



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

January 13, 2018

6:30 P.M.

#### Planning Commissioners Roll Call:

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

**Absent:** None

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

**General Public Comments Regarding Matters Not On The Agenda:** Dale Gustin commented on Mainstreet Event, and concern regarding the intersection of Airport Road and SR 46E.

**Staff Briefing:** None

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

#### Public Hearings

##### 1. **Planned Development 17-010 (Wine Storage Warehouse)**

3230 Riverside Ave. / APN: 008-051-027

Applicant: Newlin Hastings on behalf of Paso Robles Business Park Partners

A request to construct an 18,500± square foot expansion to an existing industrial building for wine storage.

##### **Open Public Comment**

**Speakers:** Larry Gabriel, applicant's representative, support  
Dale Gustin, support

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.

2. **Rezone 18-001 - Medical Cannabis Delivery Services Ordinance**

Recommendation to City Council.

**Open Public Comment**

**Speakers:** Shaun Donahue, support  
Grace Hall, support  
Ernest Hall, support  
Travis Honso, support, indicated BCC permitted him to continue business from home location  
Ben Reed, support, but wants ordinance to permit new applications too  
Scott McKenzie, support  
Dale Gustin, neutral

Closed Public Comment.

***Action:***

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

3. **Tract 2772-2 & PD 05-016 – Airport Business Park**

West of Airport Road, South of Dry Creek Road/ APN: 025-438-003 & 005

Applicant: Chris Hoskins

A request for a one-year time extension of the entitlements associated with Tentative Tract 2772-2 and Planned Development 07-014 related to Phase II of Tract 2772, Airport Business Park, consisting of 20 lots for business park development, on the 26 acre site.

**Open Public Comment**

**Speakers:** Pamela Jardini, applicant's representative, support  
Dale Gustin, neutral, concerned with traffic at Airport Road and SR 46E  
Larry Gabriel, support

Closed Public Comment.

***Action:***

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

4. **Time Extension PR 07-0301**

2550 Dry Creek Road / APN: 025-435-015

Applicant: Twin Cities Surveying on behalf of Paso Robles Holdings, LLC

Request for a one-year time extension for Tentative Parcel Map PR 07-0301, a request to subdivide an existing 7.1-acre lot into two parcels where Lot 1 would be 2.95 acres and Lot 2 would be 4.15 acres.

**Open Public Comment**

**Speakers:** Pamela Jardini, applicant's representative, support

Closed Public Comment.

***Action:***

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

**Other Scheduled Matters:** None

**Consent Calendar**

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

January 22, 2018  
January 29, 2018

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

January 9, 2018  
January 23, 2018

***Action:***

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Brennan, and passed 7-0-0 to approve Items # 5 & # 6 with changes to DRC Minutes for 1/22/18, noting that Commissioners Jorgensen and Davis were in attendance, but not as members of DRC (See Attachment 1).

7. **Other Committee Reports:**

- a. Housing Constraints Advisory Committee: No Report
- b. Specific Plan Ad Hoc Committee: City Planner Report.

**Planning Commissioners' Comments:** Commissioner Jorgensen noted concerns with proliferation of unapproved signs at City southern entrance, ~~and car audio store holiday decorations not taken down.~~ Commissioner Barth noted concerns with traffic issues at 2 locations.

**Staff Comments:** Staff provided information on Planning Commissioner interviews scheduled for 2/22/18, and upcoming planning items.

**Director's Comments:** none

**Regular Meeting Adjourned at: 8:20 PM**

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – January 22, 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.**

**DRC Members Present: Shannon Agredano, John Donaldson**

**Staff Present: Darren Nash, Susan DeCarli**

**Applicants and others present: David Cooke, Roberta Jorgensen and Sheree Davis**

---

File #:

Application: Bicycle and Pedestrian Master Plan

Location: Citywide

Applicant: City of Paso Robles

Discussion: The DRC met on this item to discuss policy related concerns discussed by the Planning Commission with the plan. The DRC had concerns specifically with the scope and depth of goals, policies and actions related to the Pedestrian component of the plan. They felt it did not have enough emphasis on pedestrian issues, such as the importance of walking, physical barriers and connections needed, and focused too much on bike related facilities.

The DRC also has some organizational suggestions. Given the scope of changes the DRC wanted to suggest be incorporated on pedestrian policies, Commissioner Jorgensen offered to spearhead review the plan in detail and provide suggested pedestrian language and ideas on plan organization. She indicated she would work with staff to support those areas of the plan. Staff appreciated the offer to help, and will reschedule review by the DRC when edit changes are complete for their review before rescheduling it for Planning Commission consideration.

---

File #: PD 10-001

Application: Oak Park Phase 4

Location: 34<sup>th</sup> and Park Streets

Applicant: PR Housing Authority

Discussion: David Cooke gave an overview of the Oak Park project and status on the demo and construction of Phase 3. He then discussed the requested changes to Phase 4, which include adding a new building type that would include twelve 1-bedroom units (Bldg. Type F). There has been a high demand for 1-bedroom units in the previous phases and the new building would help accommodate that need. Alterations to the Phase 4 site plan are necessary to provide for the new Bldg. Type F. Also briefly discussed was the request to remove 3 additional oak trees for a total of 7 for Phase 4.

Action: No action was taken; the Commission will be reviewing this item at their meeting on January 23<sup>rd</sup>.

---