



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

January 12, 2021

- A. **Planning Commission Teleconference-Only Meeting Call to Order at 6:30PM**
- B. **Pledge of Allegiance**
- C. **Planning Commissioners Roll Call**
Present: Commissioners Christensen, Davis, Gibson, Koegler, and Neel and Chairperson Jorgensen
Absent: Commissioner Castillo
- D. **Staff Introductions:**
Present: Warren Frace, David Athey, Darren Nash, Darcy Delgado, Lori Wilson, Katie Banister, Ashleigh Peterson, and Jessica Ferguson
- E. **General Public Comments Regarding Matters not on the Agenda:** none
- F. **Agenda Items Proposed to be Tabled or Re-Scheduled:** none
- G. **Public Hearings:**
1. **Time Extension (TEX 20-09) for Marriott Fairfield Inn & Suites (PD Amend 15-005 and CUP 15-020) (P16-0005)**
2940 Union Road / APN: 025-362-004
Applicant: Excel Hotel Group
Request for a two-year time extension for Planned Development Amendment 15-005 and Conditional Use Permit 15-020, for a 119 room Marriott Fairfield Inn and Suites.
- Staff report given by Lori Wilson
Questions from Commissioners to staff
- Open Public Comment**
- Speakers:** Neil Patel
- Close Public Comment**
- Commissioners deliberate
- Action:** A motion was made by Commissioner Neel, seconded by Commissioner Koegler, and passed 6-0-1 (Commissioner Castillo absent) to adopt Resolution PC 21-01 approving TEX 20-09 granting a two-year time extension to PD Amend 15-005 and CUP 15-020.
2. **Time Extension (TEX 20-10) for Marriot Residence Inn Hotel (PD 13-005) (P13-001)**
1717 South Vine / APN: 009-631-024
Applicant: Excel Hotel Group
A request for a two-year time extension for Planned Development 13-005, for development of a 4-story Marriott Residence Inn hotel with 128 rooms and ancillary site improvements.

Staff report given by Lori Wilson

Questions from Commissioners to staff

Open Public Comment

Speakers: Neil Patel

Close Public Comment

Commissioners deliberate

Action: A motion was made by Commissioner Davis, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioner Castillo absent) to adopt Resolution PC 21-02 approving TEX 20-10 granting a two-year time extension to PD 13-005.

3. Demolition Permit and Conditional Use Permit (CUP 20-06) for Claassen’s Radiator Service Building (P20-0042)

1534 Spring Street / APN: 008-321-002

Applicant: Joe Simonin

The project consists of a request to demolish remnants of the former “Claassen’s Radiator Service” building, which is listed on the City’s historical inventory, and to reconstruct a new building in its place to be used for auto repair.

Staff report given by Darcy Delgado

Questions from Commissioners to staff

Open Public Comment

Speakers: Mike Smith

Close Public Comment

Commissioners deliberate

Action:

A. A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioner Castillo absent) to adopt Resolution PC 21-03 recommending the City Council certify Mitigated Negative Declaration for the project and thereby recommending approval of the demolition.

B. A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioner Castillo absent) to adopt Resolution PC 21-04 recommending the City Council approve Conditional Use Permit 20-06 with amendments to the conditions of approval to require Development Review Committee review of exterior details including color, materials, signage and landscaping; and prohibiting overnight exterior parking on the site.

4. Conditional Use Permit 20-05 and Site Plan Review 20-08 for Boys and Girls Club (P20-0039)

3301 Oak Street / APN: 008-034-016

Applicant: Gene Runkle for the Boys and Girls Club of Mid Central Coast

Construction of an 8,138 square-foot building for the Boys and Girls Club.

Staff report given by Katie Banister

Questions from Commissioners to staff

Open Public Comment

Speakers: Gene Runkle
Larry Gabriel

Close Public Comment

Commissioners deliberate

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 6-0-1 (Commissioner Castillo absent) to adopt Resolution PC 21-05 approving Conditional Use Permit 20-05 and Site Plan Review 20-08 with amendments to the conditions of approval to require Development Review Committee review of fencing and signage; and eliminating condition 8 prohibiting sign illumination.

H. **Discussion Items:** none

I. **Consent Calendar:**

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

December 7, 2020
December 14, 2020
December 21, 2020

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

November 11, 2020
December 8, 2020

Action: A motion was made by Commissioner Gibson, seconded by Commissioner Koegler, and passed 6-0-1 (Commissioner Castillo absent) to approve the consent calendar with the following amendments to the minutes for December 7, 2020:

1. The Action for Item #2 (CS20-0018) should require the project to return to DRC for approval.
2. The Action for Item #3 should indicate the item is continued to a future DRC meeting (replacing “revisited”) and noting the project was continued to December 21. 2020.

J. **Other Reports:**

1. Housing Constraints Advisory Committee / Housing Element Update Process
2. Development Review Committee Rotation Schedule

Month	Commissioners		
January 2021	Gibson	Koegler	Castillo
February 2021	Gibson	Neel	Castillo
March 2021	Koegler	Neel	Christensen

- K. Planning Commissioners' Comments
- L. Staff Comments
- M. Adjournment at 9:33PM