



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

September 28, 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, Darcy Delgado, Lori Wilson, Katie Banister, David Athey, Jessica Ferguson, Ashleigh Peterson, Marci Reynoso, Isaac Rosen, Kirk Gonzalez, and Paul Sloan

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. Gutierrez Tire Conditional Use Permit 21-20 (P21-0054)

1621 N. River Road / APN: 025-501-009

Applicant – Rosa Gutierrez, Gutierrez Tires

A request for a Conditional Use Permit to establish a tire repair shop within an existing building.

Staff report given by Lori Wilson

Questions from Commissioners to staff

Open Public Comment

Speakers: John Butler (Applicant Representative)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 7-0 to approve Resolution PC 21-030, approving Conditional Use Permit 21-20, subject to site specific conditions of approval.

2. Mixed-Use Development Amendment 21-01 to Development Plan 19-07 (P19-0093)

2548 Spring Street / APN: 008-121-001

Applicant – Scott Stokes, Above Grade Engineering
An amendment to modify Phase 2 of a mixed-use project. Building B would be modified from a residential building with nine 3-bedroom units to a residential building with eighteen 1-bedroom units.

Staff report given by Katie Banister

Questions from Commissioners to staff

Open Public Comment

Speakers: Jessie Skidmore (Architect)

Close Public Comment

Planning Commissioners deliberated.

Actions: A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 7-0 to approve Resolution PC 21-032, approving Development Amendment 21-01 to Development Plan 19-07 including statement that any proposed changes to the design or material should be reviewed by the DRC.

Commissioner Neel declares a conflict of interest for Item 3 and leaves the meeting.

3. **Development Plan 20-02 and Conditional Use Permit 21-18 for the Hotel Paso Robles (P20-0014)**

1315 and 1320 Pine Street / APNs: 009-043-006, 009-043-009, and 009-045-001

Applicant – Nick Tompkins

To consider an application for a 4-story 56-room boutique hotel with restaurant and banquet room at the corner of Pine and 14th Streets.

Staff report given by Katie Banister

Questions from Commissioners to staff

Open Public Comment

Speakers: Thom Jess (Architect)
Britt Shufford (Applicant)
Jeff Waltz
Cliff Branch (letter)

Close Public Comment

Planning Commissioners deliberated.

Actions: A motion was made by Commissioner Christensen, seconded by Commissioner Covarrubias, and passed 5-1-1 (Commissioner Gibson votes no, Commissioner Neel abstained due to conflict of interest) to reopen and continue the public hearing to October 12, 2021 with a request for the applicant to work with staff on parking concerns, pool screening options, 14th St concern and stone review.

Commissioner Neel rejoins the meeting.

I. **Discussion Items:**

4. **Urban Water Management Plan (UWMP) Briefing**

Staff report given by Kirk Gonzalez, Interim Water Manager

Questions from Commissioners to staff.

5. **Spaceport Briefing**

Staff report given by Paul Sloan, Economic Development Manager

Questions from Commissioners to staff.

J. **Consent Calendar**

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

August 23, 2021

August 30, 2021

September 13, 2021

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

August 24, 2021

Action: A motion was made by Commissioner Jorgensen, seconded by Commissioner Davis, and passed 7-0 to approve the consent calendar with a correction to the Development Review Committee Minutes on August 30, 2021 so that Site and Landscape comment number 3 concludes with the sentence, "DRC appeared to neither see or understand this exhibit."

K. **Other Reports**

1. **Housing Constraints Advisory Committee (HCOC) / Zoning Code Update Report**

October meeting dates to be determined.

Staff recommended adding another Planning Commissioner to the committee.

Commissioner Gibson volunteered to serve, pending City Council approval.

2. **Railroad Street Ad Hoc Committee Report**

3. **Paso Robles Street Report**

4. **Development Review Committee Rotation Schedule**

Month	Commissioners		
September	Jorgensen	Christensen	Gibson Sept 13 - Neel
October	Covarrubias	Christensen Oct 11 - Koegler	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

January	Gibson	Koegler	Covarrubias
February	Gibson	Neel	Covarrubias

L. Planning Commissioners' Comments

M. Staff Comments

N. Adjournment At 10:56pm