



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

December 12, 2017

6:30 P.M.

Planning Commissioners Roll Call:

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

Absent: None

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. Conditional Use Permit 17-013 – Airport Cell Tower - Beacon

4960 Wing Way / APN 025-453-008 & 021

Applicant – Sequoia Development Services on behalf of Verizon Wireless

A request to establish a 72-foot tall cellular mono-pole with aircraft beacon light

Open Public Comment

Speakers: Dick McKinnley– Public Works Director

Closed Public Comment.

Action:

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

2. PD 08-001 Amendment – Cava RV Resort

3800 Golden Hill Road / APN 025-435-022 & 023

Applicant – Sun Paso Robles, LLC

A request to amend PD 08-001, proposing to modify the materials of the screen wall/fence for a double-sided fence design that utilizes materials that blend in with the materials of the buildings.

Agenda Item 5

Open Public Comment

Speakers: Julia Oberhoff - Applicant

Closed Public Comment.

Action:

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

3. Conditional Use Permit 17-010 – Borjon Parking Lot (Continued from Planning Commission Meeting of October 10, 2017)

Southwest corner of Vanderlip Ct. and Mesa Rd. / APN 025-403-016 & 060

Applicant – Mark Borjon

A request for a Conditional Use Permit to establish a permanent parking lot accessory to the Borjon Auto Center, for employee and new car sales parking.

Commissioner Shannon Agredano steps down and leaves the room.

Open Public Comment

Speakers: Mark Borjon – Applicant

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 6-1-0 (Abstain: Commissioner Agredano,) to approve Resolution A as amended with revised fencing exhibit C (See attachment A).

Commissioner Shannon Agredano comes back into the room.

4. Conditional Use Permit 17-014 (Kennedy Club Fitness Solar Canopies – A.M. Sun Solar - applicant)

To consider request for Conditional Use Permit for the installation of a photovoltaic system canopy structure within the existing parking lot of Kennedy Club Fitness.

Applicant – Ace Design LLC

Commissioner Rollins steps down and leaves the room.

Open Public Comment

Speakers: Bud Colbert – Applicant
Charlie Shuler – Applicant

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Brennan and passed 6-1-0 (Abstain: Commissioner Rollins,) to approve Resolution A with Fire Chief review of site plan.

Commissioner Rollins comes back into the room.

Agenda Item 5

5. 2018 Bicycle and Pedestrian Master Plan Adoption – Recommendation to City Council

A Comprehensive Update to the 2009 Bikeway Master Plan (Bicycle Transportation Plan)

Open Public Comment

Speakers: Larry Werner – City Consultant
Jim Dawson

Closed Public Comments

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 7-0-0 to continue and refer to DRC for additional review.

6. Rezone 17-004 - Uptown / Town Center Specific Plan Amendments

- Zoning Map Boundary Adjustment - Town Center -1 (TC-1) and Town Center (TC-2)
- Modifications to Land Use Table 5.3-1 - Add: Brewery, Distillery, and Winery Land Uses to the TC-1, TC-2 and Riverside Corridor (RC) Zones, and add Wine Tasting Rooms to the T3-F Zone on Spring Street.

Open Public Comment

Speakers: None

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 7-0-0 to approve Recommendation A as presented.
- B. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 7-0-0 to approve Recommendation B as presented.
- C. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 7-0-0 to approve Recommendation C as presented.

Other Scheduled Matters: None

Consent Calendar

7. Development Review Committee Minutes (for approval)

November 13, 2017

November 20, 2017

December 4, 2017

Agenda Item 5

8. Planning Commission Minutes (for approval)

November 14, 2017

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to approve Items # 7 & # 8 with changes (See Attachment B).

