



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

March 14, 2023

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

B. Pledge of Allegiance

C. Roll Call

Present: Commissioners Christensen, Connally, Covarrubias, Koegler, Marlow, and Neel

Absent: Commissioner Davis

D. Staff Introductions

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

E. Election of Chairperson and Vice Chairperson of the Planning Commission

Action:

1. A motion was made by Commissioner Koegler, seconded by Commissioner Covarrubias and passed 6-0-1 (Commissioner Davis absent) to Elect Joel Neel as Chairperson.
2. A motion was made by Commissioner Neel, seconded by Commissioner Koegler, and passed 6-0-1 (Commissioner Davis absent) to Elect Ty Christensen as Vice Chairperson.

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

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

H. Public Hearings

1. Conditional Use Permit 23-01 for an automobile dealership (P23-0002)

Address: 3528 Combine Street/ APN: 025-437-048

A request to establish a used automobile dealership in an existing building; the use will not include a parts or service department.

Applicant – LVS Motorcars, Michael Tanore / Devin Capps

CEQA Determination – This application is categorically exempt from environmental review per Section 15301 (existing facilities) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA).

Staff report given by Katie Banister

Questions from Commissioners to staff.

Open Public Comment

Speakers: Michael Tanore (Applicant)
Jim McKenzie

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Koegler, seconded by Commissioner Marlow, and passed 6-0-1 (Commissioner Davis absent) to approve Resolution PC 23-0012 approving Conditional Use Permit 23-01 with the following amendments:

1. Amend the third recital to state, “WHEREAS, Michael Tanore has requested 7 onsite parking spaces be established with the use permit as all vehicle inventory will be stored inside ...”
2. Amend finding number 4 to state, “The establishment, maintenance, and operation of the proposed land use, under the circumstances of the particular case, would be compatible with the goals, policies, and intent of the Zoning Ordinance, would be essential or desirable to the public convenience or welfare, and would not impair the integrity and character of the Zoning District in which it is located because it is a commercial/industrial zone where similar uses are permitted and based on the fact that the 7 onsite parking spaces are determined to be compatible at this location based on the specific use, and as allowed by PRMC Table 21.22.01 (Note 1) which states that where specific parking requirements are not listed, an interpretation of parking impacts and spaces needed based on a similar use may be determined.”
3. Add Condition of Approval 9 to read: “This Conditional Use Permit (CUP) authorizes the establishment and operation of a luxury used car dealership within the existing building located at 3528 Combine Street, as shown on the Site Plan (Exhibit B). The use establishes the requirement for seven (7) onsite parking spaces.”
4. Add Condition of Approval 10 to read: “Any changes to the project that result in a change of the floor plan to increase the square footage of the office/customer lounge area shall first require an amendment to this Conditional Use Permit to ensure parking is to the satisfaction of the Planning Commission.”

2. [Conditional Use Permit 22-20 for the relocation of the Moose Lodge \(P22-0124\)](#)

Address: 635 28th Street / APN: 008-065-007

A request to establish a private meeting facility within an existing building.

Applicant: John Allen for the Loyal Order of Moose

CEQA Determination: This application is categorically exempt from environmental review per Section 15301 (existing facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Staff report given by Katie Banister

Questions from Commissioners to staff.

Open Public Comment

Speakers: John Allen (Administrator of the Moose Lodge)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Koegler, seconded by Commissioner Christensen, and passed 6-0-1 (Commissioner Davis absent) approving Resolution PC 23-013 approving Conditional Use Permit 22-20 for a private meeting facility in the T4-F Zoning district with the following amendments:

1. Add Condition of Approval 15 to read, "Before the freestanding sign is utilized to advertise any business, it shall be brought into conformance with the sign standards of the Uptown/Town Centre Specific Plan and the Zoning Ordinance. The design of the sign shall be subject to review by the Development Review Committee."
2. Add additions of Condition of Approval 16 to read, "If no application is received to modify the freestanding sign before March 31, 2023, it shall be removed, consistent with Paso Robles Municipal Code 21.19.130.c. for Abandoned Signs."

Chairperson Neel recuses himself for Item #3 due to a conflict of interest, and Vice Chairperson Christensen acts as chairperson.

3. Treana Winery Expansion (PD22-03 / P22-0026)

Location: 4280 Second Wind Way / APN:025-471-016 & 032

A request to add approximately 225,000 square feet of additional winery production and storage space to the existing 132,440 square-foot winery operations facility on a 16.5-acre site. Also included is an additional 24,830 square feet of parking lot area and 98,860 square feet of other paved surfaces.

Applicant: Hope Family Wines

CEQA Determination: The City has prepared a mitigated negative declaration for the project. The 30-day public review period for the negative declaration began Monday, February 13, 2023,

and will conclude on Tuesday, March 14, 2023. The mitigated negative declaration can be downloaded from www.prcity.com/357/CEQA-Documents

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speakers: Austin Hope (President of Hope Family Winery)
JC Diefenderfer (Hope Family Wine)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Covarrubias, seconded by Commissioner Koegler and passed 5-0-1-1 (Commissioner Davis absent and Chairperson Neel abstains) to approve:

1. Resolution PC 23-014 to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and
2. Resolution PC 23-015 to approve Planned Development 22-03 amended with a condition to update the landscaping plan to include stormwater basins.

Chairperson Neel rejoins the meeting.

4. [Olsen South Chandler Ranch Specific Plan – Planning Area 13 - Vesting Tentative Tract Map 3213 and Planned Development 22-16 \(P22-0103\)](#)

Location: Planning Area 13 of the Olsen-South Chandler Ranch Specific Plan, a 16-acre site at the southwest corner of Linne Road and Hanson Road.

Development Plan submittal for PA-13 to establish 107 motor court homes where each have an accessory dwelling unit.

Applicant: STG Capital Partners

CEQA Determination: Environmental Impact Report SCH #2019011065 (EIR) was approved for the specific plan. The proposed project would be consistent with the EIR and specific plan.

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speakers: Daniel Gehmen (Architect)
Adam Tancredi (STG)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Covarrubias, seconded by Commissioner Connally, and passed 5-1-1 (Commissioner Christensen voting no and Commissioner Davis absent) to approve Resolution PC 23-016 approving Vesting Tentative Tract Map 3213 and Development Plan 22-16, subject to site specific conditions of approval.

I. Discussion Items

J. Consent Calendar

5. Development Review Committee Minutes (for approval)

- February 6, 2023
- February 27, 2023
- March 6, 2023

Action: A motion was made by Commissioner Koegler, seconded by Commissioner Christensen, and passed 6-0-1 (Commissioner Davis absent) to approve the minutes with an amendment to the February 6, 2023 minutes to remove Chairperson Neel from the commissioners present.

K. Other Reports

6. Paso Robles Street Ad Hoc Committee Report

Commissioner Christensen was appointed to the committee.
Next meeting will be 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	Neel	Christensen
April	Koegler	Neel	Christensen 4/17 – Marlow
May	Connally	Marlow	Christensen

June	Koegler	Marlow	Davis
July	Connally	Neel	Davis
August	Covarrubias	Neel	Connally
September	Marlow	Christensen	Connally
October	Covarrubias 10/15 - absent	Christensen	Davis
November	Marlow	Koegler	Davis
December	Marlow	Koegler	Davis
January 2024	Connally	Christensen	Covarrubias
February 2024	Connally	Neel	Covarrubias

L. Planning Commissioners' Comments

M. Staff Comments

N. Adjournment at 9:54pm

Submitted by

 Marci Reynoso, Administrative Assistant II
 Approved: