



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

May 24, 2022

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

B. Pledge of Allegiance

C. Roll Call

Present: Commissioners Christensen (remote attendance), Neel, Davis, Jorgensen, Covarrubias, and Chairperson Pro-Temp Gibson

Absent: Chairperson Koegler

D. Staff Introductions

Present: Warren Frace, Darren Nash, Lori Wilson, Isaac Rosen, Ashleigh Peterson, Marci Reynoso, and David Athey

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. Conditional Use Permit for Drive Customs (CUP22-10 / P22-0051)

Applicant – Combine Commercial, LLC / Jesse Sprister,
3512 Combine St / APN: 025-437-040

Request to establish an automotive repair shop within an existing building in the C3 district.

Staff report given by Lori Wilson

Questions from Commissioners to staff.

Open Public Comment

Speakers: Jessie Sprister (Owner)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Davis seconded by Commissioner Covarrubias and passed 6-0-1 (Chairperson Koegler absent) to approve Resolution PC 22-012, approving Conditional Use Permit 22-10, subject to site specific conditions of approval.

2. **Amendment to the Development Plan for Capps Construction (PD22-06 / PD05-012 / P22-0054)**

Applicant – Capps Construction / Devin Capps
3528 Combine Road / APN 025-437-048

Amendment to the development plan for Lot 48 of Tract 2594 (Combine Lots/PD 05-012), reducing the street side setback for fencing from 10 feet to 6 feet.

Staff report given by Lori Wilson

Questions from Commissioners to staff.

Open Public Comment

Speakers: None

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel and seconded by Commissioner Christensen and passed 6-0-1 (Chairperson Koegler absent) to approve Resolution PC 22-013, approving Planned Development 22-06, reducing the side yard fence set back to 6 feet for Lot 48, and allowing staff to approve alternate fencing materials and to adjust the ratio of block to iron materials, with a preference for less ornate materials and a reduction in the height of block to less than 4 feet, if a change is made.

3. **Amendment to Sky River RV Planned Development and Conditional Use Permit (AMD21-04 / PD00-015 / CUP00-0014 / P21-0071)**

Applicant – Sky River RV / Randy Harding

2525 Theater Drive / APN: 009-851-010, 009-851-011, 009-851-013, 009-851-005

Request to amend the Development Plan and Conditional Use Permit for Sky River RV to expand RV inventory to three adjacent lots.

Staff report given by Lori Wilson

Questions from Commissioners to staff.

Open Public Comment

Speakers: Amber Davis
Randy Harding
Kristy Vasey
Adam Vasey

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel seconded by Commissioner Covarrubias and passed 6-0-1 (Chairperson Koegler absent) to refer Conditional Use Permit 22-10 back to staff and DRC for further analysis.

4. **Conditional Use Permit and Finding of Convenience or Necessity for Grapes and Grain Basement Bar (CUP21-28 / P21-0124)**

Applicant – Grover Beach Enterprises
1240 Spring Street / APN: 009-042-029

A request to establish a bar in the basement of an existing commercial building by recommending approval of a Conditional Use Permit, and a recommendation that the City Council make a determination that a Public Convenience or Necessity (PCN) would be served by the issuance of a Type 48 license by the Department of Alcoholic Beverage Control (ABC).

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speakers: Kate Walstead
Mohamed Elsayed

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel seconded by Commissioner Covarrubias and passed 6-0-1 (Chairperson Koegler absent) approving Resolution 22-014 recommending City Council approval of Conditional Use Permit 21-28, subject to site-specific conditions of approval amended to limit hours of operation from 1pm-2am and revising the floor plan in exhibit E & D to reduce occupancy to 29 people maximum.

Action: A motion was made by Commissioner Neel seconded by Commissioner Christensen and passed 6-0-1 (Chairperson Koegler absent) to approve Resolution 22-015 recommending that the City Council make a determination that Public Convenience would be served by the issuance of a Type 48 license by the Department of Alcoholic Beverage Control (ABC) for the bar located at 1240 Spring St.

H. **Discussion Items:** none

I. **Consent Calendar**

4. **Development Review Committee Minutes (for Approval)**

March 28, 2022
April 4, 2022
April 11, 2022
April 18, 2022

Planning Commission Minutes (for approval):

April 26, 2022

Action: A motion was made by Commissioner Jorgensen, seconded by Commissioner Davis, and passed 6-0-1 (Chairperson Koegler absent) to approve the consent agenda corrected as follows:

1. DRC minutes for April 4, 2022 to reflect Commissioner Christensen was the third member present.
2. DRC minutes for April 11, 2022 to correct two instances where border is misspelled as “boarder”.
3. Planning Commission minutes for April 26, 2022 to correct a typo in the motion for the non-binding resolution for short-term rentals. “Lining pool” should be replaced with “Swimming pool”.

J. Other Reports

6. **Paso Robles Street Ad Hoc Committee Report**
7. **Housing Constraints and Opportunities Committee (HCOC) / Zoning Code Update Report**
8. **Development Review Committee Rotation Schedule**

Month	Commissioners		
May	Gibson	Jorgensen	Christensen
June	Koegler	Jorgensen	Davis 6/6 - Christensen
July	Covarrubias	Neel	Davis
August	Covarrubias 8/8 - Jorgensen	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

Possibility of cancelation of July 26 Planning Commission Meeting due to the Mid-State Fair.

M. Adjournment at 9:02pm

Submitted by:

Marci Reynoso

Marci Reynoso Administrative Assistant II

Approved: