



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

January 24, 2017

6:30 P.M.

#### Planning Commissioners Roll Call:

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

**Absent:** Burgett

**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. Continued Public Hearing**

##### **Planned Development Amendment (PD 15-005) 2940 Union Road.**

##### **Applicant: Paso Highway Hotel Partners**

To approve a request 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:** Bob Tuttle – Architect/Applicant  
Dale Gustin (Submitted document -see Attachment 1)  
Steve Baker

Closed Public Comment.

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

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution A as presented.

**2. Tract Map 3098 and Planned Development (PD) 16-009**  
**APN 025-402-024, NW Corner of Union Rd. & Prospect Avenue**  
**Applicant - Union Road LLC**

To consider a request to subdivide an approximate 3.13-acre site into 9 single-family residential lots, within the Union/46 Specific Plan Area.

**Open Public Comment**

**Speakers:** Keith Crow –Applicant  
Andrew Berry - Applicant

Closed Public Comment.

*Action:*

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution A as presented.
- B.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution B as presented.
- C.** A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution C with amendments to Condition 20 as follows:

Condition 20. In the event that the City is unable to obtain easements on the adjacent property to the west and gravity sewer is not available to Tract 3098, the subdivider will include sewer force main infrastructure within the subdivision from a City installed lift station in the southwestern portion of the subdivision to the existing gravity sewer in Prospect Avenue. Easements will be provided within the subdivision to accommodate the lift station. [If the force main project provides for a community benefit beyond the project area, then reimbursement could be applied for.](#)

**3. Planned Development (PD 16-006)**  
**600 12th Street, APN 009-093-039**  
**Applicant – Margaret Johnson, Martin Resorts**

To consider a new 23-room hotel expansion of Paso Robles Inn.

**Open Public Comment**

**Speakers:** Margaret Johnson – Applicant  
Julia Oberhoff  
Noreen Martin

Closed Public Comment.

*Action:*

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Davis and passed 6-0-1 (Absent: Commissioner Burgett) to approve Resolution A as presented.

**4. Second Review**

**Draft Planning Commission Handbook Review and Discussion**

**The Planning Commission will review the draft Planning Commission Handbook and consider adoption.**

**Open Public Comment**

**Speakers:** None

Closed Public Comment.

*Action:*

- A. A motion was made by Commissioner Barth, seconded by Commissioner Brennan and passed 6-0-1 (Absent: Commissioner Burgett) to adopt the Planning Commission Handbook as presented.

**Other Scheduled Matters:**

**5. Discussion of DRC schedule**

*Action:*

- A. The Planning Commission directed staff to agendize Planning Commission Liaisons for discussion on February 28, 2017.
- B. A motion was made by Commissioner Brennan seconded by Commissioner Barth and passed 6-0-1 (Absent: Commissioner Burgett) to approve DRC rotation. (See Attachment 2).

**Consent Calendar**

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

November 21, 2016  
December 5, 2016  
December 19, 2016  
January 3, 2017  
January 9, 2017

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

January 10, 2017

*Action:*

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Brennan and passed 6-0-1 (Absent: Commissioner Burgett) to Consent Items #6 and #7 as presented.

**8. Other Committee Reports:**

- a. Parks & Recreation Advisory Committee: No Report
- b. Main Street Program: No Report
- c. Housing Constraints Advisory Committee: Director Report
- d. Short-Term Rentals City Manager's Task Force: Director Report

