



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES September 13, 2022

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

B. Pledge of Allegiance

C. Roll Call

Present: Commissioners Christensen (remote), Neel, Jorgensen, and Covarrubias, and Acting Chairperson Davis

Absent: Commissioner Gibson and Chairperson Koegler

D. Staff Introductions

Present: Warren Frace, Darren Nash, Katie Banister, Isaac Rosen (remote), 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: By consent, Planning Commission reordered the agenda to consider Paso Robles Tank General Plan Amendment (Agenda Item 3) before the Commercial Cannabis Zoning Text Amendment (Agenda Item 2).

G. Public Hearings

1. Time Extension 22-01 for Vesting Tentative Parcel Map PR19-0070 (P19-0093, PD19-07, PR 19-0070, 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. Continued from the August 23, 2022 hearing.

Questions from Commissioners to staff.

Open Public Comment

Speakers: Harry Hamilton (applicant)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Covarrubias, and passed 5-0-2 (Commissioners Gibson and Koegler absent) to approve Resolution PC 22-024

to grant a one-year time extension for Vesting Tentative Parcel Map PR 19-0070 to February 4, 2023.

2. **General Plan Amendment, Rezone, Specific Plan Amendment and Conditional Use Permit Amendment for Paso Robles Tank (P21-0108)**

Applicant – Shawn Owens / Paso Robles Tank

727, 727-1/2, 739, 825, and 905 26th Street / APNs: 008-111-014, -016, -031, -033, -035, -036, and -037

A request to amend the General Plan land use designation, zoning designation, and conditional use permit to allow expansion of a storage yard supporting the Paso Robles Tank campus.

Questions from Commissioners to staff.

Open Public Comment

Speakers: Steve Soenke (Architect)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen, and passed 5-0-2 (Commissioners Gibson and Koegler absent) approving Resolution PC 22-025 recommending the City Council certify negative declaration SCH 2022080525.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 5-0-2 (Commissioners Gibson and Koegler absent) approving Resolution PC 22-026; recommending the City Council approve General Plan Amendment 21-01 to change the land use designation for 727-1/2 26th Street from Mixed Use (MU-12) to Industrial (M).

Action: A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen and passed 5-0-2 (Commissioners Gibson and Koegler absent) approving Resolution PC 22-027; recommending the City Council adopt Ordinance XXXX for Rezone 21-02 and Specific Plan Amendment 22-01 to rezone the property at 727-1/2 26th Street from T4-F to Riverside Corridor (RSC).

Action: A motion was made by Commissioner Neel, seconded by Commissioner Covarrubias and passed 5-0-2 (Commissioners Gibson and Koegler absent) approving Resolution PC 22-028; recommending the City Council approve Amendment 22-01 to Conditional Use Permit 83-019 to expand the Paso Robles Tank facility.

3. **Zoning Text Amendment to Chapter 21.33 of Title 21**

Applicant – City of Paso Robles

Citywide

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 (RSC) 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. Questions from Commissioners to staff.

Open Public Comment

Speakers: Grace Hall (Owner of Dubbs Green Garden)
Sunny Mullinax (Owner of Kinfolk Holistics)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 3-2-2 (Commissioners Jorgensen and Davis voting no, Commissioners Gibson and Koegler absent,) to approve Resolution PC 22-029 recommending the City Council adopt Ordinance XXXX to amend Chapter 21.33 of Title 21 of El Paso de Robles Municipal Code.

H. Discussion Items: none

I. Consent Calendar

4. Development Review Committee Minutes (for Approval)

July 11, 2022
July 18, 2022
June 25, 2022
August 1, 2022
August 8, 2022

5. Planning Commission Minutes (for approval):

August 23, 2022

Action: A motion was made by Commissioner Christensen, seconded by Commissioner Covarrubias, and passed 5-0-2 (Commissioners Gibson and Koegler absent) to approve the consent agenda.

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		
September	Jorgensen	Christensen	Gibson
October	Covarrubias	Christensen	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

K. Planning Commissioners' Comments

L. Staff Comments

M. Adjournment at 8:21pm

Submitted by:

Marci Reynoso, Administrative Assistant II
Approved: