



# City of El Paso de Robles

*“The Pass of the Oaks”*

## PLANNING COMMISSION MINUTES

July 12, 2022

- A. **Planning Commission Meeting Call to Order at 6:30PM**
- B. **Pledge of Allegiance**
- C. **Roll Call**  
Present: Commissioners Gibson, Jorgensen, Neel, Davis, Covarrubias and Chairperson Koegler  
Absent: Commissioner Christensen
- D. **Staff Introductions**  
Present:, Darren Nash, Lori Wilson, Katie Banister, Isaac Rosen, 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. **Time Extension for a Planned Development (PD20-05, TEX22-04, P20-0027)**  
Applicant – Brian Dirk  
2346 Golden Hill Road / APN 025-403-011  
Application for a Time Extension for Planned Development 20-05, a request to develop a 27,129 square foot two-story commercial/light industrial building offering lease space for office, storage and warehouse uses.  
  
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, seconded by Commissioner Davis and passed 6-0-1 (Commissioner Christensen absent) to approve Draft Resolution A approving the request for a 2-year time extension for Planned Development 20-005 to June 9, 2024.

2. **Development Plan for a Wine Tasting Room (P21-0112 / PD21-09)**

Applicant – George Meyer

3371 Dry Creek Road / APN: 025-436-044

Application for a Development Plan for a wine tasting room.

Staff report given by Katie Banister.

Questions from Commissioners to staff.

**Open Public Comment**

**Speakers:** Larry Gabriel (Architect)  
George Meyer (Owner)

**Close Public Comment**

Planning Commissioners deliberated.

**Action:** A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen and passed 6-0-1 (Commissioner Christensen absent) approving Draft Resolution A approving Planned Development 21-09, based on findings and subject to site-specific conditions of approval including additional conditions

- A. The applicant shall apply for a building permit to change the occupancy of the building from residential to commercial
- B. The site and building meet the building code(s) for existing and future improvements
- C. No overnight RV stays or camping shall be allowed within the property
- D. Applicant shall work with staff to address concerns with fencing to see consistency with fencing throughout the property, with final review by DRC

H. **Discussion Items:** none

I. **Consent Calendar**

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

May 9, 2022

May 16, 2022

May 23, 2022

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

June 14, 2022

**Action:** A motion was made by Commissioner Neel seconded by Commissioner Davis, and passed 6-0-1 (Commissioner Christensen absent) to approve the consent agenda.

**J. Other Reports**

**6. Paso Robles Street Ad Hoc Committee Report**

Next meeting is scheduled for Thursday, July 24, 2022 at 4pm. Commissioner Neel will step in for Chairperson Koegler’s absence.

**7. Housing Constraints and Opportunities Committee (HCOC) / Zoning Code Update Report**

**8. Development Review Committee Rotation Schedule**

<b>Month</b>	<b>Commissioners</b>		
<b>July</b>	Covarrubias	Neel	Davis
<b>August</b>	Covarrubias	Neel	Gibson
<b>September</b>	Jorgensen	Christensen	Gibson 9/12 Covarrubias
<b>October</b>	Covarrubias 8/8 Koegler	Christensen	Davis
<b>November</b>	Jorgensen	Koegler	Davis
<b>December</b>	Jorgensen	Koegler	Davis

**9. Planning Commissioners’ Comments**

Commissioner Davis to be absent 8/9/22  
Chairperson Koegler to be absent 8/23/22  
Commissioner Gibson to be absent 9/13/22

Commissioner Jorgensen requested further information regarding the Code Enforcement process at a future meeting.

Commissioner Gibson requested further information regarding the upcoming closure at Golden Hill and Union Road.

Chairperson Koegler expressed concern with “Host Compliance” and the lack of knowledge when calling in.

Commissioner Neel expressed concern with how the Short Term Rental Ordinance went to City Council and the Planning Commission’s recommendations were not represented well.

10. Staff Comments

11. Adjournment at 8:12pm

Submitted by:

---

Marci Reynoso, Administrative Assistant II  
Approved: