



# City of El Paso de Robles

*“The Pass of the Oaks”*

## PLANNING COMMISSION MINUTES

August 9 2022

- A. Planning Commission Meeting Call to Order at 6:30PM
- B. Pledge of Allegiance
- C. Roll Call  
Present: Commissioners Christensen, Covarrubias, Gibson, and Jorgensen and Chairperson Koegler  
Absent: Commissioners Davis and Neel
- D. Staff Introductions  
Present: Warren Frace, Darren Nash, Darcy Delgado, Katie Banister, David Athey, Paul Sloan, Isaac Rosen, Sarah Owsowitz, 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. Planned Development, Oak Tree Removal, Lot Line Adjustment (P21-0121, PD21-13, OTR21-21, PRAL21-0054)  
Applicant – PRG Paso Industrial Holdings, LLC  
2150 Wisteria Lane; south side of Wisteria Lane, east of Golden Hill Road at Germaine Way (APNs: 025-425-016, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, & -029)  
A request to construct seven new industrial warehouse buildings with accessory office space totaling 421,000 square feet on a 22-acre site and the removal of one 33-inch diameter oak tree.
- Staff report given by Katie Banister.
- Questions from Commissioners to staff.
- Open Public Comment**
- Speakers:** Carol Florence (Representative)  
Britton Shuford (Applicant)  
Nick Tompkins (Applicant)  
Rebecca Newman (Architect)  
Victoria Yundt (Public Comment Letter - Attachment 1)
- Close Public Comment**
- Planning Commissioners deliberated.

**Action:** A motion was made by Commissioner Gibson seconded by Commissioner Christensen and passed 5-0-2 (Commissioners Davis and Neel absent) to approve Draft Resolution A for an addendum to the 2016 Mitigated Negative Declaration for the Golden Hill Business Park.

A motion was made by Commissioner Gibson seconded by Commissioner Jorgensen and passed 5-0-2 (Commissioners Davis and Neel absent) to approve Draft Resolution B for PD 21-13, PRAL 21-0054 and OTR 21-24, subject to conditions of approval, adding a condition that when Building 3 is reviewed by the Development Review Committee, they take special consideration of the mass of Building 3 given its proximity to the front property line.

2. **Amendment for Planned Development at San Antonio Winery (P16-0069, AMD22-06, CUP14-006, SPA14-002)**

Applicant – San Antonio Winery, Inc.  
2610 East Hwy 46 / APN: 025-391-075

The project is a request for an allocation of two (2) surplus density units to be applied to Phase 2 of the previously approved mixed-use project. The project proposes an option to apply fractional density to achieve up to 8-residential units, an option to establish an all-commercial project, or an option to retain a mix of uses. The project site is located in the Borkey Area Specific Plan, Subarea D which conditionally permits multi-family residential units and mixed-use development. Due to the surplus density allocation request, the Planning Commission will be making a recommendation to the City Council.

Staff report given by Darcy Delgado.

Questions from Commissioners to staff.

**Open Public Comment**

**Speakers:** Mandi Pickens(Applicant Representative)  
Dwight Bond (Architect)  
David Riboli (San Antonio Winery)

**Close Public Comment**

Planning Commissioners deliberated.

**Action:** A motion was made by Commissioner Jorgensen second by Chairperson Koegler and failed 2-3-2 (Commissioners Christensen, Covarrubias and Gibson voting no; Commissioners Davis and Neel absent) to approve Draft Resolution A (with staff's recommended changes); recommending approval to City Council to amend PD14-003 and CUP14-006 excluding any current or future potential of condoization to the structure.

A motion was made by Commissioner Gibson, second by Commissioner Christensen and passed 5-0-2 (Commissioners Davis and Neel absent) to refer this project back to Staff and DRC for additional analysis.

H. **Discussion Items:** none

I. **Consent Calendar**

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

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

July 12, 2022

**Action:** A motion was made by Commissioner Gibson seconded by Commissioner Christensen and passed 5-0-2 (Commissioners Davis and Neel absent) to approve the consent agenda with the following change:

Clarification to Item 2, Action C, to revise the minutes to say “No overnight RV stays or camping shall be allowed within the property”, rather than “No overnight camping shall be allowed within the property”

**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		
July	Covarrubias	Neel	Davis
August	Covarrubias	Neel	Gibson
September	Jorgensen	Christensen	Gibson 9/12 Covarrubias
October	Covarrubias	Christensen	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

9. **Planning Commissioners' Comments**

10. **Staff Comments**

11. **Adjournment at 9:51pm**

Submitted by:

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Marci Reynoso, Administrative Assistant II

Approved:

# 8/9/22 PC Minutes - Attachment 1



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*Via Email*

August 8, 2022

Mark Koegler, Chairperson  
Field Gibson, Chairperson Pro-Tem  
Ty Christensen, Commissioner  
Robert Covarrubias, Commissioner  
Sheree Davis, Commissioner  
Robertta Jorgensen, Commissioner  
Joel Neel, Commissioner  
City of Paso Robles  
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1000 Spring Street  
Paso Robles, CA 93446  
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Darren Nash, City Planner  
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**Re: Comment on the Agenda Item 1, Addendum to the August 2016 Mitigated Negative Declaration (MND) prepared for the Erskine-Justin General Plan Amendment, Planned Development PD 21-13/P21-0121**

Dear Chairperson Koegler, Honorable Members of the Planning Commission, and Mr. Nash:

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the addendum to the August 2016 Mitigated Negative Declaration prepared for the Erskine-Justin General Plan Amendment, prepared for **Planned Development PD 21-13/P21-0121**, including all actions related or referring to the proposed construction of seven warehouse buildings totaling 420,334 square feet located at Wisteria Lane, City of El Paso de Robles, CA 93446 (APNs 025-425-016, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, & -029) (“Project”).

After reviewing the IS/MND, we conclude the IS/MND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts. Therefore, we request that the City of Paso Robles (“City”) prepare an environmental impact report (“EIR”) for the Project pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000, et seq. Specifically, an addendum is improper because of new significant and substantially more severe air quality, greenhouse gas, biological resources, and transportation impacts as a result of the proposed Project.

We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

# 8/9/22 PC Minutes - Attachment 1

August 9, 2022

Comment on the Agenda Item 1, Addendum to the August 2016 Mitigated Negative Declaration (MND) prepared for the Erskine-Justin General Plan Amendment, Planned Development PD 21-13/P21-0121

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Sincerely,

A handwritten signature in cursive script that reads "Victoria Yundt".

Victoria Yundt