



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

March 28, 2017

6:30 P.M.

Planning Commissioners Roll Call:

Present: Barth, Davis, Agredano, Donaldson, and Jorgensen.

Absent: Commissioners Brennan and Rollins

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

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

**1. Planned Development Amendment (PD 14-003) – San Antonio Winery
2610 Buena Vista Drive / APN 025-410-014**

Applicant – San Antonio Winery Inc., c/o Angle Land Use Entitlement

A request to amend the existing Planned Development (PD 14-003) to establish a restaurant use within the existing San Antonio Winery. As part of the request, proposed changes to the building would include enclosing an existing 1,352 square foot patio located in the back of the tasting room and reconfiguration of the kitchen prep area.

Open Public Comment

Speakers: Mandi Pickens
Steve Riboli
Dale Gustin

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Commissioners Brennan and Rollins) to approve Resolution A as Amended with condition #5 reading as follows:

Prior to Phase 1, the applicant shall provide a \$20,000 bond or other form of assurance acceptable to the City, to fund the projects' share of a crosswalk at the intersection of Buena Vista Rd. and Experimental Station

Agenda Item 4

Rd. crosswalk at the intersection of Buena Vista Rd. and Experimental Station Rd. [The applicant will have the option to provide a cash deposit into an interest bearing account shared by the City.](#)

2. Planned Development Amendment (PD 02-012) – Buttonwillow Warehouse Company 2203 Wisteria Lane / APN 025-425-008

Applicant – Buttonwillow Warehouse Company, c/o Nick Gilman Architect

A request to amend Planned Development 02-012 in order to construct a new 4,960 square foot warehouse building to be used for storage of agricultural products.

Open Public Comment

Speakers: Nick Gilman
Dale Gustin

Closed Public Comment.

Action:

- B.** A motion was made by Commissioner Barth, seconded by Commissioner Jorgensen and passed 5-0-2 (Absent: Commissioners Brennan and Rollins) to approve Resolution A as presented.

Other Scheduled Matters:

3. Cal Poly Student project summary and discussion

Staff presented a project summary and there were no public comments.

Consent Calendar

4. Development Review Committee and Planning Commission Minutes (for approval)

March 6, 2017 -DRC

March 14, 2017 – Planning Commission

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 5-0-2 (Absent: Commissioners Brennan and Rollins) to Consent Item #4 as presented.

5. Development Review Committee Minutes (for approval)

March 13, 2017

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Commissioners Brennan and Rollins) to Consent the DRC Minutes of March 13th with the following changes:

File #: GPA 13-001/SPA 13-001/RZ 13-001/ Master Development Plan
Application: Review Master Development Plan proposed subdivision design for consistency with the approved plans
Location: River Oaks II Expansion area

Agenda Item 4

Applicant:	Estrella Associates/Wes Willhoit
Discussion:	Staff presented a comparison of the approved Master Plan and the proposed revisions, which include modifications to the agricultural setback (not the distance setback, but the improvements along the project frontage of private property, walking path vs public street), and changes to circulation network and lot layout. The applicant agreed to provide additional trail access points along the bluff area in the Traditions neighborhood. The DRC had concerns with the double frontage lots in large lot neighborhood, and wanted to ensure that the amount of acreage for open space and agricultural uses was consistent. The applicant agreed to include a deed restriction to preclude permanent structures within the agricultural buffer setback on properties that are adjacent to the northerly project boundary. The applicant assured the DRC the acreages would be consistent.
Action:	The DRC supported the overall modifications <u>to the Master Development Plan with no structures in Agriculture setback buffers</u> and suggested they be considered by the Planning Commission.

6. Other Committee Reports:

- a. Housing Constraints Advisory Committee: Director Report.
- b. Short-Term Rentals City manager's Task Force: Director Report.

Planning Commissioners' Comments

Staff Comments:

Director's Comments: The DRC Meeting of April 3, 2017 was moved to April 4, 2017

Regular Meeting Adjourned at: 8:23 PM