



**CITY OF EL PASO DE ROBLES**  
**"The Pass of the Oaks"**  
**Planning Commission Minutes**  
**February 25, 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 Marlow, Commissioner Connally

Commissioners Absent: Commissioner Koegler

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**A. CALL TO ORDER**

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

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. STAFF INTRODUCTIONS**

**1. STAFF PRESENT**

Warren Frace, Darren Nash, Katie Banister, Piper Smith, Marci Reynoso, Ashleigh Peterson, Freda Berman, and David LaCaro

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

Michael Rivera

*Warren Frace, Community Development Director, requests that the Commission ReOrders the Agenda to hear Item H.1., City's Conveyance and intent to sell 417 Cool Valley Drive, prior to the Public Hearings. The majority Commission agrees.*

**I. DISCUSSION ITEM (1)**

**1. City's conveyance and intent to sell 417 Cool Valley Drive**

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Marlow

**AYES:** Commissioner Neel, Marlow, Connally, Davis, and Commissioner Covarrubias, and Chairperson Christensen

**ABSENT:** Commissioner Koegler

**STAFF:** David LaCaro, Public Works Operations Manager

**PUBLIC COMMENT:** Sharon Roden

A motion was made by Commissioner Neel and Seconded by Commissioner Marlow approving Resolution PC23-002 granting Resolution PC 25-002 to find that the City's conveyance and intent to sell the 417 Cool Valley Drive property conforms with the City's General Plan pursuant to Government Code Section 65402.

**Roll Call Vote Passed**

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

**1. Marriott Fairfield Inn Refile**

Item to be rescheduled to date certain 3/11/25

**Moved by:** Chair Pro Tem Covarrubias

**Seconded by:** Commissioner Connally

**AYES:** Commissioner Covarrubias, Connally, Marlow, and Commissioner Davis, and Chairperson Christensen.

**ABSENT:** Commissioner Koegler

**ABSTAIN:** Commissioner Neel

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Connally to continue this item to date certain, to the March 11, 2025 Planning Commission meeting.

**Roll Call Vote Passed**

**H. PUBLIC HEARINGS**

**1. Sky River RV Time Extension**

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Davis

**AYES:** Commissioner Neel, Davis, Connally, Marlow, and Commissioner Covarrubias, and Chairperson Christensen.

**ABSENT:** Commissioner Koegler

**STAFF:** Piper Smith, Planning Assistant

**PUBLIC COMMENT:** None

A motion was made by Commissioner Neel and Seconded by Commissioner Davis to approve Resolution PC 25-003 to grant a two-year time extension request for Sky River RV Amendment (AMD 21-04/P21-0071) to Planned Development (PD 00-15) / Conditional Use Permit (CUP00-014).

**Roll Call Vote Passed**

**2. Destino Paso Resort Refile**

**STAFF:** Katie Banister, Associate Planner

**Public Comment:** Michael Stanton, Architect

**ABSENT:** Commissioner Koegler

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Connally

**AYES:** Commissioner Neel, Connally, Marlow, Davis, and Commissioner Covarrubias and Chairperson Christensen.

A motion was made by Commissioner Neel and Seconded by Commissioner Connally approving Resolution PC 25-004 (A) for Development Plan 08-002 and Conditional Use Permit 08-002 including the striking of item 10 in the conditions of approval, and any other consistency.

**Roll Call Vote Passed**

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Davis

**AYES:** Commissioner Neel, Davis, Connally, Marlow, and Commissioner Covarrubias, and Chairperson Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Davis approving Resolution PC 25-005 (B) for Oak Tree Removal Permit 16-009.

**Roll Call Vote Passed**

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Marlow

**AYES:** Commissioner Neel, Marlow, Connally, Davis, and Commissioner Covarrubias, and Chairperson Christensen.

A motion was made by Commissioner Neel and Seconded by Commissioner Marlow approving Resolution PC 25-006 (C) for Vesting Tentative Tract Map 2962.

**Roll Call Vote Passed**

3. **Appeal of the DRC's Conditions of Approval for the Master Sign Program for the Bottleshop**

**Moved by:** Chairperson Christensen

**Seconded by:** Chair Pro Tem Covarrubias

**AYES:** Chairperson Christensen, Commissioner Covarrubias, Marlow, Connally, Davis and Commissioner Neel.

**ABSENT:** Commissioner Koegler

**STAFF:** Katie Banister, Associate Planner

**PUBLIC COMMENT:** Paul Shannon, representing Port Robles Operations, LLC,

A motion was made by Chairperson Christensen and Seconded by Commissioner Covarrubias to modify the Development Review Committee's approval of conditions of approval for the master sign program by amending and adopting Resolution 25-007 (B), with the consideration that the changes in reference to the sign in the entry being an 'awning sign', the applicant to present the front of building sign as more as of an artistic design or some sort of dimensionality design, meeting the size requirements, with the exception of an allowance of the directory sign to be 6 square feet.

**Roll Call Vote Passed**

I. **DISCUSSION ITEM (2)**

1. **Sign Clean-Up Process in Street Right of Way**

**STAFF:** Darren Nash, City Planner

J. **CONSENT CALENDAR**

K. **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**

L. **PLANNING COMMISSIONERS' COMMENTS**

M. **STAFF COMMENTS**

N. **ADJOURNMENT**

The meeting was adjourned at 9:08pm.

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Marci Reynoso, Administrative Assistant