

# 2017 PLANNING COMMISSION RESOLUTIONS

## ~Volume 1~

- 01-10-2017 17-001 RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 16-0165 SUBJECT TO SITE SPECIFIC CONDITIONS OF APPROVAL.  
**OMNI DESIGN GROUP APPLICANT  
301 CRESTON ROAD**
- 01-10-2017 17-002 RECOMMENDING APPROVAL OF OAK TREE REMOVAL 16-013, SUBJECT TO REPLACEMENT REQUIREMENTS.  
**OMNI DESIGN GROUP APPLICANT  
301 CRESTON ROAD**
- 01-10-2017 17-003 RECOMMENDING APPROVAL BY CITY COUNCIL OF CONDITIONAL USE PERMIT 16-006, SUBJECT TO SITE.  
**WINE BOSS – THOMAS BOOTH APPLICANT)  
1317 PARK STREET**
- 01-10-2017 17-004 RECOMMENDING THE DETERMINATION THAT PUBLIC CONVENIENCE OR NECESSITY WOULD BE SERVED BY THE ISSUANCE OF A TYPE 42 ABC LICENSE FOR THE WINE BOSS LOCATED AT 1317 PARK STREET.  
**WINE BOSS – THOMAS BOOTH APPLICANT)  
1317 PARK STREET**
- 01-10-2017 17-005 APPROVING A ONE-YEAR TIME EXTENSION FOR TRACT 2772-2 AND PD 05-016 TO OCTOBER 10, 2017.  
**WEST OF AIRPORT ROAD, SOUTH OF DRY CREEK ROAD/ APN: 025-438-003 & 005  
APPLICANT: CHRIS HOSKINS**
- 01-10-2017 17-006 APPROVING THE REQUEST TO INSTALL THE MURAL ON THE ALLEY SIDE OF THE BUILDING LOCATED AT **625 12TH STREET.**
- 01-24-2017 17-007 AMENDING THE SITE PLAN AND ELEVATIONS FOR PLANNED DEVELOPMENT 15-003  
**(PASO HIGHWAY HOTEL PARTNERS, LP 2940 UNION ROAD, APN 025-362-004)**

## ***2017 PLANNING COMMISSION RESOLUTIONS***

- 01-24-2017 17-008 APPROVING PLANNED DEVELOPMENT (PD 16-006)  
**APPLICANT PASO ROBLES INN/MARTIN RESORTS  
600 12TH STREET, APN: 009-093-039**
- 01-24-2017 17-009 APPROVING A FINDING OF CONSISTENCY WITH  
THE APPROVED UNION/46 AREA SPECIFIC PLAN  
AND ITS ASSOCIATED ENVIRONMENTAL  
DOCUMENTS IN CONSIDERATION OF TENTATIVE  
TRACT 3098 AND PLANNED DEVELOPMENT 16-009  
**UNION ROAD LLC, APN: 025-402-024**
- 01-24-2017 17-010 APPROVING PLANNED DEVELOPMENT 16-009  
**UNION ROAD LLC, APN: 025-402-024**
- 01-24-2017 17-011 GRANTING TENTATIVE MAP APPROVAL FOR  
TRACT MAP 3098  
**UNION ROAD LLC, APN: 025-402-024**
- 02-28-2017 PC17-012 ADOPTING A MITIGATED NEGATIVE  
DECLARATION AND MITIGATION MONITORING  
AND REPORTING PROGRAM FOR THE CABERNET  
LINKS RV AND GOLF RESORT (PLANNED  
DEVELOPMENT 15-004,  
CONDITIONAL USE PERMIT AMENDMENT 94-005,  
VESTING TENTATIVE TRACT MAP 3088, AND  
VARIANCE 17-001)  
**5151 JARDINE ROAD, APN: 025-442-021 - 023 & 025-  
444-001 - 014  
APPLICANT – TOM ERSKINE**
- 02-28-2017 PC17-013 APPROVING VARIANCE 17-001 – OVERHEAD  
UTILITIES  
**5151 JARDINE ROAD  
(CABERNET LINKS RV & GOLF - ERSKINE)  
APNs: 025-442-021 - 023 & 025-444-001 – 014**
- 02-28-2017 PC17-014 APPROVING PLANNED DEVELOPMENT  
AMENDMENT (PD 15-004),  
**FOR CABERNET LINKS RV RESORT  
5151 JARDINE ROAD, APN: 025-442-021 - 023 & 025-  
444-001 – 014**

