



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

May 8, 2018

6:30 P.M.

#### Planning Commissioners Roll Call:

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

**Absent:** None

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

Jim Cogan was introduced as the new Assistant City Manager

#### General Public Comments Regarding Matters Not On The Agenda:

Sandra Wood – Coastal Elevation Marijuana Delivery

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

#### Public Hearings

1. **Planned Development (PD 16-007) Black Oak Lodge - a new 4-story, 96-room hotel, 4-story, 59,000± sf hotel**

2717 Black Oak Drive, APN 008-132-019 & 021

Applicant – Black's Hatchery, Matt Masia

#### **Open Public Comment**

**Speakers:** George Garcia

Closed Public Comment.

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

- A.** A motion was made by Commissioner Donaldson, seconded by Commissioner Davis and passed 7-0-0 to approve Resolution A certifying a Mitigated Negative Declaration as presented.
- B.** A motion was made by Commissioner Donaldson, seconded by Commissioner Davis and passed 7-0-0 to approve Resolution B approving Planned Development (PD 16-007) as presented.

## Agenda Item 4

### 2. Continued Hearing - Conditional Use Permit 87-006 – Central Coast Smog & Auto Repair

639 Creston Road / APN 009-424-025

Applicant/Owner – Christian Mercado

Follow-up review from Planning Commission Meeting of February 27th, 2018 of Conditional Use Permit 87-006 to determine whether Central Coast Smog & Auto Repair is in compliance with conditions of the CUP.

#### Open Public Comment

**Speakers:** None

Closed Public Comment.

#### *Action:*

- A. A motion was made by Commissioner Agredano, seconded by Commissioner Neel and passed 7-0-0 to approve Option 1 to determine the use is in compliance with CUP 87-006 as presented.

### 3. Citywide Wayfinding Directional Sign Program (MIS 18-03)

Applicant - City of Paso Robles

Location – Citywide

Review and recommendation to City Council regarding establishment of a comprehensive Wayfinding Directional Sign program within the public right-of-way.

#### Open Public Comment

**Speakers:** Jeff Carr  
Danna Stroud  
Trea Martin

Closed Public Comment.

#### *Action:*

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Jorgensen and passed 7-0-0 to approve Option 1 recommending the City Council approve the proposed Wayfinding Signage Program after the Wayfinding taskforce reviews the following issues:
  - Uniqueness of sign faces
  - Appropriateness of Service Club monuments

**Other Scheduled Matters: None**

**Consent Calendar**

## Agenda Item 4

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

April 23, 2018

April 30, 2018

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

April 24, 2018

#### *Action:*

- A. A motion was made by Commissioner Agredano, seconded by Commissioner Jorgensen and passed 6-0-1 (Abstain: Commissioner Donaldson) to approve Items # 4 & # 5 with changes (See Attachment 1).

### 6. Other Committee Reports:

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

### Planning Commissioners' Comments:

### Staff Comments:

### Director's Comments:

### Regular Meeting Adjourned at: 7:51 PM

**DEVELOPMENT REVIEW COMMITTEE AGENDA**

**3:30 PM Monday – April 30, 2018**

**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.**

**Staff Present: Darren Nash, Warren Frace**

**Applicants and others present: Rick Beasley, Christy Gabler, Mike Frazier. Mrs. Frazier, Ryan Jeffrey, Rick Jeffrey, Larry Werner, Kaylin Hall, Cody Hall, Commissioners Doug Barth, Shannon Agredano and Joel Neel**

File #: PD 07-014 Golden Hill Retirement: Pre-Application Review  
 Application: Review preliminary site plan, grading and architectural elevations  
 Location: 1450 Golden Hill Road  
 Applicant: Rick Beasley – Summerset Assisted Living  
 Discussion: Rick Beasley, Christy Gabler and Mike Frazier (Project Architect) presented the site plans, preliminary grading plan and architectural elevations and renderings for the project. Staff indicated they had been working with the applicants on various versions leading up to the current plans.  
 Action: No action was taken, the DRC along with Staff indicated that the project was heading in the right direction, where the next step will be applying for a PD Amendment for the project. Staff indicated that the tall building stem wall needed to be addressed. The stem wall foundation is proposed to be 11-feet in height in places and is at the corner of the building that will be most visible from Golden Hill Road. Steps should be taken to see if wall can be reduced in height, and architectural plans (renderings and elevations) need to be provided that show views of the northwest corner of the building.  
 Action: No action was taken. The applicants are working on preparing the project for submittal of a PD Amendment.

File #: PD 18-004  
 Application: Request to construct 75-unit apartment complex  
 Location: 3328 Spring Street  
 Applicant: Ryan Jeffrey  
 Discussion: Larry Werner along with Ryan and Rick Jeffrey presented the project to the DRC. Kaylin and Cody Hall are the project architects (attended via video conference). This project had been reviewed as a pre-application in January 2018. At that time in was discussed that the proposed building style most closely represented the Warehouse Industrial style. In January the DRC requested that additional architectural elements be designed into the project to better fit with the Warehouse Industrial architectural style outlined in the Uptown Town Centre Specific Plan. The architects indicated added elements included metal awnings that wrap the corner of the building and over some windows/doors, change from wood siding to metal siding and changes in color. Staff indicated concern that project still needed additional architectural modifications to better tie in with Specific Plan. This DRC review was focused on architecture, staff indicated a completeness letter had been sent that discussed other site planning issues that need to be addressed to determine the project as complete.  
 Action: No action was taken. The architects indicated that there are modifications that they could look into such as adding shed roof features, eliminating planters in right of way,

# Attachment 1

and change of colors that they would look into. This project will be reviewed again with the DRC prior to being reviewed by the Planning Commission.

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