



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

January 28, 2020

6:30 P.M.

A. Planning Commissioners Roll Call:

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

Absent: Castillo

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

C. General Public Comments Regarding Matters Not On The Agenda: Jerel Stover

D. Agenda Items Proposed To Be Tabled Or Re-Scheduled: None

E. Public Hearings

Commissioner Barth declares a conflict of interest and leaves the room.

1. Olsen-South Chandler Ranch Specific Plan and related General Plan and Zoning Code Amendments, Including Tentative Tract Maps, Development Agreements, and Formation of a Community Facilities District to approve 1,293 residential units ranging from single-family to multi-family, a Neighborhood Commercial Overlay District that would support up to 9,800 square feet of non-residential use, a School Overlay District that would allow development of a public elementary school, approximately 29,335 square feet of community amenities including a community building, a private recreational center.

- General Plan amendments ([GPA 18-04] Land Use Element, Housing Element, Parks and Recreation Element, and Safety Element);
- Zone change (RZN 18-10);
- Specific Plan (SPA 18-01);
- Development Plan (PD 19-10);
- Multiple tentative tract maps (TR 3149, TR 3152, TR 3153, TR 3154, TR 3155);
- Oak tree removal permit (OTR 18-16);
- Abandonment of portions of public roadways including approximately 17,402 square feet of the Condict Boulevard entrance to the Our Town development, approximately 10,084 square feet of Fontana Road, Hanson Road, and approximately 9,668 square feet of Linne Road (SAB 20-01, SAB 20-02, SAB 20-03, SAB 20-04, SAB 20-05, SAB 20-06);
- Development Agreements 20-01, 20-02, and 20-03;

Open Public Comment

Speakers: Mike Naggar – Applicant
Mark Zonavich

Scott Martin
Travis Fuentez
Joe Combs
Corie Vamos
Chris Vamos
Jerry Stover
Lindy Hatcher
Andy Peckma
Ty Christensen
Chris Andrews
Jim Vaughn
Jerry Stover

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Jorgensen, seconded by Commissioner Koegler and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution A with clarification that a map for bus stop locations be included in specific plan.
- B. A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution B as presented.
- C. A motion was made by Commissioner Jorgensen, seconded by Commissioner Neel and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution C as presented.
- D. A motion was made by Commissioner Jorgensen, seconded by Commissioner Koegler and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution D as presented.
- E. A motion was made by Commissioner Jorgensen, seconded by Commissioner Neel and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution E with the following changes for Council consideration:
 - 1. Add additional visitor parking.
 - 2. Standard condition 3 on page 221 shall remove reference to “River Oak Design Manual”.
 - 3. Include Errata 1 corrections.
- F. A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution F with the following changes:
 - 1. Amend resolution to reflect a “General Street Abandonment” process.

2. Section 2 to be amended per City Attorney direction.
- G.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution G as presented.
 - H.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution H as presented.
 - I.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution I as presented.
 - J.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution J with the Errata.
 - K.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution K with the Errata.
 - L.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution L with the following changes:
 1. Include Errata of changes.
 2. Correct standard condition #3 and #5 on page 432.
 3. Correct condition 3 on page 440.
 - M.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Donaldson and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution M as presented.
 - N.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Koegler and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution N as presented.
 - O.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Neel and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution O with correction the Fuentez Family LLC is owner of record.

P. A motion was made by Commissioner Jorgensen, seconded by Commissioner Neel and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Barth) to approve Resolution P as presented.

F. **Other Scheduled Matters:** None

G. **Consent Calendar**

2. **Development Review Committee Minutes (for approval):** None

3. **Planning Commission Minutes (for approval):** None

4. **Other Committee Reports:**

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

H. **Planning Commissioners' Comments:**

I. **Staff Comments:**

J. **Director's Comments:**

K. **Regular Meeting Adjourned at: 10:44 PM**