## **2017 PLANNING COMMISSION RESOLUTIONS**

- 02-28-2017 PC17-015 APPROVING CONDITIONAL USE PERMIT AMENDMENT (CUP 94-005),  
**FOR CABERNET LINKS RV RESORT  
5151 JARDINE ROAD, APN: 025-442-021 - 023 & 025-444-001 – 014**
- 02-28-2017 PC17-016 APPROVING CABERNET LINKS RV RESORT AND GOLF COURSE  
VESTING TENTATIVE TRACT MAP 3088  
**5151 JARDINE ROAD, APN: 025-442-021 - 023 & 025-444-001 - 014  
APPLICANT – TOM ERSKINE**
- 03-14-2017 PC17-017 GRANTING A ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT MAP 2919 & PLANNED DEVELOPMENT 12-007  
**(38TH STREET TOWNHOMES - MUNDEE)  
APN: 008-011-088, 089, 090, & 091**
- 03-14-2017 PC17-018 APPROVING PLANNED DEVELOPMENT AMENDMENT (PD 98-004)  
**APPLICANT – DAMIEN MAVIS  
1650 RAMADA DRIVE, APN: 009-631-017**
- 03-28-2017 PC17-019 APPROVING PLANNED DEVELOPMENT AMENDMENT 14-003  
AND CONDITIONAL USE PERMIT 14-006  
**(SAN ANTONIO WINERY)  
APN: 025-391-075**
- 03-28-2017 PC17-020 APPROVING PLANNED DEVELOPMENT AMENDMENT 02-012  
**(BUTTONWILLOW WAREHOUSE COMPANY)  
APN: 025-425-008**
- 04-11-2017 PC 17-021 APPROVING CONDITIONAL USE PERMIT 17-002 FOR SIZE AND HEIGHT EXCEPTIONS FOR AN ACCESSORY STRUCTURE  
**(1928 EXPERIMENTAL STATION TOAD – ST. JOHNS)  
APN: 025-422-018**
- 04-25-2017 PC 17-022 APPROVING CONDITIONAL USE PERMIT 17-001  
**(1245 PARK STREET – NEW DAY CHURCH)  
APN: 009-042-002**

## **2017 PLANNING COMMISSION RESOLUTIONS**

- 04-25-2017 PC 17-023 ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PASO ROBLES AIRPORT SOLAR PROJECT (PLANNED DEVELOPMENT 16-008, CONDITIONAL USE PERMIT 16-007)  
**(3103 SATELLITE DRIVE)**  
**APN: 025-450-001**
- 04-25-2017 PC 17-024 APPROVING CONDITIONAL USE PERMIT 16-007  
**(3103 SATELLITE DRIVE)**  
**APN: 025-450-001**
- 04-25-2017 PC 17-025 APPROVING PLANNED DEVELOPMENT 16-008  
**(3103 SATELLITE DRIVE)**  
**APN: 025-450-001**
- 05-09-2017 PC 17-026 APPROVING CONDITIONAL USE PERMIT 17-003  
**(613 14<sup>TH</sup> STREET – NOVELLES DEVELOPMENTAL SERVICES)**  
**APN: 009-036-008**
- 05-09-2017 PC 17-027 RECOMMENDING THE CITY COUNCIL ADD CHAPTER 21.20B AND AMEND TABLE 16.20.200 OF THE MUNICIPAL CODE (**ZONING ORDINANCE**) REGARDING WIRELESS COMMUNICATIONS FACILITIES
- 05-23-2017 PC 17-028 APPROVING CONDITIONAL USE PERMIT 17-005 ALLOWING A STATE LICENSED SIX (6) TABLE CARD ROOM WITHIN THE EXISTING BUILDING  
**(1144 BLACK OAK DRIVE – PASO ROBLES CARD ROOM)**  
**APN: 008-051-023**
- 06-13-2017 PC 17-029 ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CASE PASO, LLC  
**(PLANNED DEVELOPMENT 16-002, AND CONDITIONAL USE PERMIT 17-004)**  
**2121 ARDMORE ROAD, APN: 025-362-038**  
**APPLICANT – CASE PASO, LLC**

