



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

July 13, 2021

A. Planning Commission 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: Darren Nash, Darcy Delgado, Lori Wilson, Katie Banister, David Athey, Jessica Ferguson, Ashleigh Peterson, Caryn Jackson, and Interim Assistant City Attorney Isaac Rosen.

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 – VIN 13 Wine BAR (CUP21-17) / P21-0043

1244 Pine Street / APN: 009-046-001

Applicant – Ruben Anthony Arroyo

A request to establish a wine bar in an existing building in the TC-1 zoning district.

Staff report given by Lori Wilson.

Questions from Commissioners to staff

Open Public Comment

Speakers: Anthony Arroyo

Close Public Comment

Commissioners deliberate

Actions:

- a. A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 7-0 to adopt Resolution PC 21-021 to recommend the City Council approve Conditional Use Permit 21-17.
- b. A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 7-0 to adopt Resolution PC 21-022 to recommend the City Council approve a finding of Public Convenience for a Type 42 Alcoholic Beverage Control License.

2. **GTC Construction (PD20-09, CUP21-19, VTPM PR 20-0018, P20-0045)**

3051 Union Road / APN: 025-371-029

Applicant – Garrett Thiessen

The project is a vesting tentative parcel map to subdivide a single 6.54-acre parcel into two smaller parcels, a development plan for the construction of two 12,462sf buildings and associated parking and yard areas, a conditional use permit for contracted services uses, and a permit for two onsite wastewater treatment systems (septic systems).

Staff report given by Katie Banister.

Questions from Commissioners to staff

Open Public Comment

Speakers: Josh Gardner

Close Public Comment

Commissioners deliberate

Actions:

- a. A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 7-0 to adopt Resolution PC 21-23 recommending the City Council certify Mitigated Negative Declaration SCH 2021070091 with amendments to the recitals on page 35 of the staff report to read, “WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice of the July 13, 2021 Planning Commission Meeting, the Planning Commission recommends ...” and “WHEREAS, pursuant to CEQA the Planning Commission has independently reviewed the Initial Study, the Mitigated Negative Declaration, and all comments received as of July 13, 2021 regarding the Mitigated Negative Declaration ...”; and
- b. A motion was made by Commissioner Christensen, seconded by Commissioner Covarrubias, and passed 7-0 to adopt Resolution PC 21-24 recommending the City Council approve PD 20-09 and CUP21-19 with an amendment to the conditions of approval to require, “Storage yard perimeter fencing on the south side of each yard, running roughly parallel to Union Road, shall be black metal decorative fencing or similar, to the satisfaction of the director of Community Development. Fencing on east, north and west sides of each storage yard may be chain link fencing with slats.”; and
- c. A motion was made by Commissioner Covarrubias, seconded by Commissioner Davis, and passed 7-0 to adopt Resolution PC 21-25 recommending the City Council approve Vesting Tentative Parcel Map PR20-0018.

H. **Discussion Items:** none

I. **Consent Calendar**

3. **New Street Name(s) for Vesting Tentative Tract Map 3098 – Union/Prospect**

APN 025-402-024

Applicant – MBS Land Surveys

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

June 21, 2021
June 28, 2021

Action: A motion was made by Commissioner Davis, seconded by Commissioner Christensen, and passed 7-0 to approve the consent calendar as presented including the street name Catahoula Court for VTTM 3098.

J. **Other Reports**

1. **Housing Constraints Advisory Committee (HCOC) / Zoning Code Update Report**
2. **Railroad Street Ad Hoc Committee Report**; meeting scheduled for July 28, 2021 at 10AM
3. **Development Review Committee Rotation Schedule**

Month	Commissioners		
July	Covarrubias	Neel	Davis
August	Covarrubias	Neel	Gibson
September	Jorgensen	Christensen	Gibson Sept 13 - Neel
October	Covarrubias	Christensen	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis
January	Gibson	Koegler	Covarrubias
February	Gibson	Neel	Covarrubias

K. **Planning Commissioners' Comments:** Commissioner Koegler requested the Paso Robles Street update be included in 'Other Reports' of future Planning Commission agendas. Commissioner Gibson requested staff track the state's 'Pro-housing' designation for cities.

L. **Staff Comments**

M. **Adjournment At 8:19pm**