



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

August 27, 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 Davis, Commissioner Koegler, Commissioner Connally

Commissioners Absent: Commissioner Neel, Commissioner Marlow

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Commissioner Neel and Commissioner Marlow are absent.

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darren Nash, Darcy Delgado, Katie Banister, Marci Reynoso, Ashleigh Peterson, Freda Berman, and Dante Pecchenino

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

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

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

Moved by: Commissioner Connally

Seconded by: Commissioner Davis

AYES: Commissioners Connally, Davis, Koegler, and Covarrubias, and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

Public Comment: None

A motion was made by Commissioner Connally and seconded by Commissioner Davis to continue the item to date certain, September 10, 2024.

Roll Call Vote Passed

G. PUBLIC HEARINGS

1. Zoning Code Update of Title 2, 3, 5, 7, 8, 9, 10, 11, 12, 14, 19, & 22 P23-0063

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Koegler

AYES: Commissioners Covarrubias, Koegler, Davis, and Connally and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

STAFF: Katie Banister, Associate Planner

Public Comment: None

A motion was made by Commissioner Covarrubias and seconded by Commissioner Koegler recommend the City Council approve Resolution 24-015 (Resolution A), recommending City Council approve the changes to Title 2 in relation to updates to Title 21;

Roll Call Vote Passed

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Koegler

AYES: Commissioners Covarrubias, Koegler, Davis, and Connally and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

STAFF: Katie Banister, Associate Planner

Public Comment: None

A motion was made by Commissioner Covarrubias and seconded by Commissioner Koegler to approve Resolution 24-016 (Resolution B), recommending City Council approve the changes to Titles 3, 5, 9, 12, and 14 in relation to updates to Title 21;

Roll Call Vote Passed

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Davis

AYES: Commissioners Covarrubias, Davis, Koegler, and Connally and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

STAFF: Katie Banister, Associate Planner

Public Comment: None

A motion was made by Commissioner Covarrubias and seconded by Commissioner Davis to approve Resolution 24-017 (Resolution C), recommending City Council approve the changes to Title 7 in relation to updates to Title 21;

Roll Call Vote Passed

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Connally

AYES: Commissioners Covarrubias, Connally Davis, and Koegler and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

STAFF: Katie Banister, Associate Planner

Public Comment: None

A motion was made by Commissioner Covarrubias and seconded by Commissioner Connally to approve Resolution 24-018 (Resolution D), recommending City Council approve the changes to Title 8 in relation to updates to Title 21;

Roll Call Vote Passed

Moved by: Commissioner Koegler

Seconded by: Chair Pro Tem Covarrubias

AYES: Commissioners Koegler, Covarrubias, Davis, and Connally and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

STAFF: Katie Banister, Associate Planner

Public Comment: None

A motion was made by Commissioner Koegler and seconded by Commissioner Covarrubias to approve Resolution 24-019 (Resolution E), recommending City Council approve the changes to Title 10 in relation to updates to Title 21

amended, to include the review authority for different quantities of oak tree removals from Title 21;

Roll Call Vote Passed

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Connally

AYES: Commissioners Covarrubias, Connally, Davis, and Koegler and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

STAFF: Katie Banister, Associate Planner

Public Comment: None

A motion was made by Commissioner Covarrubias and seconded by Commissioner Connally to approve Resolution 24-020 (Resolution F), recommending City Council approve the changes to Title 19 in relation to updates to Title 21.

Roll Call Vote Passed

2. Development of a 3.31-acre new City Corporation buildings and accessory storage yard at Fire Station 3 P23-0087

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Davis

AYES: Commissioners Covarrubias, Davis, Connally, Koegler and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

STAFF: Katie Banister, Freda Berman

Public Comment: Shane Maples - Omni Design
Jeff Carr

A motion was made by Commissioner Covarrubias and seconded by Commissioner Davis to approve Resolution 24-021, approving Planned Development 23-04.

Roll Call Vote Passed

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

Moved by: Commissioner Koegler
Seconded by: Commissioner Connally

AYES: Commissioners Koegler, Connally, Covarrubias, and Davis, and Chairperson Christensen

ABSTAIN: None

ABSENT: Commissioner Neel & Commissioner Marlow

A motion was made by Commissioner Koegler and seconded by Commissioner Connally to approve the minutes as presented.

Roll Call Vote Passed

1. **July 15, 2024 Development Review Committee Minutes**
2. **July 22, 2024 Development Review Committee Minutes**
3. **July 29, 2024 Development Review Committee Minutes**
4. **August 5, 2024 Development Review Committee Minutes**

J. OTHER REPORTS

1. **PASO ROBLES STREET STREETScape AD HOC COMMITTEE REPORT**
2. **HOUSING CONSTRAINTS AND OPPORTUNITIES COMMITTEE (HCOC) / ZONING CODE UPDATE REPORT**

Olive St Rezoning Project Open House Thursday, August 29, 2024, at 6pm.

3. **DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE**

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

iPad Training, Schedule 1on1 meetings

M. ADJOURNMENT

Meeting was adjourned at 8:01pm.

Marci Reynoso, Administrative Assistant