## **2017 PLANNING COMMISSION RESOLUTIONS**

- 06-13-2017 PC 17-030 APPROVING PLANNED DEVELOPMENT 16-002 AND  
CONDITIONAL USE PERMIT 17-004  
**(CASE, PASO LLC – 2121 ARDMORE ROAD)**
- 06-13-2017 PC 17-031 RECOMMENDING APPROVAL TO THE CITY  
COUNCIL FOR STREET ABANDONMENT 17-001  
**(STRATUS LANE)**  
**APNs: 025-471-008, -009, -012 and -013**
- 08-08-2017 PC 17-032 APPROVING VESTING TENTATIVE TRACT MAP  
3105 OF THE RIVER OAKS II MASTER  
DEVELOPMENT PLAN  
BORKEY AREA SPECIFIC PLAN SUBAREA A  
**APPLICANT – ESTRELLA ASSOCIATES**  
**RIVER OAKS II - APN: 025-390-009**
- 08-08-2017 PC 17-033 RECOMMENDING APPROVAL TO THE CITY  
COUNCIL OF OAK TREE REMOVAL PERMIT  
(OTR 17-015) TO REMOVE 33 OAK TREES.  
BORKEY AREA SPECIFIC PLAN SUBAREA A  
**APPLICANT - ESTRELLA ASSOCIATES, INC.**  
**RIVER OAKS II - APN 025-390-009**
- 08-08-2017 PC 17-034 RECOMMENDING (MISC – 17-002) A CERTIFICATE  
OF CORRECTION FOR TRACT 900  
**1200 RAMADA DRIVE**  
**(RICHARD AND MONICA GALLI)**  
**APNs: 009-633-023**
- 08-22-2017 PC 17-035 APPROVING CONDITIONAL USE PERMIT 17-006  
ALLOWING A VERIZON WIRELESS CELLULAR  
ANTENNA INSTALLATION ON AN EXISTING  
UTILITY POLE IN THE PUBLIC RIGHT-OF-WAY  
**(NORTHEAST CORNER OF 32ND STREET AND  
SPRING STREET)**  
**(NEAR 3200 SPRING STREET – VERIZON  
WIRELESS)**  
**APN: 008-042-016**
- 08-22-2017 PC 17-036 ADOPTING A MITIGATED NEGATIVE  
DECLARATION AND MITIGATION MONITORING  
AND REPORTING PROGRAM FOR THE TIDWELL  
CONTRACTOR STORAGE YARD PROJECT  
**(PLANNED DEVELOPMENT 17-007)**  
**APN: 025-423-003**

## **2017 PLANNING COMMISSION RESOLUTIONS**

- 08-22-2017 PC 17-037 APPROVING PLANNED DEVELOPMENT 17-007  
**(TIDWELL CONTRACTORS STORAGE YARD)**  
**APN: 025-423-003**
- 09-12-2017 PC 17-038 AMENDING RESOLUTION NO. PC 17-028  
APPROVING CONDITIONAL USE PERMIT 17-005  
TO AMEND HOURS OF OPERATION  
**(1144 BLACK OAK DRIVE – PASO ROBLES CARD  
ROOM)**  
**APN: 008-051-023**
- 09-12-2017 PC 17-039 APPROVING PLANNED DEVELOPMENT (PD 17-002)  
**APPLICANT BELLISSIMO  
RESTAURANT/DUPLEXS – KASEY WALKER  
SOUTHEAST CORNER OF 4TH STREET AND  
SPRING STREET, APN: 009-291-007**
- 09-12-2017 PC 17-040 REPORTING ON GENERAL PLAN CONSISTENCY  
FOR A PROPOSED PROPERTY EXCHANGE  
BETWEEN CITY-OWNED PROPERTY  
**LOCATED AT THE SOUTHEAST CORNER OF SR  
46 WEST (APN 009-831-029)  
AND PROPERTY OWNED BY RUPESH  
PATEL/ZENIQUE HOTELS  
LOCATED AT 1955 THEATRE DRIVE (APN 009-  
831-007)**
- 09-12-2017 PC 17-041 RECOMMENDING APPROVAL TO THE CITY  
COUNCIL OF THE CITY OF EL PASO DE ROBLES  
ADOPTING A NEGATIVE DECLARATION FOR  
GENERAL PLAN AMENDMENT 16-001, REZONE 16-  
002, VESTING TENTATIVE PARCEL MAP PR 16-0231  
& PLANNED DEVELOPMENT 13-006 AMENDMENT  
**APPLICANT – MICHAEL MULLAHEY  
APN: 025-423-005 and 02**
- 09-12-2017 PC 17-042 RECOMMENDING APPROVAL TO THE CITY  
COUNCIL OF GENERAL PLAN AMENDMENT 16-001  
**RELATED TO THE MULLAHEY DEALERSHIP  
EXPANSION**