9. Other Committee Reports:

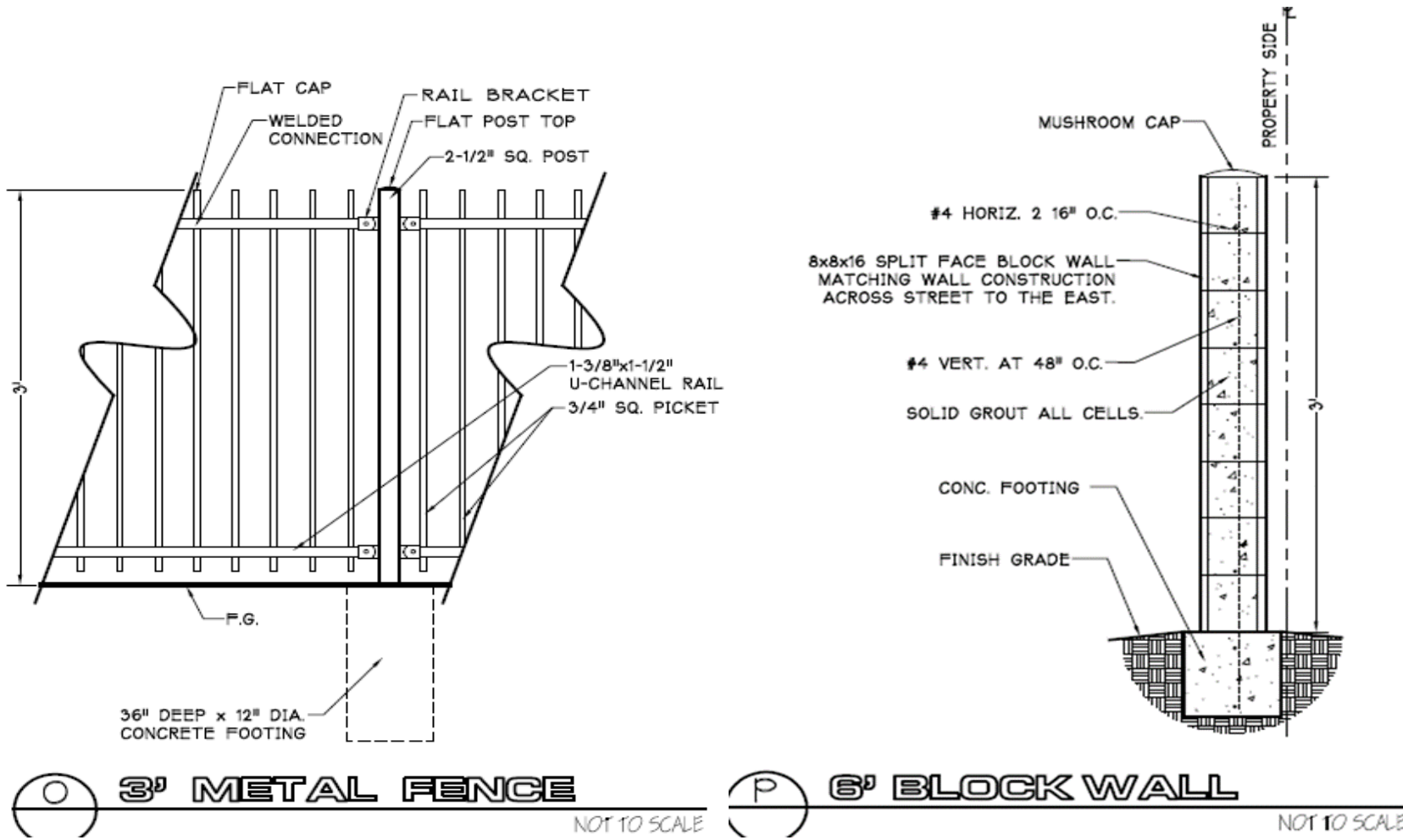
- a. Housing Constraints Advisory Committee: Director Report.
- b. Specific Plan Ad Hoc Committee: City Planner Report.

Planning Commissioners' Comments:

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 8:40 PM



DEVELOPMENT REVIEW COMMITTEE MINUTES**3:30 PM Monday – December 4, 2017****Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.****DRC Members Present: Sheree Davis, Roberta Jorgensen, Shannon Agredano****Staff Present: Darren Nash****Applicants and others present: None**

File #: PD 17-011
 Application: 133 Room Hotel/Hyatt Place
 Location: Theatre Drive/City Property
 Applicant: Rupesh Patel
 Action: This item was continued to December 11, 2017.

File #: PD 14-003
 Application: Review change of roof design for covered patio for substantial compliance for San Antonio Winery
 Location: 2610 Buena Vista
 Applicant: Reiss Design Studio / Riboli Family
 Discussion: Shana Reiss presented the proposed plans showing the proposed changes in the roof design to accommodate the enclosure of the outdoor patio. Shana indicated that the design would have a gable design and provide an equipment well in the center that will not be visible from surrounding views.
 Action: The DRC approved the changes as being substantially compliant with the PD Amendment plans. The DRC requested that the applicant work with staff in the construction process to insure that any roof equipment would be adequately screened.

File #: Plot Plan
 Application: Review request for tandem garage / carport
 Location: 1760 Highland Park
 Applicant: Laura McDonald / Jade Architecture
 Action: This item was withdrawn. Staff worked with the applicant to come up with a parking design that did not require tandem parking.

File #: Sign Plan
 Application: Request to install new wall mounted signs and replace existing pole sign with new sign for New Holland/Coastal Tractor.
 Location: 2348 Golden Hill Road
 Applicant: SignCraft
 Discussion: Staff presented the plans showing using existing signage from a previous building to be placed on the subject building on Golden Hill Road. The signage included three wall mounted signs on the north elevation and one sign on the west elevation. Also requested was removing the existing pylon sign with a new pylon sign.