



# 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.

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.

**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**