## **2017 PLANNING COMMISSION RESOLUTIONS**

- 09-12-2017 PC 17-043 RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVE REZONE 16-002  
**APPLICANT – MICHAEL MULLAHEY**  
**APN: 025-423-005 and 023**
- 09-12-2017 PC 17-044 RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES ADOPTING TENTATIVE PARCEL MAP PR 16-0231  
**APPLICANT – MICHAEL MULLAHEY**  
**APN: 025-423-005 and 023**
- 09-12-2017 PC 17-045 RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES ADOPTING PLANNED DEVELOPMENT 13-008 AMENDMENT  
**APPLICANT – MICHAEL MULLAHEY**  
**APN: 025-423-005 and 023**
- 09-26-2017 PC 17-046 GRANTING A ONE-YEAR TIME EXTENSION FOR PLANNED DEVELOPMENT 11-002 AND TENTATIVE TRACT MAP 3036 FOR HABITAT FOR HUMANITY FOR SAN LUIS OBISPO COUNTY  
**LOCATED AT 1128 VINE STREET**  
**APN: 008-391-021**
- 09-26-2017 PC 17-047 RECOMMENDING APPROVAL OF CERTIFICATE OF COMPLIANCE 17-001 (COA 17-001)  
**APPLICANT – DIANE HARRIS**  
**1949 OAK STREET, APN: 008-231-007**
- 09-26-2017 PC 17-048 APPROVING CONDITIONAL USE PERMIT 17-001 (1228 11<sup>TH</sup> STREET – NEW DAY CHURCH)  
**APN: 009-114-014 & 015**
- 09-26-2017 PC 17-049 ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PINE STREET HOTEL  
**(PLANNED DEVELOPMENT 17-006)**  
**APPLICANT – DEBBIE LORENZ**  
**944 PINE STREET, APN: 009-156-008**

## ***2017 PLANNING COMMISSION RESOLUTIONS***

- 09-26-2017    PC 17-050    APPROVING PLANNED DEVELOPMENT (PD 17-006) FOR A 151-ROOM, 4-STORY, 105,000± SF HOTEL, RESTAURANT, AND CONFERENCE SPACE AS AN AMENDMENT TO PD 14-001  
**APPLICANT – DEBBIE LORENZ**  
**944 PINE STREET, APN: 009-156-008**
- 10-10-2017    PC 17-051    APPROVING CONDITIONAL USE PERMIT 17-012  
**(712 PASO ROBLES STREET – CAPTAIN’S GARAGE)**  
**APN: 009-213-009**
- 10-24-2017    PC 17-052    RECOMMENDING AN ORDINANCE TO THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AMENDING SECTIONS 5.04.310, 21.23A.010, 21.23A.020, 21.23A.030, AND 21.23A.050, REPEALING SECTIONS 21.15.210, 21.15.220, 21.15.230, AND 21.15.240 OF CHAPTER 21.15, AND ADDING CHAPTER 21.34 TO THE PASO ROBLES MUNICIPAL CODE REGARDING SHORT-TERM VACATION RENTALS  
**(CITY OF PASO ROBLES – SHORT-TERM RENTAL ORDINANCE)**
- 10-24-2017    PC 17-053    APPROVING WAIVER 17-001 ONE-YEAR POSTPONEMENT OF UNION ROAD FRONTAGE IMPROVEMENTS  
**(2975 UNION ROAD – PASO ROBLES ATHLETIC CLUB)**  
**APN: 025-371-025**