



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

May 25, 2021

A. Planning Commission Teleconference-Only 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, David Athey, Darren Nash, Katie Banister, Jessica Ferguson, Ashleigh Peterson, Ditas Esperanza, Jonathan Stornetta, Randy Harris, Freda Berman, and Dave McCue.

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 (PD21-04) / Conditional Use Permit (CUP21-16) / Oak Tree Removal Permit (OTR21-09) / Tentative Parcel Map PR21-0016/ P21-0030

2924 Union Road / APN: 025-362-042

Applicant – City of Paso Robles Emergency Services Department

A request to construct the Union Road Safety Training Center (URSTC) in two development phases. Phase I of the project consists of constructing an approximately 4,450 square foot building that will be Fire Station No. 3 for the City of Paso Robles Emergency Services Department. The building would include a two-bay engine house, with the rest of the building being office space, sleeping rooms, kitchen, and common areas. Other site improvements would be complete site grading, installation of parking lot and driveways, storm water management infrastructure, outdoor training areas, and landscaping, on an approximately 8-acre parcel. Phase II would add an additional 6,000 square feet to the Fire Station 3 building, include an additional two apparatus bays, for a total of 4. The Police Dept sub-station would also be built in Phase II, consisting of an approximate 6,000 square foot facility, a 2,000 square foot evidence storage building and various other training and support facilities.

A parcel map is being submitted with the project that would subdivide the 8- acre lot into two parcels where Parcel 1 would be 6 acres and would accommodate the development of the URSTC, while Parcel 2 would be created which could be used for various City related uses or be utilized for other storage or light-industrial development consistent with development in the area.

There is also a request for the removal of three oak trees.

Staff report given by Jonathan Stornetta, Ditas Esperanza, Darren Nash, and consultant Jorge Aguilar.

Questions from Commissioners to staff

Open Public Comment

Speakers: Keith Hamm

Close Public Comment

Commissioners deliberate

Actions:

1. A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 7-0 to adopt Resolution PC 21-016 recommending the City Council certify the mitigated negative declaration; and
2. A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen, and passed 7-0 to adopt Resolution PC 21-017 recommending the City Council approve PD21-04 and CUP21-16 amended with conditions of approval to
 - a. Require city staff to work closely with neighbor, Keith Hamm, on grading and stormwater concerns, and
 - b. Require planning commission approval of Phase 2 improvements, and
 - c. Replace chain link fencing with a more high-quality material; and
3. A motion was made by Commissioner Neel, seconded by Commissioner Davis, and passed 7-0 to adopt Resolution PC 21-018 recommending the City Council approve Tentative Parcel Map PR 21-016; and
4. A motion was made by Commissioner Covarrubias, seconded by Commissioner Gibson, and passed 7-0 to adopt Resolution PC 21-019 recommending the City Council approve Oak Tree Removal Permit 21-09.

H. Discussion Items

1. EIR Scoping Meeting for The Landing Paso Robles

4545 Airport Road

The City is preparing an Environmental Impact Report (EIR) for the planned reuse of the Estrella Boys School / Youth Correctional Facility. Pursuant to Public Resources Code (PRC) Section 21083.9(a)(2), the Planning Commission will conduct an EIR scoping meeting to collect comments from agencies and the public regarding issues to be addressed in the EIR. The Initial Study (IS) for the project is available for review at www.prcity.com/357.

Staff report given by Warren Frace and consultant Carol Florence.

Open Public Comment

Speakers: none

Close Public Comment

Comments received from Planning Commissioners and the public (prior to the meeting) are summarized in the attached table.

Scoping comments for the EIR can be submitted to the City until June 21, 2021.

I. Consent Calendar

1. Planning Commission Minutes (for approval):

May 11, 2021

Action: A motion was made by Commissioner Davis, seconded by Commissioner Gibson, and passed 7-0 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
Meeting scheduled May 26, 2021 at 10AM

3. Development Review Committee Rotation Schedule

Month	Commissioners		
May	Gibson	Jorgensen	Christensen
June	Koegler	Jorgensen	6/7 – Covarrubias 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
January	Gibson	Koegler	Covarrubias
February	Gibson	Neel	Covarrubias

K. Planning Commissioners' Comments

L. Staff Comments

M. Adjournment at 9:28PM