



# City of El Paso de Robles

*“The Pass of the Oaks”*

## PLANNING COMMISSION MINUTES

August 10, 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: Warren Frace, Darren Nash, David Athey, Melissa Martin, Ashleigh Peterson, 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:

1. Hotel Paso Robles – Development Plan (PD20-02) / Conditional Use Permit (CUP21-18) P21-0014  
1315 & 1344 Pine Street / APN: 009-043-006, 009-043-009, & 009-045-001  
Applicant – Nick Tompkins, Paso Robles Pine Street LLC  
A request to construct a 4-story, 56-room hotel with a restaurant and banquet room.

**Action:** A motion was made by Commissioner Jorgensen, seconded by Commissioner Gibson, and passed 7-0 to continue the project until the August 24, 2021 Planning Commission Meeting (date certain).

G. Public Hearings

1. ABI Industrial Shop and Office (PD20-17, CUP21-21, P20-0085)

70 Nutwood Circle / APN: 009-851-016

Applicant – Andy Brown

A development plan for the construction of a new 6,200 sf industrial building for ABI Construction that would include a maintenance shop and office.

Staff report given by Darren Nash.

Questions from Commissioners to staff

**Open Public Comment**

**Speakers:** Andy Brown  
Sarah Gipel  
Dale Wemat

Kendal Pearson  
George Nichols  
Michael Smith  
Stacey German  
Lee Clawson  
Lisa Guervo  
Rusty Paul  
Maury Powell  
Laurie Carlyle

### Close Public Comment

Staff answered public questions.

Planning Commissioners deliberated.

### *Actions:*

- a. A motion was made by Commissioner Jorgensen, seconded by Commissioner Neel to approve Draft Resolution A, recommending the City Council approve Planned Development 20-17 and CUP 21-21, subject to site specific conditions of approval and DRC review of final and reconciled site plan, building elevations, and site section, a landscape plan designed by a licensed landscape architect including potential perimeter fencing, building color, signage, and a wall adjacent to the covered work area. Motion was withdrawn.
- b. A motion was made by Commissioner Jorgensen, seconded by Commissioner Gibson, and passed 7-0 to adopt Resolution PC 21-026 to recommend the City Council approve Planned Development 20-17 and CUP 21-21, subject to site specific conditions of approval with an amendment to Standard Development Condition #21 to read:

21. Prior to the issuance of building permits, the
- Development Review Committee shall approve the following:
- ~~Planning Division Staff shall approve the following:~~
- a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences, light fixtures and trash enclosures;
  - b. A detailed landscape plan ~~designed by a landscape architect;~~
  - c. Detailed building elevations of all structures indicating materials, colors ~~other than red~~, and architectural treatments;
  - d. Other: See Site Specific Conditions for additional requirements;-
  - ~~e. Detailed site sections;~~
  - ~~f. Evaluation of the need for a visual barrier of fencing or landscaping along west property line; and~~
  - ~~g. Addition of a rear wall panel to the open covered work area.~~

H. Discussion Items: none

I. Consent Calendar

2. Development Review Committee Minutes (for approval):

July 12, 2021  
July 19, 2021  
July 26, 2021

3. **Planning Commission Minutes (for approval)**

June 22, 2021  
July 13, 2021

**Action:** A motion was made by Commissioner Gibson, seconded by Commissioner Neel, and passed 7-0 to approve the consent calendar as presented.

J. **Other Reports**

1. **Housing Constraints Advisory Committee (HCOC) / Zoning Code Update Report**
2. **Railroad Street Ad Hoc Committee Report**
3. **Paso Robles Street Report**
4. **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 Oct 4 - sub needed Oct 11 - sub needed	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 9:30pm**