



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

March 24, 2026, 6:30 p.m.
Centennial Park - Norris Room
600 Nickerson Drive
Paso Robles, CA 93446

Commissioners Present: Chair Pro Tem Roden, Commissioner Christensen, Commissioner Covarrubias, Commissioner Neel, Commissioner Koepler, Commissioner Lorenz

Commissioners Absent: Chairperson Marlow

A. **CALL TO ORDER**

The meeting was called to order at 6:32pm.

B. **PLEDGE OF ALLEGIANCE**

C. **ROLL CALL**

Commissioner Marlow is absent.

D. **STAFF INTRODUCTIONS**

1. **STAFF PRESENT**

Warren Frace, Darren Nash, Darcy Delgado, Katie Banister, Piper Smith, Marci Reynoso, Jessica Ferguson, Sarah Locklin, Dante Pecchenino & Leslie Frazier.

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

Public Comment Received

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

G. **PUBLIC HEARINGS**

1. **Amendment to the Rodeo Bar's Conditional Use Permit to update the Alcohol Beverage Control (ABC) license CUP02-10, AMD26-01, P26-0007**

AYES: Commissioner Covarrubias, Neel, Christensen, Lorenz and Commissioner Koegler, and Chair Pro Tem Roden

ABSENT: Chairperson Marlow

STAFF: Piper Smith, Assistant Planner

PUBLIC COMMENT: Daniel Carnile (Owner)

Moved by: Commissioner Covarrubias

Seconded by: Commissioner Neel

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Neel to approve the project by adopting Resolution PC 26-013 on findings and subject to conditions of approval with a condition that food vendors must go through the proper channels.

Roll Call Vote Passed

2. Utter Light Industrial Buildings PD25-13, MOD25-09, and P25-0058

AYES: Commissioner Nee, Koegler, Christensen, Lorenz and Commissioner Covarrubias, and Chair Pro Tem Roden

ABSENT: Chairperson Marlow

STAFF: Katie Banister, Associate Planner

PUBLIC COMMENT: Larry Gabriel (Architect)

Moved by: Commissioner Neel

Seconded by: Commissioner Koegler

A motion was made by Commissioner Neel and Seconded by Commissioner Koegler to adopt Resolution 26-014 approving Development Plan 25-13 and Development Plan Modification 25-09, based on findings and subject to conditions of approval with the addition of allowing staff to change the square footage in the Conditions of Approval and sheet 8 to show the correct master plan.

Roll Call Vote Passed

3. Oak at Ardmore Residential Subdivision (Previously Covelop Commercial space) PD25-14, RZN 25-03, VTTM 3255, CUP25-05, OTR 25-09, P25-0080

Chair Pro Tem Roden disclosed that she had an ex-parte meeting with the Applicant.

AYES: Commissioner

ABSENT: Commissioner

STAFF: Darcy Delgado, Associate Planner & Leslie Frazier, City Engineer

PUBLIC COMMENT: Ian McCarville (Kirk Consulting), Thomas Zehnder (Wallace Group), Michael Stoltey (MD3 Investments), Jeff Carr

Moved by: Commissioner Neel

Seconded by: Commissioner Covarrubias

AYES: Commissioner Neel, Covarrubias, Koegler, and Commissioner Lorenz, and Chairperson Roden

ABSENT: Commissioner Marlow

NOES: Commissioner Christensen

A motion was made by Commissioner Neel, and Seconded by Commissioner Covarrubias to recommend the City Council approve the project by adopting Resolution PC 26-015, recommending the City Council adopt an Addendum to a Mitigated Negative Declaration for Planned Development 25-14, Rezone 25-03, Modification 26-04, Vesting Tentative Tract Map 3255, Conditional Use Permit 25-05, and Oak Tree Removal 25-09; and

Moved by: Commissioner Neel

Seconded by: Commissioner Lorenz

AYES: Commissioner Neel, Lorenz, Covarrubias, Koegler, and Chairperson Roden

ABSENT: Commissioner Marlow

NOES: Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Lorenz to approve Resolution PC 26-016, recommending the City Council approve Rezone 25-03 regarding updates to the El Paso de Robles Zoning Code and Zoning Map; and

Moved by: Commissioner Neel

Seconded by: Commissioner Lorenz

AYES: Commissioner Neel, Lorenz, Covarrubias, Koegler, and Chairperson Roden

ABSENT: Commissioner Marlow

NOES: Commissioner Christensen

A motion was made by Commissioner Neel and Seconded Lorenz by Commissioner to recommend the City Council approve Resolution PC 26-017, recommending City Council approve an allocation of 154 Surplus Density Units to Parcel 025-362-050; and

Moved by: Commissioner Neel

Seconded by: Commissioner Lorenz

AYES: Commissioner Neel, Lorenz, Covarrubias, Koegler, and Chairperson Roden
ABSENT: Commissioner Marlow
NOES: Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Lorenz to recommend the City Council approve Resolution PC 26-018, recommending City Council approve Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04; and including the addition that staff include a condition for the applicant to work with staff to evaluate alternatives for the rear yard fencing for the two townhome buildings with the backyards facing Ardmore Road and for the fences to be taller and more durable; and for staff to provide a condition of approval alerting buyers to acknowledge the site's proximity to commercial (C3) uses and to craft language to protect and minimize impacts on existing uses; and

Moved by: Commissioner Neel
Seconded by: Commissioner Covarrubias

AYES: Commissioner Neel, Covarrubias, Koegler, Lorenz, and Chairperson Roden
ABSENT: Commissioner Marlow
NOES: Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Covarrubias to recommend the City Council approve Resolution PC 26-019, recommending City Council approve Vesting Tentative Tract Map 3255; and for staff to provide a condition of approval alerting buyers to acknowledge the site's proximity to commercial (C3) uses and to craft language to protect and minimize impacts on existing uses; and

Moved by: Commissioner Neel
Seconded by: Commissioner Koegler

AYES: Commissioner Neel, Koegler, Covarrubias, Lorenz, and Chairperson Roden
ABSENT: Commissioner Marlow
NOES: Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Koegler to recommend the City Council approve Resolution PC 26-020, recommending City Council approve Oak Tree Removal 25-09.

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

Covarrubias Koegler

Moved by: Commissioner Covarrubias

Seconded by: Commissioner Koegler

ABSENT: Commissioner Marlow

Motion was made by Commissioner Covarrubias and Seconded by Commissioner Koegler to approve the minutes as presented.

Roll Call Vote Passed

1. **January 12, 2026 Development Review Committee Minutes**
2. **February 9, 2026 Development Review Committee Minutes**
3. **February 23, 2026 Development Review Committee Minutes**
4. **March 1, 2026 Planning Commission Reorganization Special Meeting Minutes**

J. OTHER REPORTS

1. **HOUSING CONSTRAINTS AND OPPORTUNITIES COMMITTEE (HCOC) / ZONING CODE UPDATE REPORT**
2. **DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE**

Commissioner Lorenz to cover for Commissioner Marlow for April.

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 8:52 pm

Marci Reynoso, Permit Technician