



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

March 26, 2019

6:30 P.M.

A. Planning Commissioners Roll Call:

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

Absent: None

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

C. General Public Comments Regarding Matters Not On The Agenda: None

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

E. Public Hearings

1. Conditional Use Permit 19-01

Applicant: Verizon Wireless

1645 Park Street / APN: 008-286-014

A request to install a new Wireless Telecommunication Facility (WCF) on an existing building, in which the facility's antennas would be integrated into the building's parapet wall.

Open Public Comment

Speakers: Jessica Ryder – Applicant

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Jorgensen and passed 7-0-0 to approve Resolution A as presented.

2. Conditional Use Permit 19-02

Applicant: Gustavo Hernandez

3500 Dry Creek Road / APN: 025-472-001

A request for a Conditional Use Permit to establish an auto body collision repair shop and paint booth within an existing building.

Open Public Comment

Speakers: Gustavo Hernandez – Applicant

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Castillo and passed 7-0-0 to approve Resolution A with changes to Exhibit A (See Attachment 1).

3. **Conditional Use Permit 19-03**

Applicant: Richard Wright

3548 Combine Street / APN: 025-437-031

A request for a Conditional Use Permit to establish an auto body collision repair shop and paint booth within an existing building.

Open Public Comment

Speakers: Richard Wright – Applicant

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Neel, seconded by Commissioner Barth and passed 7-0-0 to approve Resolution A as presented.

F. **Other Scheduled Matters:** None

G. **Consent Calendar**

4. **Development Review Committee Minutes (for approval)**

March 4, 2019

March 11, 2019

March 18, 2019

5. **Planning Commission Minutes (for approval)**

March 12, 2019

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 7-0-0 to approve Items # 4 & # 5 with corrections (See Attachments 2 & 3).

6. **Other Committee Reports:**

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

H. Planning Commissioners' Comments:

- Short Term Rental Liaison Report - Koegler

I. Staff Comments:

J. Director's Comments:

K. Regular Meeting Adjourned at: 7:23 PM

Exhibit A

Conditions of Approval – CUP 19-03

Planning Division Conditions:

1. The project shall be constructed and operated in substantial conformance with Exhibit B (Site Plan).
2. This project approval shall expire on March 26, 2021, unless the use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
3. All storage of vehicles waiting for parts or to be worked on shall be stored within the building during the time that the body shop is not open for business. There shall be no outdoor storage of parts or materials. All repair work shall be ~~constructed~~ conducted within the building.
4. Prior to the issuance of a Business License, any tenant improvements required to bring the building up to Code related to the auto body and paint use shall be completed.
5. The applicant shall submit tenant improvement plans prepared by a registered design professional, showing compliance with all applicable building and fire codes and obtain all required building permits and inspection approvals prior to using or occupying the space.
6. The project will need a permit for the installation of the suppression system (plans drawn by a design professional) and will require an annual “Spray Booth” operational permit from Emergency Services.
7. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
8. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 11 18, 2019

Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

Commissioners Present: Doug Barth, Joel Neel, John Donaldson

Staff Present: Warren Frace

Applicants and others present: Larry Gabriel, Russell Baker

File #: CUP 18-001 (Back Yard beer garden)
Application: Review parking for substantial compliance and final project details.
Location: 1304 Railroad St.
Applicant: Russell Baker / Larry Gabriel
Discussion: The applicants provided a revised plan that showed 6 parking spaces, which includes one space where the food truck was previously shown.
Action: The DRC approved the revised site plan showing 6 spaces as substantially compliant with the CUP approved plans.

File #: Sign Plan
Application: Review sign plan for Community Health Centers (CHC).
Location: 2800 Riverside
Applicant: Signs of Success
Action: No action was taken, it was determined that the proposed signs had been approved by the DRC at the time of the review of the building plans for the building.



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PLANNING COMMISSION MINUTES

March 12, 2019

6:30 P.M.

A. Planning Commissioners Roll Call:

Present: Davis, Agredano Castillo, Barth, Garret Koegler and Neel.

Absent: Jorgensen and Donaldson

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

C. General Public Comments Regarding Matters Not On The Agenda: None

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

E. Public Hearings

1. Time Extension (TEX 19-01) for Tentative Parcel Map PR 16-0165

301 Creston Road / APN: 009-401-044

Applicant: Ron Isabel

A request for a one-year time extension of the entitlements associated with Tentative Parcel Map PR 16-0165, to subdivide an existing 3.45-acre lot into four parcels.

Open Public Comment

Speakers: None

Closed Public Comment.

Action:

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