



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

February 28, 2023

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

B. Pledge of Allegiance

C. Roll Call

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

Absent: Commissioner Jorgensen

D. Staff Introductions

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

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

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

1. Cheval 2 Hotel Expansion

Location – 1020 Pine Street / APN 009-106-010

Description – A request to construct a new three story, 14 room boutique hotel, with five street front retail spaced on a 15,000 square foot site.

Applicant – Hotel Cheval 2 LLC

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 Neel, seconded by Commissioner Davis, and passed 6-0-1 (Commissioner Jorgensen absent) to table the item to a future date uncertain.

G. Public Hearings: None

H. Discussion Items:

2. Riverwalk Terrace Time Extension (PD20-15 / TEX23-01 / P20-0076)

Location – 110 Niblick Road: / APN:009-814-052

Description – A request for a two-year time extension for Planned Development 20-15, which authorized the development of a 79-unit, 3-story, senior, low-income apartment complex.

Applicant – Affordable Housing Development Corp/Paso Robles Housing Authority

CEQA Determination – In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, the project is categorically exempt from environmental review as a Class 32 exemption for infill development projects.

Staff report given by Elia Rosner

Questions from Commissioners to staff.

Open Public Comment

Speakers: David Cooke (Applicant)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioner Jorgensen absent) to approve Resolution PC 23-010 to grant a 2-year time extension to February 16, 2025.

3. **Pioneer Park Street Abandonment (PD20-15 / TEX23-01 / P20-0076)**

Location – 2198 Riverside/ APN: 008-183-023

Description – A request from the City of Paso Robles to summarily abandon streets located in the Paso Robles Event Center. The City is reserving public water, sewer, stormwater, recycled water, and public utility easements over all right of ways to be abandoned.

Applicant – City of Paso Robles

CEQA Determination – This application is exempt from environmental review per Section 15061 (General Rule) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA).

Staff report given by David Athey

Questions from Commissioners to staff.

Open Public Comment

Speakers: None

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Gibson, seconded by Commissioner Covarrubias, and passed 6-0-1 (Commissioner Jorgensen absent) to approve Resolution PC 23-011 with the following amendments:

1. Delete the sixth recital, which begins, “WHEREAS, Government Code 54221 (f) (1) (D) . . . “
2. Delete finding number 4, which begins, “Government Code 54221 (f) (1) (D) says “Surplus land that . . . “
3. Add condition number 2 to Exhibit A to read “This Street Vacation is Contingent upon the State of California approving the Pioneer Park Purchase Acquisition Agreement.”

I. Consent Calendar

4. Development Review Committee Minutes (for approval):

January 23, 2023
January 30, 2023

Action: A motion was made by Commissioner Gibson, seconded by Commissioner Covarrubias and passed 6-0-1-1 (Commissioner Jorgensen absent, Commissioner Neel abstaining) to approve the consent calendar with the following changes:

- January 23, 2023, DRC Item 2 – Change ‘medication’ to ‘modification’
- January 23, 2023, DRC Item 3 – Delete from Discussion: “4. Fencing to east? Robust landscaping important. Support”

J. Other Reports

6. Paso Robles Street Ad Hoc Committee Report

Next meeting March 27, 2023

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
March	Koegler 3/6 - Covarrubias	Neel	Christensen

K. Planning Commissioners' Comments

L. Staff Comments

M. Adjournment at 7:19pm

Submitted by

Marci Reynoso, Administrative Assistant II

Approved: