



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

March 27, 2018

6:30 P.M.

#### Planning Commissioners Roll Call:

**Present:** Davis, Agredano, Jorgensen, Donaldson, Barth, Garrett and Neel.

**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:

1. PD Planned Development (PD 17-008) Hotel Alexa – 38 room hotel

*Action:*

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to continue the Item to date certain of April 10, 2018.

#### Public Hearings

1. Two-Year Time Extension Request for Planned Development 01-025 and Conditional Use Permit 01-017 for Entrada de Paso Robles – APNs 025-431-044, -045, and – 049; 3830 State Route 46 East, Applicant – Ken Hunter

#### **Open Public Comment**

**Speakers:** Ken Hunter – Applicant  
Christy Gabler  
Dale Gustin

Closed Public Comment.

## Agenda Item 4

### ***Action:***

- A. A motion was made by Commissioner Agredano, seconded by Commissioner Donaldson and passed 7-0-0 to approve Option 1 to extend the entitlement for two years.

### **2. PD Planned Development (PD 17-008) Hotel Alexa – 38 room hotel**

Alexa Court / APN: 009-831-021

Applicant – Vinubhai Patel

A request to establish a 4-story boutique hotel with a total of 38 guest rooms, plus a manager's unit. The hotel would total 23,765± square feet (sf) and is 50-feet tall at its highest point. The guest rooms will be located on the first three floors and the 4th floor will be used to house mechanical equipment only.

**This Item was continued to date certain of April 10, 2018**

### **3. Conditional Use Permit 18-001 – Biergarten - outdoor “tavern” use**

1304 Railroad Street / APN 009-047-004

Applicant – Russell B. Baker

A request to establish and operate an outdoor “tavern” use where beer will be served along with outdoor seating and outdoor games/activities.

### **Open Public Comment**

**Speakers:** Russel Baker - Applicant  
Larry Gabriel  
Dale Gustin  
Joel Peterson  
Dale Gustin

Closed Public Comment.

### ***Action:***

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to approve Resolution A with amendment to conditions and DRC color review (See Attachment 1).

### **4. Planned Development (PD 17-004) Hotel Cheval 2 - new 20-room hotel**

Hotel Cheval – Phase II, APNs: 009-106-010, -013, -014

Applicant – C.J. Horstman, MW Architects

### **Open Public Comment**

**Speakers:** C.J. Horstman – Applicant  
Tim Roberts  
Dale Gustin

Closed Public Comment.

## Agenda Item 4

### ***Action:***

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to approve Reso A as presented approving Planned Development (PD17-004) for a 20-room, 2-story, 45,000 SF Hotel..

### **Other Scheduled Matters: None**

#### **5. Presentation and discussion of the City's policies regarding outdoor murals.**

##### **Open Public Comment**

**Speakers:** Dale Gustin  
Sasha Irving

Closed Public Comment.

### ***Action:***

- A. A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 7-0-0 to recommend the City Council direct staff and the Planning Commission to draft a new public art ordinance to create a new streamlined mural process (Portland model) and clarify the City's policy on public art (update Ordinance 897).

### **Consent Calendar**

#### **6. Development Review Committee Minutes (for approval)**

March 12, 2018  
March 19, 2018

#### **7. Planning Commission Minutes (for approval)**

March 13, 2018

### ***Action:***

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Davis and passed 7-0-0 to approve Items # 6 & # 7 with changes (See attachment 2).

#### **8. Other Committee Reports:**

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

## Agenda Item 4

Planning Commissioners' Comments:

