



**CITY OF EL PASO DE ROBLES**

**"The Pass of the Oaks"**

**Planning Commission Minutes**

**February 11, 2025, 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 Koegler, Commissioner Connally

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**A. CALL TO ORDER**

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

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

Commissioner Marlow is absent.

**D. STAFF INTRODUCTIONS**

**1. STAFF PRESENT**

Warren Frace, Ditas Esparanza, Freda Berman, Leslie Frazier, Andrew Fausto,  
Katie Banister, Marci Reynoso, & Ashleigh Peterson  
Eric Stelling, Stantec

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

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

**G. PUBLIC HEARINGS**

**H. DISCUSSION ITEMS**

**1. Niblick Road Complete and Sustainable Bike and Pedestrian Enhancements Project**

**Moved by:** Commissioner Koegler

**Seconded by:** Commissioner Neel

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

**ABSENT:** Commissioner Marlow

**STAFF:** Katie Banister, Associate Planner, Eric Snelling - Stantec

**PUBLIC COMMENT:** Leif Rebuck

Jim Fotinakes

Sharon Roden

A motion was made by Commissioner Koegler and Seconded by Commissioner Neel to adopt Resolution PC 25-001 recommending the City Council approve the Niblick Road Complete and Sustainable Bike and Pedestrian Enhancements Project, Mitigated Negative Declaration SCH 2024120426, and the Mitigation Monitoring and Reporting Program based on findings. The Planning Commission also recommended the City Council, consultants, and staff take additional consideration of the vehicle traffic conditions and traffic capacity of Niblick Road, alternative design elements for the project, and the need for a maintenance plan and associated costs.

**Roll Call Vote Passed**

**I. CONSENT CALENDAR**

**Moved by:** Chair Pro Tem Covarrubias

**Seconded by:** Commissioner Connally

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

**ABSENT:** Commissioner Marlow

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Connally to approve the minutes as presented.

1. **December 9, 2024 Development Review Committee Minutes**
2. **December 16, 2024 Development Review Committee Minutes**
3. **January 6, 2025 Development Review Committee Minutes**
4. **January 13, 2025 Development Review Committee Minutes**
5. **January 14, 2025 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 8:22pm.

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Marci Reynoso, Administrative Assistant