



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

May 27, 2025, 6:30 p.m.

Council Chamber - Library/Conference Center

1000 Spring Street

Paso Robles, CA 93446

Commissioners Present: Chairperson Covarrubias, Commissioner Christensen, Commissioner Neel, Commissioner Koegler, Chair Pro Tem Marlow, Commissioner Roden

Commissioners Absent: Commissioner Connally

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Commissioner Connally is absent.

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darren Nash, Dante Pecchenino, Marci Reynoso, Jessica Ferguson and Andrew Fausto

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

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

G. PUBLIC HEARINGS

1. Alexa Hotel Refile (P25-0040 / PD25-07)

AYES: Commissioner Christensen, Neel, Koegler, Marlow, and Commissioner Roden and Chairperson Covarrubias

ABSENT: Commissioner Connally

STAFF: Darren Nash, City Planner

PUBLIC COMMENT: Peter Patel, Hotel Representative
Francisco Ramirez, Resident

Moved by: Commissioner Christensen

Seconded by: Commissioner Neel

A motion was made by Commissioner Christensen and Seconded by Commissioner Neel, approving Resolution PC 25-14 for Development Plan 25-07 based on findings and subject to conditions of approval and previously adopted in the Negative Declaration.

Roll Call Vote Passed

2. Amendment of Conditional Use Permit 87-006 (P24-0021 / CUP24-03 / CUP87-006)

AYES: Commissioner Marlow, Roden, Koegler, Neel, and Commissioner Christensen, and Chairperson Covarrubias.

ABSENT: Commissioner Connally

STAFF: Darren Nash, City Planner | Dante Pecchenino, Development Review Engineer

PUBLIC COMMENT: Christian Mercado

Yoshi Ramos, Design Engineer

Francisco Ramirez

Musick Sanchez

Chantal Maldonado

Moved by: Chair Pro Tem Marlow

Seconded by: Commissioner Roden

Commissioner Marlow made a motion, seconded by Commissioner Roden, giving the applicant 180 days to work with Staff to prepare a final site plan with the following conditions:

- Relocate the perimeter fencing along Walnut Street to allow for a landscaping buffer on Walnut Street;
- Adjust the northern boundary of the fence to accommodate the required 13 parking spaces;
- Prohibit overnight parking in spaces located outside the fenced area;
- Prohibit parking directly in front of the trash enclosure;
- Complete the perimeter fencing along the rear property line;
- Limit the use of the storage yard exclusively to the operational needs of the associated building;
- Prohibit ongoing storage activities that are not permitted under current zoning regulations;
- Restrict the height of stored items so that they do not exceed the height of the installed fencing.

Roll Call Vote Passed

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

AYES: Commissioner Roden, Marlow, Koegler, Neel, and Commissioner Christensen, and Chairperson Covarrubias.

ABSENT: Commissioner Connally

Moved by: Chair Pro Tem Marlow

Seconded by: Commissioner Roden

A motion was made by Commissioner Marlow and Seconded by Commissioner Roden to approve the minutes as presented.

Roll Call Vote Passed

1. March 31, 2025 Development Review Committee Minutes
2. April 7, 2025 Development Review Committee Minutes
3. April 14, 2025 Development Review Committee Minutes
4. April 8, 2025 Planning Commission Minutes
5. April 22, 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
Commissioner Koegler, will be absent June 23, 2025.
4. FOOD TRUCK CODE ENFORCEMENT UPDATE
5. NIBLICK ROAD AD HOC MEETING UPDATE

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 8:44pm

Marci Reynoso, Administrative Assistant