



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

January 24, 2023

A. Planning Commission Special Meeting Call to Order at 6:30PM

B. Pledge of Allegiance

C. Roll Call

Present: Commissioners Covarrubias, Davis, Gibson, Jorgensen Neel and Chairperson Koegler

Absent: Commissioner Christensen

D. Staff Introductions

Present: Warren Frace, David Athey, Darcy Delgado, Darren Nash, Anne Branham (Remote) Ashleigh Peterson (remote), and Marci Reynoso

E. General Public Comments Regarding Matters not on the Agenda: None

F. Agenda Items Proposed to be Tabled or Re-Scheduled:

1. Thorndyke Office Building/ Map (P20-0079 / PD20-16 / TTM-2839)

Location – 2709 Germaine / APN 025-424-001, -002, -003, -004, -005, -006, -007, & -008

The item was continued to January 24, 2023 by the Planning Commission at their meeting on January 10, 2023 and will be continued again to a future Planning Commission meeting.

Description – Request to construct seven new industrial/warehouse buildings with accessory offices.

Applicant – Brian Thorndyke

CEQA Determination – This application is categorically exempt from environmental review per Section 15332 (in-fill development projects) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA).

Action: A motion was made by Commissioner Jorgensen, seconded by Commissioner Davis, and passed 5-0-1-1 (Commissioner Neel abstains and Commissioner Christensen absent) to continue to the February 7, 2023 Planning Commission Meeting.

G. Public Hearings:

2. Stravinski Development Group / Daou Vineyards Planned Developments (combined public hearing)

2a. **Planned Development 22-04 for the Stravinski Development Group, Oak Tree Removal Permit 22-06 and Tentative Parcel Map PR 22-0022 (P22-0015)**

Location – 5175 Airport Road/ APN: 025-434-002

Description – A request to subdivide a 19.75 -acre property into two (2) parcels, roughly equal in size at 9.87 acres each and to develop Parcel 1 with an approximately 196,000 square-foot warehouse building to be used as refrigerated wine storage, and a distribution and fulfillment center. The project includes the removal of oak trees.

Applicant – SDG Paso Robles 413, LLC

CEQA Determination – The City has prepared a mitigated negative declaration for the project. The 30-day public review period for the negative declaration began on Friday, December 23, 2022 and will conclude on January 24, 2023. The mitigated negative declaration can be downloaded from www.prcity.com/357/CEQA-Documents

2b. **Planned Development 22-09 for Daou Vineyards (P22-0069)**

Location – 5175 Airport Road/ APN 025-434-002

Description – A request to construct an approximately 157,000 square-foot wine production facility. Interior uses include barrel storage, bottling/packaging areas, warehousing, and fermentation areas. Exterior uses include a crush pad, mechanical yards and wastewater treatment.

Applicant – Daou Vineyards, LLC

CEQA Determination – The City has prepared a mitigated negative declaration for the project. The 30-day public review period for the negative declaration began on Friday, December 23, 2022 and will conclude on January 24, 2023. The mitigated negative declaration can be downloaded from www.prcity.com/357/CEQA-Documents

Staff report given by Darcy Delgado

Questions from Commissioners to staff.

Open Public Comment

Speakers: Neal Thompson (SDG Applicant)
CJ Horstman (Architect)
Neil Cassidy (Daou Applicant)
Heidi Gibson (Landscape Architect)

Close Public Comment

Planning Commissioners deliberated.

Action:

- a. A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-001, recommending the City Council adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan with the following corrections:

- Change the jurisdiction in Greenhouse Gas Mitigation Measure #2 (GHG-2) from ‘City of San Luis Obispo’ to ‘City of Paso Robles’ (on page 30 of 32 of the Mitigation Monitoring Program)
 - Adopt the response to comments that were included in the Addendum
 - Note the change to Mitigation Measure TR-2 in response to the Caltrans comment
 - Update findings to reflect public comments received
 - Changes to “Whereas” statement under Section III. to match wording used in Resolution B, and
 - Task staff with looking at truck traffic at Jardine prior to City Council meeting.
- b.* A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen, and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-002, recommending the City Council approve Planned Development 22-04 and Oak Tree Removal Permit 22-06, amending Engineering Site Specific Condition No. 9 (Exhibit A) as presented in the public hearing, and removing reference to the recordation of a Final Map to Standard Condition of Approval Section F (Exhibit B), as presented in the public hearing.
- c.* A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen, and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-003 recommending the City Council approve Tentative Parcel Map PR 22-0022, removing reference to the recordation of a Final Map to Standard Condition of Approval Section F (Exhibit B), as presented in the public hearing.
- d.* A motion was made by Commissioner Gibson, seconded by Commissioner Neel, and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-004 to recommend the City Council approve Planned Development 22-09, amending Engineering Site Specific Condition No. 9 (Exhibit A) as presented in the public hearing, and removing reference to the recordation of a Final Map to Standard Condition of Approval Section F (Exhibit B), as presented in the public hearing.

H. Discussion Items:

I. Consent Calendar:

3. Development Review Committee Minutes (for approval):

December 19, 2022

4. Planning Commission Minutes (for approval):

January 10, 2023

Action: A motion was made by Commissioner Jorgensen, seconded by Commissioner Covarrubias, and passed 6-0-1 (Commissioner Christensen absent) to approve the minutes as presented.

J. Other Reports

4. Paso Robles Street Ad Hoc Committee Report

5. Housing Constraints and Opportunities Committee (HCOC) / Zoning Code Update Report

6. Development Review Committee Rotation Schedule

Month	Commissioners		
January	Gibson	Koegler	Covarrubias
February	Gibson	Neel	Covarrubias

K. Planning Commissioners' Comments

L. Staff Comments

M. Adjournment at 8:25pm

Submitted by

Marci Reynoso, Administrative Assistant II
Approved: