



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

December 13, 2016

5:30 P.M. – Study Session

6:30 P.M. – Regular Meeting

5:00 P.M.: PC Workshop Convened.

Planning Commissioners Roll Call:

Present: Rollins, Barth, Davis, Agredano, Donaldson, Burgett and Brennan

Absent: None

Presentations:

**1. Cal Poly Student – Urban Design Project Presentation
Between Riverside Avenue and The Salinas River, From
1st Street to 24th Street.**

For the Planning Commission to review several conceptual designs from the 3rd year Cal Poly City & Regional Planning Design Lab for re-visioning redevelopment areas on the west side of Paso Robles, between Riverside Avenue and the Salinas River, from 1st Street to 24th Street.

Action:

- A.** Received and Filed by Consensus.

6:15 P.M. : Workshop recessed

6:30 P.M. : Planning Commission Meeting called to order

Planning Commissioners Roll Call:

Present: Rollins, Barth, Davis, Agredano, Donaldson, Burgett and Brennan

Absent: None

General Public Comments Regarding Matters Not On The Agenda: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled: None

Public Hearings

Agenda Item 9

- 1. Continued Public Hearing from October 11, 2016- Destino Paso Resort Planned Development Amendment (PD 08-002); Conditional Use Permit Amendment (CUP 08-002); Vesting Tentative Tract Map 2962 (TR 2962); Oak Tree Removal (OTR 16-009); Draft Mitigated Negative Declaration (MND). (3350 Airport Road, APNs 025-436-029 & 025-346-030 - Karen Stier applicant)**

Consideration of a recommendation to the City Council for the Destino Paso Resort Amendment – 291 room, 4-phase hotel development.

Open Public Comment

Speakers: Larry Werner – Applicant
Mike Stanton – Applicant
Joe Fernandez – Applicant
Katherine Keller
Doug Schmack
Sue Freeman

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Donaldson, seconded by Commissioner Brennan and passed 4-3-0 (Ayes: Commissioners Donaldson, Barth, Davis and Brennan; Noes: Commissioners Agredano, Burgett and Rollins) to Recommend the City Council approve Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Resolution A), proposed amendments to Planned Development 08-002, Conditional Use Permit 08-002 (Resolution B), Vesting Tentative Tract Map 2962 (Resolution C), Oak Tree Removal 16-009 (Resolution D).

- 2. Conditional Use Permits 16-004 and 16-005 (Centennial Park and Sherwood Parks Solar Canopies - SunEdison LLC applicant)**

To consider requests for two separate Conditional Use Permits for the installation of a photovoltaic system canopy structure within the existing parking lots at Centennial Park and Sherwood Park.

Open Public Comment

Speakers: Jeremy Krout - Applicant

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 7-0-0 to approve Draft Resolution A and draft Resolution B approving the proposed Conditional Use Permits 16-004 and 16-005, subject to site specific conditions of approval.

- 3. Planned Development Amendment (PD 15-005) (2940 Union Road, APN 025-362-004, Suresh Patel applicant),**

Agenda Item 9

To approve a request for a Planned Development Amendment (PD 15-005) to modify the approved Site Plan exhibit and Architectural Elevations exhibit for the approved Marriott Residence Inn to accommodate a change to a Fairfield Inn and Suites branded hotel.

Open Public Comment

Speakers: Rob Millar – Applicant
Bob Tuttle - Architect

Closed Public Comment.

Action:

- A1.** A motion was made by Commissioner Brennan, seconded by Commissioner Donaldson and failed 3-4-0 (Ayes: Commissioners Brennan, Barth and Donaldson; Noes: Commissioners Agredano, Burgett, Davis and Rollins.) to approve Draft Resolution A.
- A2.** A motion was made by Commissioner Burgett, seconded by Commissioner Agredano to deny Resolution A and was withdrawn by motion maker.
- A3.** A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 6-1-0 (Noes: Commissioner Donaldson) to continue the item to the January 10, 2017 Planning Commission Meeting and for staff to provide additional information on traffic and architectural elevations.

4. Planning Development 12-006 (Firestone Walker Brewery – 1400 Ramada Drive)

APNs: 009-633-013, 014, 020, 021 & 022

To consider an amendment to Planned Development 12-006 for the Brewery related to Warehouse No. 9. The amendment would increase the square footage of the warehouse to 59,200 square feet, provide updated architectural elevations, and modify the location of the truck docks.

Open Public Comment

Speakers: Adam Firestone - Applicant

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 7-0-0 to approve Draft Resolution A as presented.

5. General Plan Consistency Determination

Planning Commission Finding to Council Regarding Determination of Consistency with General Plan for Property Acquisition of parcel 025-367-022 – Lot 22 Tract 2373 (1800 block of Union Rd. - Butz Const., Inc. property owner)

Open Public Comment

Agenda Item 9

Speakers: None

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 7-0-0 to approve Draft Resolution A.

6. **Hilton Garden Inn Time Extension (2348 Golden Hill Road, Route 19, LLC)**

To approve a Time Extension for Planned Development 14-004, Lot Merger 14-004 and a Mitigated Negative Declaration to construct a Hilton Garden Inn hotel.

Open Public Comment

Speakers: Larry Werner - Applicant

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Brennan and passed 6-1-0 (Noes: Chairman Rollins) to approve Draft Resolution A approving a 2-year Time Extension for PD 14-004, LM 14-004 and a Mitigated Negative Declaration.

7. **PD 07-014 & CUP 07-020 – Golden Hill Retirement**

2450 Golden Hill Road / APN: 025-366-030

Applicant: William B. Hawk

A request for a two-year time extension of the entitlements associated with Planned Development 07-014 and Conditional Use Permit 07-020, for the Golden Hill Retirement project, a 125-unit retirement community, consisting of 68 senior apartments, and 57 congregate care rooms, on the 11.8-acre site.

Open Public Comment

Speakers: Wayne Hawk – Applicant
Joe Horn

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-1-0 (Noes: Chairman Rollins) to approve Draft Resolution A as presented.

Other Scheduled Matters: None

Written Correspondence: None

Agenda Item 9

Consent Calendar

3. Development Review Committee Minutes (for approval)

November 14, 2016

4. Planning Commission Minutes (for approval)

November 8, 2016

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 7-0-0 to Consent Items #3 and #4 as presented.

5. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Davis Report
- b. Main Street Program: Chairman Rollins Report
- c. Housing Constraints Advisory Committee: Director Report
- d. Short-Term Rentals City Manager's Task Force: Director Report
- e. PC Handbook AD Hoc: Chairman Rollins Report – To be scheduled for 1/10/17 Planning Commission Agenda

6. Review of City Council Meetings

November 15, 2016: Commissioner Agredano Report
December 06, 2016: No Report

Planning Commissioners' Comments

Staff Comments

Regular Meeting Adjourned at: 10:23 PM