**9. Review of City Council Meetings**

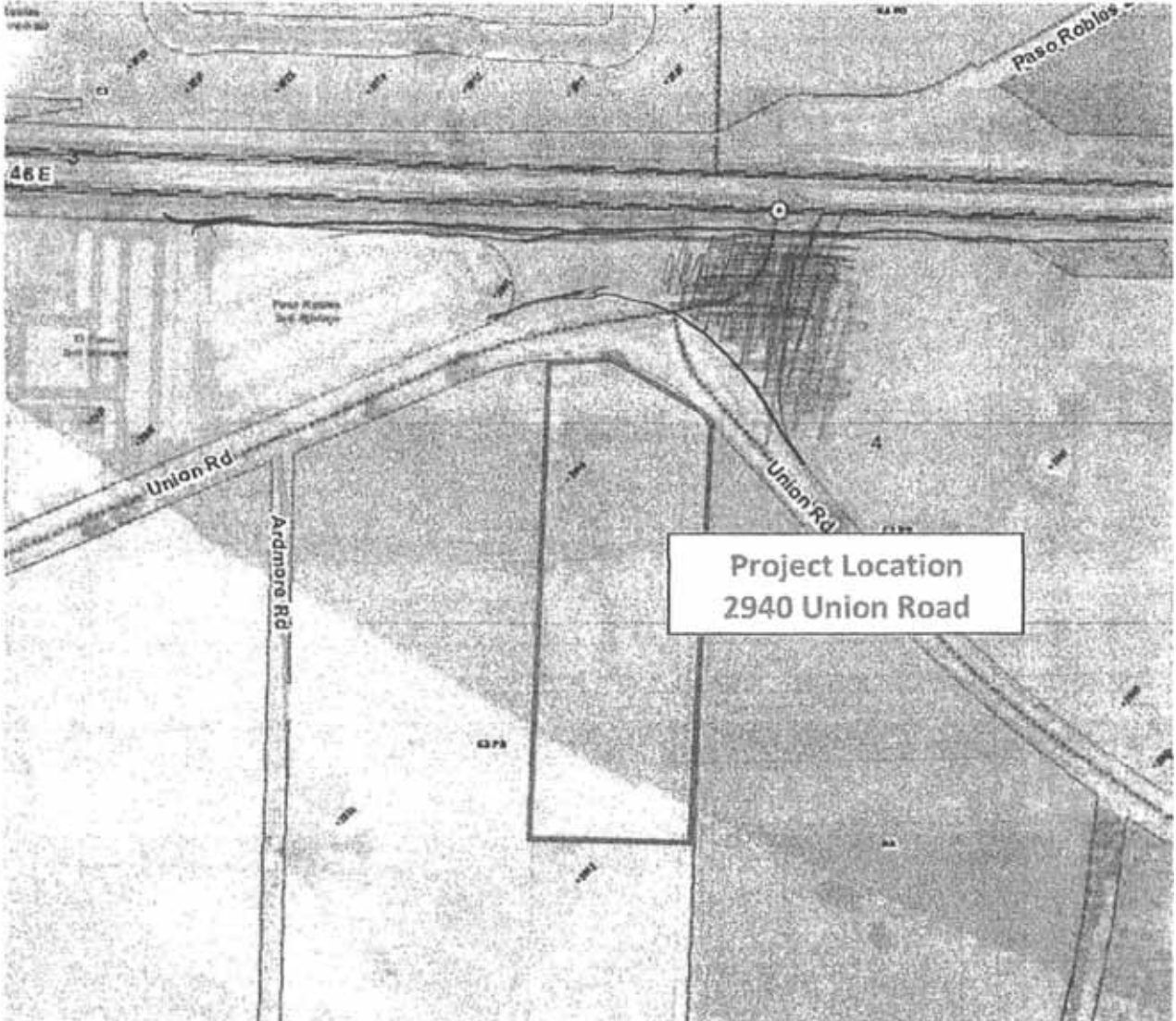
January 17, 2017: Commissioner Davis Report

**Planning Commissioners' Comments**

**Staff Comments**

**Regular Meeting Adjourned at: 8:35 PM**

1/24/17 PC submitted information  
Warren -  
Date *Gudshin* this off



Eliminate any access to  
46 from Union Road  
and install T intersection  
signalization at Airport  
Road, as is at Buena Vista  
14

# Attachment 2

Attachment 1

1/24/17 PC Review item

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Donaldson Agredano Brennan	Donaldson Rollins Brennan	Donaldson Rollins Barth	Agredano Rollins Barth	Agredano Burgett Barth	Agredano Burgett Davis	Brennan Rollins Davis	Brennan Rollins Donaldson	Brennan Rollins Donaldson	Burgett Barth Davis	Burgett Barth Davis	Burgett Agredano Davis

conflict

Agredano	Rollins	Barth	Davis	Brennan	Donaldson	Burgett
5	6	5	5	5	5	5