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 9:36 PM

## Exhibit A

### Conditions of Approval – CUP 18-001 (1304 Railroad – Baker Beer Garden) (Changes/Additions in red)

1. This Conditional Use Permit (CUP) authorizes the establishment and operation of an outdoor beer tavern use (beer garden) on the existing site at 1304 Railroad Street. The existing restaurant (take-out pizza) use would remain.
2. The project shall substantially conform to Exhibit B-H (Project Plans) as attached to this Resolution.
3. The hours of operation for the beer garden would be Sunday through Thursday 11:00pm am to 9:00pm and Friday and Saturday 11:00am to 10:00pm.
4. The six (6) on-site parking spaces shall be made available for customer parking at all times.
5. A temporary food truck is permitted with the approval of the CUP subject to having a business license by the City and any necessary health department permits. The truck would be parked in the area shown on the site plan (Exhibit C). The food truck may only operate during business hours of the beer garden.
6. The conceptual signage for the beer garden is approved with this CUP as shown on the attached architectural elevations.
- ~~7. No outdoor live entertainment (amplified music) is permitted with this CUP.~~
7. The applicant must construct frontage improvements on Railroad Street and 13<sup>th</sup> Street to the City Engineer's satisfaction. Frontage improvements must be completed prior to building occupancy.
8. The applicant must submit a storm water plan that addresses the City's low impact development Engineering Standards. Timing: with the grading and/or building permit.
9. The site shall be developed, maintained and operated in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
10. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

## Attachment 1

11. Entertainment, such as but not limited to live bands, amplified music and dancing are prohibited with this CUP. Any background house music shall not exceed 65db at the property line for daytime (before 7pm) and 60 db for nighttime (after 7pm).
12. Interior and exterior surveillance cameras shall be in place to record activities in areas open to the public and patrons. The recorded activities shall be saved for seven (7) days and available to the Police Department for investigations related to criminal activity. The location and number of cameras shall be mutually agreed upon by the both the Police Department and business owner.
13. Prior to the installation of any exterior lighting, lighting plans shall be submitted for review and approval by the Police Chief and the Planning Department.
14. Prior to the commencement of the beer garden operation, all applicable Departments (including Building, Fire, Police & Planning) shall insure that all of the conditions of approval listed in this resolution have been satisfied to the satisfaction of each department representative.
- ~~15. Receptacles for cigarette butts and trash shall be provided anywhere necessary to provide for cigarette butts and trash for people associated with this establishment. The areas shall be cleaned and maintained on a daily basis.~~



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March 13, 2018

6:30 P.M.

#### Planning Commissioners Roll Call:

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

Absent: Donaldson and Garrett

#### 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. To consider Vesting Tentative Parcel Map PR 17-0137, an application to subdivide an existing 1-acre lot into 2 parcels approximately 20,000 square feet in size.  
(Gentle and Gretchen Winter - APN: 009-441-035)

#### Open Public Comment

**Speakers:** Gentle Winter – Applicant  
Greg Jaeger  
Donna Isabela

Closed Public Comment.

#### ***Action:***

- A. A motion was made by Commissioner Jorgensen, seconded by Commissioner Davis and passed 5-0-2 (Absent: Donaldson and Garrett) to approve Resolution A approving Vesting Tentative Parcel Map PR 17-0137, subject to standard and site specific conditions of approval as presented.

**2. Conditional Use Permit 18-004 (Emergency Vehicle Repair)**

Applicant: Covelop

A request for a Conditional Use Permit to establish an emergency vehicle repair shop within an 11,000 square foot lease space within an existing building located at 1650 Ramada Drive.

**Open Public Comment**

**Speakers:** Damien Mavis– Applicant

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Davis, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Donaldson and Garrett) to approve Resolution A approving Conditional Use Permit 18-004, subject to site specific conditions of approval as presented.

**3. Recommendation to City Council regarding the 2017 Annual Report on the Implementation of the General Plan**

**Open Public Comment**

**Speakers:** None

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Agredano, seconded by Commissioner Neel and passed 5-0-2 (Absent: Donaldson and Garrett) to approve Option A recommending approval of the 2017 General Plan Annual Report to the City Council as presented.

**Other Scheduled Matters: None**

**Consent Calendar**

**4. Development Review Committee Minutes (for approval)**

February 26, 2018

March 5, 2018

**5. Planning Commission Minutes (for approval)**

February 27, 2018

March 4, 2018



*Action:*

- A. A motion was made by Commissioner Neel, seconded by Commissioner Davis and passed 5-0-2 (Absent: Donaldson and Garrett) to approve Items # 4 & # 5 as presented.

**6. Other Committee Reports:**

- a. Housing Constraints Advisory Committee: Director Report.
- b. Specific Plan Ad Hoc Committee: Commissioner Davis Report.

**Planning Commissioners' Comments:** Commissioner Jorgensen requested Public Art policies be agendaized for discussion.

**Staff Comments:**

**Director's Comments:**

**Regular Meeting Adjourned at: 7:15 PM**