



CITY OF EL PASO DE ROBLES

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

January 14, 2020

6:30 P.M.

A. 6:30 P.M.: Planning Commission Meeting Called To Order

B. Pledge of Allegiance

C. Roll Call:

Present: Castillo, Davis, Jorgensen, Barth, Koegler and Neel

Absent: Donaldson

D. Staff Introductions

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. Planned Development (PD19-06) & Oak Tree Removal (OTR 19-14) – 200 Unit Apartment Complex

1401 Creston Road / APN: 009-571-010

Applicant – RRM Design Group

Owner – FPA Multi-Family, LLC

For the Planning Commission to consider a request to approve the development plan for a 200-unit multi-family residential apartment development and to make a recommendation to the City Council for removal of three oak trees.

Commissioner Jorgensen announced that she had a conflict of interest with this item and recused herself, leaving the room.

Opened Public Hearing.

Open Public Comment

Speakers: Tim Kihm – Applicant
Debbie Rudd – Applicant’s Representative
Serafin Meranan – Applicant’s Architect
Scott Neiman – Applicant’s Landscape Architect
Kim Onorato
Frank Kopcinski
Casey Abbott

Paul Finleysinn
Jan Albin
Rob McDonald
Lon Alexander
Robert Bayer
Lynn Foley

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Neel, seconded by Commissioner Koegler and failed 2-3-2 (Noes: Commissioners Castillo, Davis, Barth; Absent: Commissioners Jorgensen and Donaldson) to approve Resolution A as presented.
- B.** A motion was made by Commissioner Koegler, seconded by Commissioner Castillo and passed 5-0-2 (Absent: Commissioners Jorgensen and Donaldson) to continue the item to date certain of January 23, 2020 at 6:30 p.m. requesting staff to verify the noticing was done in accordance with the provisions of CEQA and the City's Municipal Code.

Commissioner Jorgensen re-entered the room.

2. Vesting Tentative Parcel Map (PR19-0070), Planned Development (PD19-07) & Oak Tree Removal (OTR 19-26) – 17 Unit Mixed-Use Apartments With Commercial

2548 Spring Street / APN: 008-121-001

Applicant – Scott Stokes, Above Grade Engineering

Owner – 2548 Spring, LLC

A Mixed-Use Development consisting of 4,000 square feet of commercial space and 17 multi-family residential units and a 2-lot subdivision.

Open Public Comment

Speakers: Harry Hamilton – Applicant
Eric Smith
Kayla Smith
Casey Abbot
Shawn Owens – San Luis Tank

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Neel, seconded by Commissioner Barth and passed 6-0-1 (Absent: Commissioner Donaldson) to approve Resolution A amended to allow flexibility in oak tree removal mitigation method to include the option to pay into the oak tree replacement fund if the arborist determines there is inadequate space for all required trees.
- B.** A motion was made by Commissioner Neel, seconded by Commissioner Castillo and passed 6-0-1 (Absent: Commissioner Donaldson) to approve Resolution B amended so site specific condition of approval number 7 reflects the fact that the dedication of one very-low income unit entitles the project to 4 additional market rate units; and condition number 8 reflects approval of 1 additional density bonus unit; and

condition number 13 requires 22 onsite parking spaces before finaling Phase I and 24 onsite parking spaces before “Retail Space 101” may be occupied; and condition number 15 to allow the dimensions of compact parking spaces to include 2 feet of overhang; and condition number 16 to allow only 6 shade trees in the parking area; and condition 38 to read, “To the satisfaction of the City of Paso Robles Fire Chief or his designee, the project shall be designed to provide a 26-foot wide driveway aisle adjacent to Building B.”

H. Discussion Items:

- Review of procedure for January 28, 2019 Planning Commission agenda items.

I. Consent Calendar

3. Development Review Committee Minutes (for approval):

November 18, 2019
November 25, 2019
December 9, 2019

No action taken on DRC minutes, they were sent back to staff to clarify proper DRC member attendance.

4. Planning Commission Minutes (for approval)

December 10, 2019

Action:

- A.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Neel and passed 6-0-1 (Absent: Commissioner Donaldson) to approve Items # 4 as presented.

5. Other Committee Reports:

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

J. Planning Commissioners' Comments: Commissioner Castillo indicated he would not be able to attend 1/28 meeting.

K. Staff Comments: City Planner reminded DRC members to use 2019 DRC member schedule until new Commissioners are seated in 2020, where schedule will be updated.

L. Director's Comments: None

M. Regular Meeting Adjourned at: 11:47 PM