grace Hall (Dubs Green Garden Owner), Monica Thomas (Send It Owner), Deborah Scarborough, Michael Rivera, Jan Albin, Jazmine Royce

A motion was made by Commissioner Neel and Seconded by Commissioner Roden to recommend the City Council adopt an Ordinance to amend Chapter 21.60 of the Paso Robles Municipal Code to allow up to 3 non-storefront retail cannabis businesses in the RSC and C-3 districts by adopting Resolution PC 26-005 based on findings. as well as considering additional businesses.

**Roll Call Vote Passed**

**H. DISCUSSION ITEMS**

**I. CONSENT CALENDAR**

**J. OTHER REPORTS**

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

Meeting 2/12/2026

**2. DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE**

Commissioner Neel will be absent on 2/23/26, Commissioner Covarrubias to cover.

K. **PLANNING COMMISSIONERS' COMMENTS**

L. **STAFF COMMENTS**

M. **ADJOURNMENT**

The meeting was adjourned at 9:22pm.

*Marci Reynoso*

Marci Reynoso, Permit Technician  
Approved February 24, 2026