



# City of El Paso de Robles

*“The Pass of the Oaks”*

## PLANNING COMMISSION MINUTES

January 24, 2023

**A. Planning Commission Special Meeting Call to Order at 6:30PM**

**B. Pledge of Allegiance**

**C. Roll Call**

Present: Commissioners Covarrubias, Davis, Gibson, Jorgensen Neel and Chairperson Koegler

Absent: Commissioner Christensen

**D. Staff Introductions**

Present: Warren Frace, David Athey, Darcy Delgado, Darren Nash, Anne Branham (Remote) Ashleigh Peterson (remote), and Marci Reynoso

**E. General Public Comments Regarding Matters not on the Agenda: None**

**F. Agenda Items Proposed to be Tabled or Re-Scheduled:**

**1. Thorndyke Office Building/ Map (P20-0079 / PD20-16 / TTM-2839)**

**Location** – 2709 Germaine / APN 025-424-001, -002, -003, -004, -005, -006, -007, & -008

The item was continued to January 24, 2023 by the Planning Commission at their meeting on January 10, 2023 and will be continued again to a future Planning Commission meeting.

**Description** – Request to construct seven new industrial/warehouse buildings with accessory offices.

**Applicant** – Brian Thorndyke

**CEQA Determination** – This application is categorically exempt from environmental review per Section 15332 (in-fill development projects) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA).

**Action:** A motion was made by Commissioner Jorgensen, seconded by Commissioner Davis, and passed 5-0-1-1 (Commissioner Neel abstains and Commissioner Christensen absent) to continue to the February 7, 2023 Planning Commission Meeting.

**G. Public Hearings:**

**2. Stravinski Development Group / Daou Vineyards Planned Developments (combined public hearing)**

2a. [Planned Development 22-04 for the Stravinski Development Group, Oak Tree Removal Permit 22-06 and Tentative Parcel Map PR 22-0022 \(P22-0015\)](#)

**Location** – 5175 Airport Road/ APN: 025-434-002

**Description** – A request to subdivide a 19.75 -acre property into two (2) parcels, roughly equal in size at 9.87 acres each and to develop Parcel 1 with an approximately 196,000 square-foot warehouse building to be used as refrigerated wine storage, and a distribution and fulfillment center. The project includes the removal of oak trees.

**Applicant** – SDG Paso Robles 413, LLC

**CEQA Determination** – The City has prepared a mitigated negative declaration for the project. The 30-day public review period for the negative declaration began on Friday, December 23, 2022 and will conclude on January 24, 2023. The mitigated negative declaration can be downloaded from [www.prcity.com/357/CEQA-Documents](http://www.prcity.com/357/CEQA-Documents)

2b. [Planned Development 22-09 for Daou Vineyards \(P22-0069\)](#)

**Location** – 5175 Airport Road/ APN 025-434-002

**Description** – A request to construct an approximately 157,000 square-foot wine production facility. Interior uses include barrel storage, bottling/packaging areas, warehousing, and fermentation areas. Exterior uses include a crush pad, mechanical yards and wastewater treatment.

**Applicant** – Daou Vineyards, LLC

**CEQA Determination** – The City has prepared a mitigated negative declaration for the project. The 30-day public review period for the negative declaration began on Friday, December 23, 2022 and will conclude on January 24, 2023. The mitigated negative declaration can be downloaded from [www.prcity.com/357/CEQA-Documents](http://www.prcity.com/357/CEQA-Documents)

**Staff report given by Darcy Delgado**

Questions from Commissioners to staff.

**Open Public Comment**

**Speakers:** Neal Thompson (SDG Applicant)  
CJ Horstman (Architect)  
Neil Cassidy (Daou Applicant)  
Heidi Gibson (Landscape Architect)

**Close Public Comment**

**Planning Commissioners deliberated.**

**Action:**

- a. A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-001, recommending the City Council adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan with the following corrections:

- Change the jurisdiction in Greenhouse Gas Mitigation Measure #2 (GHG-2) from ‘City of San Luis Obispo’ to ‘City of Paso Robles’ (on page 30 of 32 of the Mitigation Monitoring Program)
  - Adopt the response to comments that were included in the Addendum
  - Note the change to Mitigation Measure TR-2 in response to the Caltrans comment
  - Update findings to reflect public comments received
  - Changes to “Whereas” statement under Section III. to match wording used in Resolution B, and
  - Task staff with looking at truck traffic at Jardine prior to City Council meeting.
- b.* A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen, and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-002, recommending the City Council approve Planned Development 22-04 and Oak Tree Removal Permit 22-06, amending Engineering Site Specific Condition No. 9 (Exhibit A) as presented in the public hearing, and removing reference to the recordation of a Final Map to Standard Condition of Approval Section F (Exhibit B), as presented in the public hearing.
- c.* A motion was made by Commissioner Neel, seconded by Commissioner Jorgensen, and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-003 recommending the City Council approve Tentative Parcel Map PR 22-0022, removing reference to the recordation of a Final Map to Standard Condition of Approval Section F (Exhibit B), as presented in the public hearing.
- d.* A motion was made by Commissioner Gibson, seconded by Commissioner Neel, and passed 6-0-1 (Commissioner Christensen absent) to approve Resolution PC 23-004 to recommend the City Council approve Planned Development 22-09, amending Engineering Site Specific Condition No. 9 (Exhibit A) as presented in the public hearing, and removing reference to the recordation of a Final Map to Standard Condition of Approval Section F (Exhibit B), as presented in the public hearing.

**H. Discussion Items:**

**I. Consent Calendar:**

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

December 19, 2022

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

January 10, 2023

*Action:* A motion was made by Commissioner Jorgensen, seconded by Commissioner Covarrubias, and passed 6-0-1 (Commissioner Christensen absent) to approve the minutes as presented.

**J. Other Reports**

**4. Paso Robles Street Ad Hoc Committee Report**

**5. Housing Constraints and Opportunities Committee (HCOC) / Zoning Code Update Report**

**6. Development Review Committee Rotation Schedule**

<b>Month</b>	<b>Commissioners</b>		
<b>January</b>	Gibson	Koegler	Covarrubias
<b>February</b>	Gibson	Neel	Covarrubias

**K. Planning Commissioners' Comments**

**L. Staff Comments**

**M. Adjournment at 8:25pm**

Submitted by

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Marci Reynoso, Administrative Assistant II  
Approved: