



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

September 26, 2017

6:30 P.M.

Planning Commissioners Roll Call:

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

Absent: Agredano and Jorgensen

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

General Public Comments Regarding Matters Not On The Agenda:

Dale Gustin

Staff Briefing: None

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

Public Hearings

1. **One-Year Time Extension Request for Planned Development 11-002 and Tentative Tract Map 3036**

2811 Vine Street, APN: 008-391-021

Applicant - Habitat for Humanity for San Luis Obispo County

Open Public Comment

Speakers: Julia Ogden – Applicant
Dale Gustin

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 5-0-2 (Absent: Commissioners Agredano and Jorgensen) to approve Resolution A as presented.

2. **Certificate of Historic Appropriateness (COA 17-001) – 1949 Oak St. single-family house**

Certificate of Historic Appropriateness related to the request to add a 625 square foot addition to an existing house listed in the City's Historic Resource Inventory, located at 1949 Oak Street (APN 008-231-007).

Applicant – Diane Harris

Open Public Comment

Speakers: Diane Harris – Applicant
Chip Tamagni

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 5-0-2 (Absent: Commissioners Agredano and Jorgensen) to approve Resolution A as presented.

3. **Conditional Use Permit 17-011 – New Day Church**

1228 11th Street / APN 009-114-0014 & 015

Applicant – Pastor Brad Alford, New Day Church

An application for a Conditional Use Permit to establish a Church use within the existing building at 1228 11th Street, Units 101 & 102.

Open Public Comment

Speakers: None

Closed Public Comment.

Action:

- B.** A motion was made by Commissioner Barth, seconded by Commissioner Brennan and passed 5-0-2 (Absent: Commissioners Agredano and Jorgensen) to approve Resolution A as presented.

4. **Pine Street Hotel - Planned Development (PD 17-006) Amending PD 14-001**

A request to amend PD 14-001, Pine Street Promenade, to replace the previous Pine Street Promenade project with the Pine Street Hotel (PD 17-006). The Pine Street Hotel projects consists of the development of a 105,195± square foot, 151 room, 4-story hotel that would include a 6,300± square foot restaurant/banquet room, 4,780± square foot retail, and 2,900± square foot conference space. The project is located on the 2.4-acre site on the southeast corner of 10th Street and Pine Street, previously Hayward Lumber.

(APN 009-156-008).

944 Pine Street

Applicant – Brett VanSteenwyck / Debbie Lorenz

Open Public Comment

Speakers: Debbie Lorenz – Applicant
Tom Jess
Andy Pease
Chip Tamagni
Dale Gustin
Brenda Baker

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Brennan, seconded by Commissioner Barth and passed 5-0-2 (Absent: Commissioners Agredano and Jorgensen) to approve Resolution A and B as presented with a correction to the project title in Exhibit B of Resolution A.

Other Scheduled Matters: None

Consent Calendar

5. Development Review Committee Minutes (for approval)

September 11, 2017
September 18, 2017

6. Planning Commission Minutes (for approval)

September 12, 2017

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 5-0-2 (Absent: Commissioners Agredano and Jorgensen) to approve Items # 5 & # 6 as presented.

7. Other Committee Reports:

- a. Housing Constraints Advisory Committee: Director Report.
- b. Short-Term Rentals City manager's Task Force: Director Report.

Planning Commissioners' Comments

- The Planning Commission by consensus directed staff to add Specific Plan Ad Hoc Committee Report to Future Agendas.
- The Planning Commission by consensus directed staff to Agendize review of the 2015 Historic Ordinance Ad Hoc Committee for review.

Staff Comments:

Director's Comments:

- City manager Tom Frutchey gave an update on various City projects.

Regular Meeting Adjourned at: 8:01 PM