



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

September 12, 2017

6:30 P.M.

Planning Commissioners Roll Call:

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

Absent: None

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

General Public Comments Regarding Matters Not On The Agenda:

Kevin Bierl
Mike Harris
Rupesh Patel

Staff Briefing: None

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

Public Hearings

1. **Correction - Conditional Use Permit (CUP) 17-005 - Central Coast Casino Card Room**

1144 Black Oak Drive/ APN 008-051-023

Applicant – Paso Robles Central Coast Casino, Inc. dba Paso Robles Cardroom

Modification of Condition No. 2 of Resolution 17-028 to correct inconsistency with the Paso Robles Municipal Code (PRMC) Section 5.08.055.

Open Public Comment

Speakers: Don Ezzel – Applicant

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Brennan and passed 4-3-0 (Noes: Commissioners Jorgensen, Agredano and Rollins) to approve Resolution A as presented.

2. **Bellissimo Restaurant and Apartments Planned Development (PD 17-002)**

Application for a mixed use development plan for a new 4,120± square foot restaurant, with 1,270± square foot of office on the second floor, and 3,500± square feet of outdoor dining area. The project also includes the construction of a 4-unit apartment complex on the vacant parcel located at the southeast corner of Spring Street and 4th Street (APN 009-291-007).

Applicant – Kasey Walker

Open Public Comment

Speakers: Garth Kornreich – Applicant’s Agent

Closed Public Comment.

Action:

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

3. **Hyatt Place Hotel – Report to City Council on a Determination of General Plan Consistency -**

City Initiated Property Exchange Agreement between Property Owned by Zenique Hotels at 1955 Theatre Drive/River Lodge Motel and City-Owned Property located at the Southeast Corner of SR 46W and Theatre Drive

Open Public Comment

Speakers: Michael Harris
Kevin Bierl
Steve Puglesi

Closed Public Comment.

Action:

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

4. **Mullahey Chrysler Dealership Expansion - General Plan Amendment -**

General Plan Amendment 16-001, Rezone 16-002, Vesting Tentative Parcel Map PR 16-0231, and Planned Development 13-006 Amendment (APN: 025-423-005 and 023)

Applicant – Michael Mullahey

Open Public Comment

Speakers: Larry Werner – Applicant’s Agent

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 6-1-0 (Noes: Commissioner Rollins) to approve Resolution A, B, C, D and E as presented.

Other Scheduled Matters: None

Consent Calendar

3. Development Review Committee Minutes (for approval)

July 31, 2017
August 7, 2017
August 14, 2017
August 21, 2017
August 28, 2017

4. Planning Commission Minutes (for approval)

August 22, 2017

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Brennan and passed 7-0-0 to approve Items # 3 & # 4 as presented.

5. 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:

Regular Meeting Adjourned at: 8:40 PM