



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

January 25, 2022

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

B. Pledge of Allegiance

C. Roll Call

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

Absent: None

D. Staff Introductions

Present: Warren Frace, Darren Nash, Darcy Delgado, David Athey, Jessica Ferguson, Ashleigh Peterson, Marci Reynoso, and Isaac Rosen

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

F. Agenda Items Proposed to be Tabled or Re-Scheduled: none

G. Public Hearings

1. Sunrise Villas (PD21-12/ P21-0119)

East of Fontana Road, North of Linne Road in the Olsen – South Chandler Ranch Specific Plan / APN: 025-382-001

Applicant – Paso Robles Housing Authority (PRHA) and Affordable Housing Development Corporation (AHDC)

The application is for a development plan for a 69-unit low-income housing development including an affordable housing density bonus.

Staff report given by Darcy Delgado

Questions from Commissioners to staff

Open Public Comment

Speakers: Paul Davis (Applicant Representative)
Laurie Doyle, Affordable Housing Development Corporation (Co-Developer)
Dave Cooke
Jan Albin

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Covarrubias, and passed 7-0 to approve Resolution PC 22-001, approving

Planned Development 21-12, subject to site specific conditions of approval including amendments to Condition of Approval #7 to read:

Before issuance of building permits, the applicant shall enter into a density bonus housing agreement in conformance with the density bonus approved herein, the recorded 2020 Development Agreement between City and Olsen Ranch 212, LLC, and Municipal Code Chapter 21.16L, in a form approved by the City Attorney. The agreement shall deed restrict a 69-unit, 100% affordable housing development exclusive of one manager’s unit and run with the land.

I. **Discussion Items:** none

J. **Consent Calendar**

3. **Development Review Committee Minutes (for approval):**

December 13, 2021
 December 20, 2021
 January 10, 2022

4. **Planning Commission Minutes (for approval):**

January 11, 2022

Action: A motion was made by Commissioner Christensen, seconded by Commissioner Gibson, and passed 7-0 to approve the consent calendar as presented.

K. **Other Reports**

1. **Housing Constraints Advisory Committee (HCOC) / Zoning Code Update Report**
2. **Railroad Street Ad Hoc Committee Report**
3. **Paso Robles Street Report**
4. **Development Review Committee Rotation Schedule**

| Month | Commissioners | | |
|----------|---------------|---------|-------------|
| January | Gibson | Koegler | Covarrubias |
| February | Gibson | Neel | Covarrubias |

L. **Planning Commissioners’ Comments**

M. **Staff Comments**

N. **Adjournment At 8:10pm**