



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

October 26, 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 Chairperson Pro-Temp Neel

Absent: Chairperson Koegler

D. **Staff Introductions**

Present: Warren Frace, Darren Nash, Darcy Delgado 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**

Commissioner Covarrubias and Chairperson Pro-Temp Neel declare conflicts of interest for Item 1 and both leave the meeting. Commissioner Davis temporarily assumes chair.

1. **Cabernet Links RV Park Time Extension 21-03 (P16-0009)**

Applicant – Vino Vista LLC

5151 Jardine Road / APNs: 025-422-(021-024), 025-443-(002-023), 025-044-(010-014)

A request for a two-year time extension of the entitlements associated with Planned Development 15-004, Conditional Use Permit 94-005 and Tentative Tract Map 3088, which authorized the development of a 290 space Recreational Vehicle (RV) resort within the existing Links Golf Course and ancillary site improvements.

Staff report given by Darcy Delgado

Questions from Commissioners to staff

Open Public Comment

Speakers: None

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Gibson seconded by Commissioner Christensen and passed 4-0-1-2 (Chairperson Koegler absent, Commissioner Covarrubias and Chairperson Pro-Temp Neel abstain) to approve Resolution PC 21-034, approving a two-year time extension for PD 15-004, Conditional Use Permit 94-005 Amendment and VTTM 3088 to June 6, 2023.

Commissioner Covarrubias and Chairperson Pro-Temp Neel return. Chairperson Pro Temp Neel assumes chair.

2. **510 30th Street Multi-Family Residential Setback Variance 21-02 (P21-0061)**

Applicant - Robert Phillips
510 30th Street / APN: 008-066-023

A request to reduce the primary street setback from 15 feet to 12 feet in relation to a proposal for a new three (3) unit multi-family residential project. The request would aid in preserving an existing Oak tree.

Staff report given by Darcy Delgado

Questions from Commissioners to staff

Open Public Comment

Speakers: Nick Gilman
Cory Meyer

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Davis, seconded by Commissioner Gibson, and passed 6-0-1 (Chairperson Koegler absent) to approve Resolution PC 21-035, approving Variance 21-02 allowing a 12-foot setback from Oak St, reducing the impact to the Oak Tree.

3. **2045 Oak Street Street-Side Parking Setback Variance 21-03 (P21-0095)**

Applicant - Maci Umbertis
2045 Oak Street / APN 008-222-007

A request to reduce street-side parking setbacks from 25-feet to 5-feet, in relation to the proposal to construct a new 1,820 square foot, single-family residence with an attached two-car garage.

Staff report given by Lori Wilson

Questions from Commissioners to staff

Open Public Comment

Speakers: Maci Umbertis

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Covarrubias seconded by Commissioner Davis and passed 5-1-1 (Commissioner Gibson votes no, Chairperson Koegler, absent) to approve Resolution PC 21-036, approving Variance 21-03, allowing a 5-foot street side setback, reducing the impact to the Oak Tree.

H. Discussion Items: none

I. Consent Calendar

4. Development Review Committee Minutes (for approval):

September 20, 2021 contd.
 September 27, 2021 contd.
 October 11, 2021

5. Planning Commission Minutes (for approval):

October 12, 2021

Action: A motion was made by Commissioner Gibson, seconded by Commissioner Christensen, and passed 6-0-1 (Chairperson Koegler absent) to approve the consent calendar with a correction to Planning Commission Minutes for October 12, 2021 for Public Hearing #1 should read “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, ~~any further 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.”

J. Other Reports

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

7. Railroad Street Ad Hoc Committee Report

8. Paso Robles Street Report

9. Development Review Committee Rotation Schedule

Month	Commissioners		
October	Covarrubias	Christensen Oct 11 - Koegler	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

January	Gibson	Koegler	Covarrubias
February	Gibson	Neel	Covarrubias

K. Planning Commissioners' Comments

Commissioner Gibson requested a Downtown Parking Report

L. Staff Comments

Warren Frace gave an update on the following projects: Gateway, The Landing, Assistant City Manager recruitment, Short-Term Rentals, SB-9, and downtown parklets.

M. Adjournment at 7:42pm