



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

February 14, 2023

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

B. Pledge of Allegiance

C. Roll Call

Present: Commissioners Covarrubias (remote), Christensen (arrived at 6:40 pm), Davis, Gibson, Jorgensen, Neel and Chairperson Koegler

Absent: None

D. Staff Introductions

Present: Warren Frace, Darren Nash, David Athey, Anne Branham (remote), Ashleigh Peterson (remote), Katie Banister (remote), and Marci Reynoso

E. General Public Comments Regarding Matters not on the Agenda:

Gerry Eckert – Short Term Rental Question

F. Agenda Items Proposed to be Tabled or Re-Scheduled: None

G. Public Hearings: None

Commissioner Christensen joins the meeting at 6:40pm

H. Discussion Items:

1. ABI office and shop structure (PD20-17 / CUP21-21 / P20-0085)

Address: 70 Nutwood Circle / APN: 009-851-016

A request to amend Condition No. 16 of City Council Resolution 21-0145, which requires a road maintenance agreement for the ABI project. The ABI project would develop the site with a new 6,200 square foot industrial building for ABI Construction that would include a maintenance shop, office, and accessory outdoor storage of equipment and materials, on the 2-acre site.

Applicant – ABI Construction, Andy Brown

CEQA Determination – This application is Categorically Exempt from environmental review per Section 15332 (Infill) of the state’s Guidelines to implement the California Environmental Quality Act (CEQA).

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speakers: Andy Brown (Applicant)
Pamela Jardini (Representative for Neighboring Businesses)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Christensen, seconded by Commissioner Davis, and passed 4-3 (Commissioners Koegler, Gibson, and Neel voting no) to approve Resolution PC 23-005 recommending that the City Council approve the request to omit Condition No. 16 of City Council Resolution 21-0145, requiring a shared maintenance agreement for Nutwood Circle, based on the inability of the property owners to agree on the terms of the maintenance agreement.

Commissioner Neel declares a conflict of interest for Item #2 and leaves the room at 7:32pm.

2. Thorndyke Light Industrial Complex / Map (P20-0079 / PD20-16 / TTM-2839)

Address: 2709 Germaine / APN 025-424-001, -002, -003, -004, -005, -006, -007, & -008

The item was continued from January 24, 2023 by the Planning Commission at their meeting on January 10, 2023.

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).

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speakers: Pamela Jardini (Planning Solutions Rep.)
Andy Brown

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Christensen, seconded by Commissioner Covarrubias, and passed 6-0-1 (Commissioner Neel abstaining) to approve Resolution PC 23-006 with the following changes:

1. Amend Site Specific Condition of Approval #2 to update expiration date of the development plan from January 10, 2025 to February 14, 2025, and
2. Amend the Date of Approval listed in the title block of the Standard Conditions of Approval from January 10, 2023 to February 14, 2023, and
3. Amend Standard Condition of Approval #G.1. to “check” box 5 requiring 20-foot-wide access roads and “uncheck” box 6 requiring a 26-foot-wide access roads, and
4. Amend Site Specific Condition of Approval #11 to say accessory storage yard areas shall be located behind the buildings and shall not be visible from the public street, and
5. Amend Site Specific Condition of Approval #4 to require development review of Lots 2-6 by the Planning Commission (not the Development Review Committee).

Commissioner Neel rejoins the meeting at 9:10pm.

3. **[Oxford Hotel Phase 2 \(AMD22-07 / PD13-03 / P14-0001\)](#)**

Address: 800 4th Street / APN: 009-291-022

A request to amend the development plan for the Phase 2 tower of the Oxford Suites Hotel to allow an additional 13 hotel rooms to replace the meeting space approved in the original development plan.

Applicant – Bret Matteis for Oxford Suites

CEQA Determination – The impacts of the amended project are consistent with the impacts anticipated by the Mitigated Negative Declaration approved for the project by the Planning Commission on January 14, 2014.

Staff report given by Katie Banister

Questions from Commissioners to staff.

Open Public Comment

Speakers: Bret Matteis (Representative)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 7-0 to approve Resolution PC 23-007 to amend the development plan for the Phase 2 tower of the Oxford Suites hotel.

4. [Conditional Use Permit for a new AT&T Stealth Wireless Facility \(CUP22-03 / P22-0022\)](#)

Address 2218 Riverside Ave / Pioneer Museum

A request to construct and operate an AT&T unmanned wireless telecom facility with a 60' antenna support structure disguised as an aged water tank/tower.

Applicant – AT&T/Eukon Group

CEQA Determination – This application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to implement the California Environmental Quality Act (CEQA).

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speakers: Jerry Ambrose (AT&T Representative)
Paul Viborg (Pioneer Museum)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Davis seconded by Commissioner Gibson and passed 7-0 to approve Resolution PC 23-008 approving Conditional Use Permit 22-03, subject to site specific conditions of approval.

5. [Conditional Use Permit for AT&T Stealth Wireless Facility \(P22-0018/CUP22-02\)](#)

Address: 2906 Spring Street/ APN: 008-810-020

A request to construct and operate an AT&T unmanned wireless telecom facility disguised as a eucalyptus tree.

Applicant – Jerry Ambrose for AT&T

CEQA Determination – The project is exempt from the California Environmental Quality Act as a class 3 categorical exemption for the construction of small structures.

Staff report given by Katie Banister

Questions from Commissioners to staff.

Open Public Comment

Speakers: Jerry Ambrose (Representative)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Gibson, seconded by Commissioner Christensen, and passed 7-0 to approve Resolution PC 23-009 approving Conditional Use permit 22-02, based on findings and subject to site-specific conditions of approval.

I. Consent Calendar: none

J. Other Reports

6. Paso Robles Street Ad Hoc Committee Report

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

8. Development Review Committee Rotation Schedule

Month	Commissioners		
January	Gibson	Koegler	Covarrubias
February	Gibson	Neel	Covarrubias

K. Planning Commissioners' Comments

L. Staff Comments

M. Adjournment at 10:23pm

Submitted by

Marci Reynoso, Administrative Assistant II
Approved: