



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

March 9, 2021

- A. **Planning Commission Teleconference-Only Meeting Call to Order at 6:30PM**
- B. **Pledge of Allegiance**
- C. **Swearing-in of New Planning Commissioners**
1. Commissioners Covarrubias and Neel take oath of office from Jessica Ferguson.
 2. Commissioner Covarrubias assumes the vacant Planning Commission seat and Commissioner Neel resumes his Planning Commission seat.
- D. **Planning Commissioners Roll Call**
- Present:** Commissioners Christensen, Covarrubias, Davis, Gibson, Koegler, and Neel and Chairperson Jorgensen
- Absent:** none
- E. **Staff Introductions:**
- Present:** Warren Frace, Darren Nash, Darcy Delgado, Lori Wilson, David Athey, Jessica Ferguson, and Ashleigh Peterson
- F. **Election of New Chairperson and Chairperson Pro Tem**
- Action:**
- A. A motion was made by Commissioner Neel, seconded by Commissioners Gibson and Davis, and passed 7-0 to elect Commissioner Koegler as Chairperson
- Commissioner Koegler assumes Chairperson position.
- B. A motion was made by Commissioner Davis, seconded by Commissioner Jorgensen, and passed 7-0 to elect Commissioner Neel as Chairperson Pro Tem
- Commissioner Neel assumes Chairperson Pro Tem position.
- G. **General Public Comments Regarding Matters not on the Agenda:** none
- H. **Agenda Items Proposed to be Tabled or Re-Scheduled:** none
- I. **Public Hearings:**
1. **Justin Winery Phase 4 & 5 Expansion - Planned Development (PD 20-12), Oak Tree Removal (OTR 21-02) (P20-0068)**
2265 Wisteria Lane / 025-435-027, 025-425-030, & 025-435-034
Applicant: Oasis Associates, Inc., on behalf of Justin Vineyards & Winery, LLC
Justin Winery Building No. 4 & 5. A request to construct two new industrial buildings totaling 237,400 square feet for barrel storage and remove 1 native oak tree at the existing Justin Vineyard and Winery facility business park.

Staff report given by Lori Wilson

Questions from Commissioners to staff

Open Public Comment

Speakers: Carol Florence
Steve Beard
Rob Miller

Close Public Comment

Commissioners deliberate

Action:

- A. A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 7-0 to adopt Resolution PC 21-010 recommending the City Council approve Planned Development 20-12 amended to require a landscape and fencing plan for Lot 10 and for the entire landscape plan to be approved by the Development Review Committee.
- B. A motion was made by Commissioner Neel, seconded by Commissioner Davis, passed 7-0 to adopt Resolution PC 21-011 recommending the City Council approve Oak Tree Removal Permit 21-02.

J. Discussion Items:

Associate Planner Darcy Delgado gave a staff report on upcoming Zoning Ordinance updates.

No action required.

K. Consent Calendar:

5. Development Review Committee Minutes (for approval):

February 8, 2021
February 22, 2021
March 1, 2021

6. Planning Commission Minutes (for approval):

February 9, 2021

Action: A motion was made by Commissioner Jorgensen, seconded by Commissioner Davis, and passed 7-0 to approve the consent calendar.

L. Other Reports:

- 1. Housing Constraints Advisory Committee / Housing Element Update Process: next meeting Thursday, March 1, 2021 at 3:00pm.

2. Updated Development Review Committee Rotation Schedule

Month	Commissioners		
March	Koegler	Neel	Christensen 3/15: Gibson
April	Koegler 4/19: Gibson	Neel	Christensen 4/19: Davis
May	Gibson	Jorgensen	Christensen
June	Koegler	Jorgensen	Davis
July	Covarrubias	Neel	Davis
August	Covarrubias	Neel	Gibson
September	Covarrubias	Christensen	Gibson
October	Jorgensen	Christensen	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

M. **Planning Commissioners' Comments**

Congratulations to new member, new chairperson and chairperson pro tem. Commissioner Koegler requested a future agenda item discussion of the Railroad District Design Standards and expressed the need for a Paso Robles Street design concept.

N. **Staff Comments**

O. **Adjournment at 8:33PM**