



# City of El Paso de Robles

*“The Pass of the Oaks”*

## PLANNING COMMISSION MINUTES

October 12, 2021

- A. **Planning Commission Meeting Call to Order at 6:30PM**
- B. **Pledge of Allegiance**
- C. **Roll Call**  
Present: Commissioners Christensen, Covarrubias, Davis, Gibson, and Chairperson Koegler.  
Absent: Commissioners Jorgensen and Neel
- D. **Staff Introductions**  
Present: Warren Frace, Darren Nash, Katie Banister, David Athey, Jessica Ferguson, Ashleigh Peterson, Marci Reynoso, and Isaac Rosen
- 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. **Hotel Paso Robles – Development Plan (PD20-02) / Conditional Use Permit (CUP21-18) P21-0014**  
Continued from September 28, 2021 meeting  
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  
  
Staff report given by Katie Banister  
  
Questions from Commissioners to staff  
  
**Open Public Comment**  
  
**Speakers:** Thom Jess  
Nick Tompkins  
Dale Gustin  
Jeannie Bork  
  
Written comments received after the Addendum was published:  
Jim and Linda deBrauwere  
Chris Macy  
Julie Perry  
Katarina Wilson  
Diane Reed  
  
**Close Public Comment**

Planning Commissioners deliberated.

**Action:** A motion was made by Commissioner Christensen, seconded by Commissioner Davis, and passed 5-0-2 (Commissioners Jorgensen and Neel absent) to approve Resolution PC 21-033, approving Development Plan 20-02 and Conditional Use Permit 21-18 (P21-0014) amended so that Site Specific Condition 10e be removed; valet parking is required for all guests, requiring that a parking plan would need go before the Planning Commission for approval; and Site Specific Condition 16 is changed to require that on Fridays, Saturdays and Sundays the banquet facility shall be limited to use by 100% hotel buyout.

3. Discussion Items:

**SB-9 / SB-10 Briefing**

Update to the public and Planning Commission regarding new housing legislation signed by the governor.

Staff report given by Isaac Rosen, Interim Deputy City Attorney

Questions from Commissioners to staff.

**Long Term Parklet Program**

Update to the Planning Commission regarding the recent decision by the City Council to end the parklet program by October 31<sup>st</sup>, 2021 but allowing operators of parklets in the downtown area to request a 90day extension, extending the program to January 31, 2022, in compliance with state and local public health directives.

Staff report given by Warren Frace

Questions from Commissioners to staff.

I. Consent Calendar

3. Development Review Committee Minutes (for approval):

September 20, 2021  
September 27, 2021  
October 4, 2021

4. Planning Commission Minutes (for approval):

September 14, 2021  
September 28, 2021

**Action:** A motion was made by Commissioner Gibson, seconded by Commissioner Christensen, and passed 5-0-2 (Commissioners Jorgensen and Neel absent) to continue Development Review Committee Minutes for September 20, 2021 and September 27, 2021 to a future agenda; and to change Planning Commission minutes for September 28, 2021 to correct the vote for Item 1 from '7-1' to '7-0', and to include the words 'As amended' to the motion for Item 2.

J. Other Reports

1. **Housing Constraints Advisory Committee (HCOC) / Zoning Code Update Report**  
Meeting set for Thursday, October 21, 2021 at 3:00pm.
2. **Railroad Street Ad Hoc Committee Report**  
Meeting set for Thursday, October 14, 2021 at 2:00pm, per PC recommendation.
3. **Paso Robles Street Report**
4. **Development Review Committee Rotation Schedule**

<b>Month</b>	<b>Commissioners</b>		
<b>October</b>	Covarrubias	Christensen Oct 11 - Koegler	Davis
<b>November</b>	Jorgensen	Koegler	Davis
<b>December</b>	Jorgensen	Koegler	Davis
<b>January</b>	Gibson	Koegler	Covarrubias
<b>February</b>	Gibson	Neel	Covarrubias

K. **Planning Commissioners' Comments**

L. **Staff Comments**

M. **Adjournment At 9:58pm**