



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

August 23, 2022

A. Planning Commission Meeting Call to Order at 6:30PM

B. Pledge of Allegiance

C. Roll Call

Present: Commissioners Christensen, Covarrubias, Gibson, and Davis (remote), and Chairperson Koegler

Absent: Commissioner Jorgensen

D. Staff Introductions

Present: Warren Frace, Darren Nash, Darcy Delgado, Katie Banister, David Athey, Paul Sloan, Brian Cowen (remote), Isaac Rosen, Ashleigh Peterson(remote), and Marci Reynoso

E. General Public Comments Regarding Matters not on the Agenda: none

F. Agenda Items Proposed to be Tabled or Re-Scheduled:

Zoning Text Amendment to Chapter 21.33 of Article IIA of Title 21

Applicant – City of Paso Robles

City Wide

The City of Paso Robles is holding a scheduled public hearing for the Planning Commission to consider recommending a zone text amendment to the City Council which amends Chapter 21.33 of Article IIA of Title 21 of the El Paso de Robles Municipal Code regarding commercial cannabis use. The amendments establish that delivery-only commercial cannabis may be a permitted use subject to the review and approval of a conditional use permit within the Riverside Corridor (RC) and the C-3 district. A delivery-only commercial cannabis business will be prohibited throughout all other zones in the City. The maximum number of permits available will be subject to Council approval. Additionally, the amendments will impose certain requirements, operational restrictions, and standards on all permitted delivery-only cannabis businesses. All other commercial cannabis uses, such as commercial cultivation, manufacturing, testing, distribution, transportation, and retail, are still prohibited within the City.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioners Jorgensen absent) to continue the hearing to the September 13, 2022 Planning Commission Meeting.

G. Public Hearings

1. Time Extension 22-06 for Tentative Tract Map 3060 Amendment (P16-0029)

Applicant – Harrod Homes, Inc.

1644 Kleck Road / APN 025-402-022

A request for a two-year time extension of a 7-lot residential subdivision.

Staff report given by Darren Nash.

Questions from Commissioners to staff.

Open Public Comment

Speakers: None

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Covarrubias, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioner Jorgensen absent) to approve Resolution PC 22-022 to approve the request for a two-year time extension for Tentative Tract 3060 Amendment to February 9, 2024.

2. Time Extension 22-01 for Vesting Tentative Parcel Map PR19-0070 (P19-0093, PD19-07, PR19-007, OTR19-26, AMD21-01)

Applicant – Scott Stokes for 2548 Spring, LLC
2548 Spring Street / APN 008-121-001

A request for a time extension of the entitlements associated with a mixed-use project.

Staff report given by Katie Banister.

Questions from Commissioners to staff.

Open Public Comment

Speakers: Harry Hamilton (Applicant)
Barry Peterson
Dagny Peterson

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 6-0-1 (Commissioners Jorgensen absent) to continue Time Extension 22-01 for Vesting Tentative Parcel Map PR 19-0070 to the next Planning Committee meeting on September 13, for clarity on the timeline for restarting construction on the project.

H. Discussion Items: none

I. Consent Calendar

3. Development Review Committee Minutes (for Approval)

June 6, 2022
June 20, 2022
June 27, 2022

4. Planning Commission Minutes (for approval):

August 9, 2022

Action: A motion was made by Commissioner Gibson, seconded by Commissioner Covarrubias, and passed 6-0-1 (Commissioners Jorgensen absent) to approve the consent agenda with an amendment to the Development Review Committee minutes for June 27, 2022, to indicate Commissioner Neel was present.

J. Other Reports

5. Paso Robles Street Ad Hoc Committee Report

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

7. Development Review Committee Rotation Schedule

Month	Commissioners		
August	Covarrubias	Neel	Gibson
September	Jorgensen	Christensen	Gibson 9/12 - Covarrubias
October	Covarrubias	Christensen	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

K. Planning Commissioners' Comments

Chairperson Koegler and Chairperson Pro-Tem Gibson and will be absent from the September 13, 2022 Planning Commission meeting. Commissioner Davis will act as Chairperson.

L. Staff Comments

M. Adjournment at 7:24pm

Submitted by:

Marci Reynoso, Administrative Assistant II
Approved: