



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

January 09, 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: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled:

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

Application for a new 105-room hotel, 4-story, 74,000± sf hotel
Dallons Drive, APN 025-423-019 & 002
Applicant – Ace Design LLC

Action:

A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 7-0-0 to continue the item to the February 13, 2018 meeting.

2. **Planned Development (PD 16-007) Black Oak Lodge**

Application for a new 4-story, 96-room hotel, 4-story, 59,000± sf hotel
2717 Black Oak Drive, APN 008-132-019 & 021
Applicant – Black's Hatchery, Matt Masia

Action:

A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to continue the item to the February 13, 2018 meeting.

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3. **Bellissimo Restaurant and Apartments Planned Development (PD 17-002)** Application requesting to add an additional 1,074 square feet of office on the second floor of the Bellissimo Restaurant project proposed SE corner of Spring Street and 4th Street, APN 009-291-007
Applicant – Kasey Walker

Action:

A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to continue the item to the January 23, 2018.

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 Werner – City Consultant

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 5-2-0 (Noes: Commissioner Brennan and Chairman Donaldson) to approve Option 2 to refer this item back to Staff for additional analysis related to on-site truck circulation, emergency service circulation, and landscape plan questions.

2. **Planned Development 17-005 / Conditional Use Permit 17-009 - Ravine Waterpark**
Overflow Parking Lot and Multi-Use Path
2981 Union Road / APN: 025-362-014
Applicant – Ravine Waterpark
A request by the Ravine Waterpark proposing to install a multi-use path to connect the water park to an overflow parking area on the south side of State Route 46 East, 2981 Union Road.

Open Public Comment

Speakers: Larry Gabriel - Project Consultant
Bill Grant
Brandon Saubert

Closed Public Comment.

Action:

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

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Other Scheduled Matters: None

Consent Calendar

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

None

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

December 12, 2017

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to approve Item # 4.

5. **Other Committee Reports:**

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

Planning Commissioners' Comments: General comments were made, no specific action requests.

Staff Comments: Staff gave an update of current activities.

Director's Comments: None

Regular Meeting Adjourned at: 8:13 PM



CITY OF EL PASO DE ROBLES "The Pass of the Oaks"

PLANNING COMMISSION MINUTES

January 23, 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:

A moment of silence was observed in honor of the Frace Family

Staff Briefing: None

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

Public Hearings

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

Application requesting to add an additional 1,074 square feet of office space on the second floor of the Bellissimo Restaurant project proposed to be located at the corner of Spring Street and 4th Street (APN 009-291-007).

Applicant – Kasey Walker

Open Public Comment

Speakers: None

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. **PD Oak Park Housing – Phase 4, Planned Development (PD 10-001)**

Request to amend Phase 4 of PD 10-001, Oak Park Public Housing, to introduce a new housing type and modify site plan to accommodate new housing type. There is also a request to remove four additional oak trees from Phase 4. (APN 008-072-007). Applicant – Paso Robles Housing Authority, David Cooke

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Open Public Comment

Speakers: Laurie Doyle – Central California Housing Corporation Representative
David Cooke - Applicant

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 modified (See Attachment 1)

Other Scheduled Matters: None

Consent Calendar

3. Development Review Committee Minutes (for approval)

December 11, 2017

December 18, 2017

January 8, 2018

4. Planning Commission Minutes (for approval)

None

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to approve Item # 3 with changes (See Attachment 2).

5. Other Committee Reports:

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

Planning Commissioners' Comments:

Planning Commissioners expressed their condolences to the Director's family.

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 7:33 PM

RESOLUTION 18-xxx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THAT
THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT AMENDMENT (PD 10-001)
OAK PARK REDEVELOPMENT – PHASE 4
APPLICANT– PASO ROBLES HOUSING AUTHORITY
3350 PARK STREET, APN: 008-072-007**

WHEREAS, Oak Park Phase 4 is located at 3350 Park Street, the southeast corner of 34th and Park Streets; and

WHEREAS, on June 1, 2010, the City Council approved PD 10-001 (Res. 10-071), allowing for the demolition of 148 residential units and replacing them with 302 affordable housing units along with community center and offices, in four phases; and

WHEREAS, Phases 1 and 2 have been completed and are being lived in and construction permits have been issued for Phase 3, and the demolition of Phases 3 and 4 are near completion; and

WHEREAS, the Housing Authority along with REDS is working on the design for Phase 4, which includes introducing a new housing type (Bldg. Type F) which is a 2-story building that would have 12 one-bedroom units; and

WHEREAS, in order to accommodate the Type-F building, the Site Plan needs to be modified from the original approved with PD 10-001; and

WHEREAS, in addition to the change in the Site Plan, there is also a request for the removal of four additional oak trees for a total of seven oak trees in Phase 4; and

WHEREAS, Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) along with mitigation measures was approved concurrent with the approval of PD 10-001, to address any potential impacts associated with the project. The proposed amendment to PD 10-001 to allow for the modification of the site plan to accommodate the new housing type, and the proposed oak tree removals would be consistent with the mitigation measures outlined in the EIR for the Oak Park project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby make a recommendation to the City Council approval of an amendment to Planned Development 10-001, subject to the following conditions of approval:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

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1. The project is consistent with the goals and policies established by the General Plan, since the project would provide for a variety of affordable housing types.
2. The project is consistent with and supports the intent of the T-4 Neighborhood (T4-N) zone in the Uptown/Town Center Specific Plan since it would help provide for a range of housing types in the multi-family zoning district.
3. The project is a “permitted” use in the T-4 Neighborhood (T4-N) Zone in the Uptown/Town Center Specific Plan (UTCSP), and complies with all applicable development standards in the UTCSP and Zoning Ordinance.
4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.
5. The proposed development plan accommodates the aesthetic quality of the city as a whole since it is designed consistent with the plans for Oak Park Housing that have been established with Phases 1-3.
6. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and is an infill development project that would not impact environmental resources, and is consistent with the EIR approved for the project, under the California Environmental Quality Act.
7. The proposed development plan is compatible with existing surrounding development and historic buildings, as noted in #4 above.
8. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses in the vicinity.
9. The removal of four additional oak trees in Phase 4 (not to exceed a total of 14 oak trees for Phases 1 thru 4) is necessary to accommodate the site planning and takes in consideration the preservation of healthier oak trees.

Section 3. Conditions. The Planning Commission recommends that the City Council approve Planned Development 10-001 Amendment, subject to the following Conditions of Approval.

1. That the conditions of approval and associated mitigation measures within Resolution 10-071 shall remain in full effect, except that Phase 4 shall be constructed in substantial conformance with the following Exhibits:

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EXHIBITS	DESCRIPTION
A.	Overall Site Plan
B.	Phase 4 Site Plan
C.	Tree Protection Plan
D.	Bldg. F – First Floor Plan
E.	Bldg. F – Second Floor Plan
F.	Bldg. F – Roof Plan
G.	Bldg. F – North & West Elevations
H.	Bldg. F – South & East Elevations
I.	Arborist Letter

PASSED AND ADOPTED THIS 23rd day of January, 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman, John Donaldson

ATTEST:

Warren Frace, Planning Commission Secretary

Attachment 2

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 8, 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, Scott Brennan, John Donaldson

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Ryan Jeffrey, Rick Jeffrey, Larry Werner

File #: Pre Application Review
Application: Multi-family Residential Project
Location: Southwest corner of 36th and Park Streets
Applicant: Rick Jeffrey
Discussion: The applicants presented the initial conceptual designs for the proposed multi-family residential project. The project would replace the previously approved 42 single-family residential units with 74 multi-family units. The units would be one-bedroom and divided into two separate buildings. Parking would be provided for on a surface parking lot and underneath one of the proposed buildings designed as a podium building. The applicant's will be requesting a density bonus in order to allow for the proposed number of units.
Action: No action was taken, the applicants are working on developing the project for submittal of a development plan. Suggestions were made that the applicants work on updating the architectural elevations of the project to incorporate more elements that would be consistent with the Specific Plan, however, in general the DRC was supportive of the concept and residential unit density.

File #: Sign Plan
Application: Wall mounted sign for Fantastic Sams
Location: 149 Niblick Rd.
Applicant: CT Signs
Discussion: Staff worked with the applicant to provide a sign that would be consistent with the sign program for the Woodland Plaza I sign program. The initial plans that proposed a interally illuminated cabinet sign did not comply with the program. The latest submittal revised the sign to be an internally illuminated channel letter sign on a raceway painted to match the building wall.
ACTION: The sign was approved as proposed.
