



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

August 13, 2024, 6:30 p.m.

Council Chamber - Library/Conference Center

1000 Spring Street

Paso Robles, CA 93446

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

Commissioners Absent: Commissioner Koegler

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Commissioner Koegler Absent and Commissioner Davis joins remotely.

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darren Nash, Darcy Delgado, Katie Banister, Marci Reynoso, Ashleigh Peterson & Andrew Fausto.

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

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

Moved by: Commissioner Neel

Seconded by: Commissioner Connally

A motion was made by Commissioner Neel and seconded by Commissioner Connally to continue Item G3, Rezoning and Development Plan - Spring Street Mixed Use / Affordable Housing Density Bonus Project PD22-11, CUP23-07, RZN23-01 & P22-0076, to August 27, 2024.

AYES: Commissioners Neel, Connally, Davis, Marlow, and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Koegler

Roll Call Vote Passed

G. PUBLIC HEARINGS

1. Refile for the Entitlement of Hotel Paso Robles P20-0014, PD 20-02, & CUP21-18

Commissioner Neel recuses himself.

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Connally

AYES: Chair Pro Tem Covarrubias, Connally, Davis, and Marlow and Chairperson Christensen

ABSENT: Commissioner Koegler

ABSTAIN: Commissioner Neel

STAFF: Katie Banister

PUBLIC COMMENT: Thom Jess (Applicant Representative)

Jeff Carr

Linda George

Kirk MacCagno

A motion was made by Chairperson Pro Tem Covarrubias, and second by Commissioner Connally to approve the project by adopting Resolution PC 24-012 based on findings and subject to conditions of approval, with a correction to the 2nd recital statement to correct the number of parking spaces needed from 21 to 18.

Roll Call Vote Passed

2. Time Extension for the Paso Commons project P21-0121, PD21-13, TEX24-10 & OTR21-24

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Davis

AYES: Chairperson Pro Tem Covarrubias, Commissioners Davis, Marlow, and Connally, and Chairperson Christensen

ABSENT: Commissioner Koegler

ABSTAIN: Commissioner Neel

STAFF: Darren Nash

PUBLIC COMMENT: Emily Ewer (Applicant Representative)
Michael Rivera

A motion was made by Chairperson Pro Tem Covarrubias, and second by Commissioner Davis approving Resolution PC 24-013 for a two-year time extension for Planned Development Amendment 21-13, Oak Tree Removal (OTR 21-24), and Lot Merger (PRAL21-0054).

Roll Call Vote Passed

3. Rezoning and Development Plan - Spring Street Mixed Use / Affordable Housing Density Bonus Project PD22-11, CUP23-07, RZN23-01 & P22-0076

This item was continued to August 27, 2024.

Recommend the City Council approve the project by adopting:

1. Draft Resolution PC 24-XXX (A) recommending certification of Mitigated Negative Declaration SCH 2024070401, subject to mitigation measures.
2. Draft Resolution PC 24-XXX (B) recommending approval of the development plan, including concessions that would allow a hotel but require payment of a proportionate parking in lieu fee, and the conditional use permit for a winetasting room, based on findings and subject to conditions of approval.
3. Draft Resolution PC 24-XXX (C) recommending approval of Ordinance XXX, rezoning the property to include the Resort/Lodging overlay district, based on findings.

4. Comprehensive update to Title 21, the Zoning Code, of the City of Paso Robles Municipal Code and amending the Zoning Map P23-0063

Commissioner Neel rejoins the meeting.

Moved by: Commissioner Neel

Seconded by: Commissioner Marlow

AYES: Commissioners Neel, Marlow, Covarrubias, Davis, and Connally, and Chairperson Neel

ABSENT: Commissioner Koegler

ABSTAIN: None

STAFF: Darcy Delgado

PUBLIC COMMENT: Linda George

Jeff Carr

Michael Rivera

A motion was made by Commissioner Neel and seconded by Commissioner Marlow to recommend the City Council to approve the Zoning Code and Zoning Map amendments, including to revisit the zoning code every 6 months.

Roll Call Vote Passed

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Connally

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

ABSTAIN: None

ABSENT: Commissioner Koegler

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Connally approving the Minutes as presented.

Roll Call Vote Passed

1. **June 10, 2024 Development Review Committee Minutes**

2. **June 17, 2024 Development Review Committee Minutes**

3. **June 24, 2024 Development Review Committee Minutes**

4. **June 25, 2024 Planning Commission Minutes**

J. OTHER REPORTS

1. **PASO ROBLES STREET STREETScape AD HOC COMMITTEE REPORT**

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

3. **DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE**

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 8:58 pm.

Marci Reynoso, Administrative Assistant