



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

November 14, 2017

6:30 P.M.

#### Planning Commissioners Roll Call:

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

**Absent:** Brennan

**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:

- Continue Item 3 and re-notice (Planned Development (PD 16-005) Homewood Suites Hotel)

#### *Action:*

- A. A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 6-0-1 (Absent: Commissioner Brennan) to continue the Item to a future meeting.

#### Public Hearings

##### 1. Variance 17-002 – Dan and Cindy Bergin

1425 Chestnut Street / APN 009-022-019

A request for reduced setbacks in relation to a request to establish a Second Unit in the rear of the lot located at 1425 Chestnut.

**Commissioner Barth steps down and leaves the room due to personal conflict.**

**Addendum 1 – Public Comments Received was provided to the Planning Commission (See Attachment 1)**

#### **Open Public Comment**

**Speakers:** Cindy Bergin - Applicant

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 6-1-1-0 (Absent: Commissioner Brennan, Abstain: Commissioner Barth) to approve Resolution A as presented.

**Commissioner Barth returns to meeting.**

**2. Planned Development 17-001, Tentative Parcel Map PR 16-0245 and Conditional Use Permit 17-015, Dave Spurr – Contractor Building and Storage Yard**

East end of Ardmore Road / APN: 025-362-014

Applicant – Dave Spurr

Request to subdivide a 7.2-acre parcel into two 3.6 acre parcels and developing the westerly parcel (Parcel 1) with a 16,000 square foot building for a construction company that would include offices and maintenance shop, with accessory outdoor storage of equipment and materials. The easterly lot (Parcel 2) would be pre-graded with Parcel 1 including underground utilities to accommodate future development.

**Open Public Comment**

**Speakers:** Tim Roberts – Applicant representative  
Dave Spurr – Applicant  
David McCabe

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-1-0 (Absent: Commissioner Brennan,) to approve Resolution A as presented.
- B. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-1-0 (Absent: Commissioner Brennan,) to approve Resolution B as modified (See Attachment 2).
- C. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-1-0 (Absent: Commissioner Brennan,) to approve Resolution C as modified (See Attachment 3).

**3. Planned Development (PD 16-005) Homewood Suites Hotel**

A new 105-room hotel, 4-story, 74,000± sf hotel on Dallons Drive,

APN 025-423-019 & 002

Applicant – Ace Design LLC

**Item was continued under F**

**Other Scheduled Matters**

**4. Review of Development Review Committee Rotation Schedule**

A motion was made by commissioner Jorgensen, seconded by Commissioner Davis and passed 6-0-1 (Absent: Commissioner Brennan) to approve the Schedule with changes.

5. Review of Project Pipeline Report

Consent Calendar

6. Development Review Committee Minutes (for approval)

October 23, 2017  
October 30, 2017  
November 6, 2017

7. Planning Commission Minutes (for approval)

October 24, 2017

*Action:*

- A. A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 6-0-1 (Absent: Commissioner Brennan) to approve Items # 6 & # 7 with changes.

8. Other Committee Reports:

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

Planning Commissioners' Comments:

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 8:53 PM

## Monica Hollenbeck

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**From:** JHocker <jhocker@achievementhouse.org>  
**Sent:** Tuesday, November 14, 2017 2:02 PM  
**To:** Planning  
**Cc:** Crystal Nevosh  
**Subject:** Construction on parcel 009-022-019

Dear Paso Robles Planning Commission,

We were notified of a proposal for construction for applicant Dan and Cindy Bergin, Parcel Number 009-022-019 on November 3, 2017. We are located at 1434 Chestnut Street, just down from this location. We are asking that any vehicles associated with this construction not park in front of our location as we operate a business that is open both weekdays as well as weekends. Ample parking space is imperative for our clients and staff, therefore, we are requesting these vehicles not park on or around our location during these hours.

Thank you.

Jennifer Hocker  
Director of HR and Safety, Achievement House, Inc.  
(805) 296-3349 Office  
(805) 296-3348 Fax



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## Attachment 2: Reso B amendments

7. The future development of Parcel 2 of PR 16-0245 shall be subject to the processing of a Development Plan and Conditional Use Permit as required by Chapter 21.13.030.F.
8. Prior to the issuance of a building permit a Landscape Architect shall prepare ~~for Parcel 1, a landscape and irrigation plan for the 25-foot buffer areas shall be prepared for Parcels 1 and 2 by a Landscape Architect and shall be provided for review and approval by the Development Review Committee (DRC).~~
9. Prior to the issuance of a Certificate of Occupancy for the building on Parcel 1, all perimeter landscaping along with the ~~the~~ landscape buffer areas along the southern boundaries of Lots 1 and 2 shall be planted to the satisfaction of the Landscape Architect. ~~on both parcels 1 and 2.~~
- 9.10. No outdoor maintenance or loading and unloading of equipment shall take place between the hours of 7am to 7pm.

### **Engineering Division Conditions:**

- ~~10.11. The property shall be connected to sewer prior to recordation of the final Map or any amendments to add additional buildings or uses to the development plan. Sewer must be available to Parcels 1 and 2 prior to adding additional buildings or uses to the development plan for either Parcels 1s or 2.~~
- ~~11.12. Prior to final grading approval, the applicant shall construct the remaining unimproved portions of Ardmore Road to the eastern property line in accordance with plans approved by the City Engineer. The applicant shall construct the sewer line fronting Parcel 1 and 2 to the City Engineers satisfaction.~~
- ~~12.13. The Applicant's plans must be coordinated with neighboring development to ensure proper alignment and construction.~~
- ~~13. The applicant shall connect to sewer when it is available in Ardmore Road or as part of future development plans.~~
- ~~14. Prior to occupancy, overhead utilities on the west boundary of the property shall be relocated underground.~~
- 15.14. Grading for the project shall include low impact development best management practices and storm water infiltration devices.

### **Mitigation Measures – Conditions of Approval:**

#### AQ-1: Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402):

- a. Reduce the amount of the disturbed area where possible.

## Exhibit A

### Parcel Map Conditions of Approval

#### (Vesting Tentative Parcel Map PR 16-0245, Spurr - Ardmore Rd.)

1. ~~The property shall be connected to sewer prior to recordation of the final Map or any amendments to add additional buildings or uses to the development plan.~~ Sewer must be available to Parcels 1 and 2 prior to adding additional buildings or uses to the development plan for either Parcels 1 or 2.
2. Prior to final grading approval, the applicant shall construct the remaining unimproved portions of Ardmore Road to the eastern property line in accordance with plans approved by the City Engineer. The applicant shall construct the sewer line fronting Parcel 1 and 2 to the City Engineers satisfaction.
3. The Applicant's plans must be coordinated with neighboring development to ensure proper alignment and construction.
4. ~~The applicant shall connect to sewer when it is available in Ardmore Road or as part of future development plans.~~
5. ~~Prior to occupancy, overhead utilities on the west boundary of the property shall be relocated underground.~~
6. Grading for the project shall include low impact development best management practices and storm water infiltration devices.
7. The future development of Parcel 2 of PR 16-0245 shall be subject to the processing of a Development Plan and Conditional Use Permit as required by Chapter 21.13.030.F.

**Standard Conditions of Approval (The following are the checked boxes from Standard Conditions, Exhibit B to Res. 17-\_\_\_\_\_ (PD/CUP Resolution) that specifically apply to the Parcel Map:**

#### **B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will