



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

May 11, 2021

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

B. Pledge of Allegiance

C. Roll Call

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

Absent: Commissioner Christensen

D. Staff Introductions

Present: Warren Frace, David Athey, Darren Nash, Katie Banister, Melissa Boyer, and Ashleigh Peterson

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. Planned Development (PD20-13) / Oak Tree Removal Permit (OTR21-03) / P20-0072

298 Niblick Road / APN: 009-814-044

Applicant – Richard J. Woodland Trust

A request to approve the development plan for the Woodland Apartments, a 20-unit multiple-family residential development.

Staff report given by Katie Banister

Questions from Commissioners to staff

Open Public Comment

Speakers: Warren Hamrick
Keith Gillis
Greg Jaeger

Close Public Comment

Commissioners deliberate

Actions:

1. A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioner Christensen absent) to adopt Resolution PC 21-013 recommending the City Council certify the mitigated negative declaration; and

2. A motion was made by Commissioner Covarrubias, seconded by Commissioner Davis, and passed 6-0-1 (Commissioner Christensen absent) to adopt Resolution PC 21-014 recommending the City Council approve PD 20-13 including a height exception amended with conditions of approval to prohibit storage of miscellaneous items on patios and requiring pedestrian access to the Highlands Commercial Center; and
3. A motion was made by Commissioner Jorgensen, seconded by Commissioner Neel, and passed 6-0-1 (Commissioner Christensen absent) to adopt Resolution PC 21-015 recommending the City Council approve OTR21-03 with an amendment to require the applicant to work with the project arborist to relocate oak tree #1 on site if feasible.

H. **Discussion Items**

1. **Paso Robles Street Design Concept**

Preliminary study session to discuss potential design concepts for the Paso Robles Street corridor and Downtown Gateway.

Staff report given by Warren Frace

Questions from Commissioners to staff

Open Public Comment

Speakers: Dale Gustin

Close Public Comment

Planning Commissioners gave comments regarding the existing conditions of Paso Robles Street and general direction to staff. Community Development staff will bring periodic updates to future Planning Commission meetings.

I. **Consent Calendar**

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

April 26, 2021

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

April 27, 2021

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

J. **Other Reports**

1. **Housing Constraints Advisory Committee / Zoning Code Update Process**

2. **Railroad Street Ad Hoc Committee Report (Commissioners Christensen, Jorgensen, and Koegler)** first meeting scheduled for 5/26/21 at 10AM

3. Development Review Committee Rotation Schedule

Month	Commissioners		
May	Gibson	Jorgensen	Christensen
June	Koegler	Jorgensen	Davis
July	Covarrubias	Neel	Davis
August	Covarrubias	Neel	Gibson
September	Jorgensen	Christensen	Gibson
October	Covarrubias	Christensen	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

K. **Planning Commissioners' Comments**

L. **Staff Comments**

M. **Adjournment at 8:43PM**