



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

February 22, 2022

- A. **Planning Commission Meeting Call to Order at 6:30PM**
- B. **Pledge of Allegiance**
- C. **Roll Call**
Present: Commissioners Christensen, Davis, Gibson, Jorgensen, and Neel, and Chairperson Koegler.
Absent: Commissioner Covarrubias
- D. **Staff Introductions**
Present: Warren Frace, Darren Nash, Lori Wilson, Katie Banister, Ashleigh Peterson, and Marci Reynoso
- 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. **Kinfolk Conditional Use Permit CUP21-26 / P21-0099**
2805 Black Oak Dr / APN: 008-051-021
Applicant – Kinfolk Holistics LLC
The application is for a Conditional Use Permit 21-26 for Kinfolk Holistics LLC to establish a non-storefront office for a medical cannabis delivery service.

Staff report given by Lori Wilson.

Questions from Commissioners to staff.

Open Public Comment

Speakers: Sunni Mullinax (Applicant Representative)
Jim Cogan (Applicant Representative)
Michael & Kimberly Bradley (Written Public Comment)
Tova Celine Chesnin (Written Public Comment)
Scott Brennan (Written Public Comment)
Lori LaMacchia (Written Public Comment)
Sarah Tomasetti (Written Public Comment)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 5-1-1 (Commissioner Covarrubias absent, Commissioner Gibson votes no) to approve Resolution 22-002, approving Conditional Use Permit 21-26, subject to site specific conditions of approval.

2. **Wireless Communication Facility at Oxford Suites Hotel CUP21-25 / AMD21-05 / PD 13-003 / P21-0088**

800 4th Street / APN: 009-291-022

Applicant – Eukon Group for DISH Wireless, LLC

The application is for an amendment to the development plan for the Oxford Suites Hotel, and a conditional use permit for a new rooftop wireless communication facility.

Staff report given by Katie Banister.

Questions from Commissioners to staff.

Open Public Comment

Speakers: Jerry Ambrose (Project Representative)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 6-0-1 (Commissioner Covarrubias absent) to approve Resolution 22-003 approving Conditional Use Permit 21-25 and Amendment 21-05 to Development Plan 13-003 with an amendment to Condition #8 reading “The distance between the Dish Wireless equipment platform and existing finished roof shall be reduced to no more than 6 inches”, and the addition of a condition to require the applicant to investigate the feasibility of moving roof-mounted equipment south of the elevator shaft to reduce its visibility.

I. **Discussion Items:** none

J. **Consent Calendar**

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

January 24, 2022

January 31, 2022

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

January 25, 2022

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

K. **Other Reports**

1. **Housing Constraints and Opportunities 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 8:05pm