



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

April 9, 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. Planned Development 18-10, Viborg Industrial Buildings

1601/1621 North River Road / APN: 025-501-009 & 010

Applicant – Paul Viborg

Request to construct 27,000 square feet of new industrial/warehouse buildings.

Open Public Comment

Speakers: Paul Viborg -Applicant

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Castillo, seconded by Commissioner Davis and passed 6-1-0 (Noes: Commissioner Neel) to approve Resolution A as presented.

F. Other Scheduled Matters:

2. Noise Element Update

For the Planning Commission to review proposed revisions to the Goals and Policies of the General Plan Noise Element and proposed Draft Noise Ordinance.

Open Public Comment

Speakers: Cindy Lovelace
LeeAnn Christianson
Dean Lovelace
Allen Shupert
Danna Stroud
Margaret Holstien
Kathy Bonelli

Closed Public Comment.

Action:

- A. No Planning Commission action, referred back to staff for additional changes.

G. Consent Calendar

3. Development Review Committee Minutes (for approval)

March 25, 2019

4. Planning Commission Minutes (for approval)

March 26, 2019

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Koegler and passed 7-0-0 to approve Items # 3 & # 4 with amendment (See Attachment 1).

5. Other Committee Reports:

- a. Housing Constraints Advisory Committee: Director Report.
- b. Specific Plan Ad Hoc Committee: Director Report.
- c. Short Term Rental: Liaison Report: Commissioner Koegler Report

H. Planning Commissioners' Comments:

I. Staff Comments:

J. Director's Comments:

K. Regular Meeting Adjourned at: 9:48 PM

Attachment 1

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 25, 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: Joel Neel, John Donaldson

Staff Present: Darren Nash

Applicants and others present: Keith Hall, John Kudla, the Meznarichs'

File #: Sign Plan
Application: Review wall mounted sign and outdoor patio area
Location: 1650 Ramada Dr.
Applicant: Covelop/Keith Hall
Discussion: The architect Keith Hall presented the plans for the outdoor patio and new signage for Broken Earth Winery, demonstrating the fencing material and landscaping would be consistent with the existing facility. The signage was also reviewed for consistency with the approved sign program for the building.
Action: The DRC unanimously approved the proposed patio and signage.

File #: Variance 19-01
Application: Request for reduced setbacks for a single-family residence.
Location: 60 15th Street
Applicant: Meznarich
Discussion: The project Engineer John Kudla discussed the proposed new residence and the need for a variance for reduced setbacks due to the shape of the lot and constraints related to the steep slopes and oak trees. Mr. Kudla explained there were issues related to pedestrian access that were still being looked into with the City Engineer. The ~~Planning Commission~~ **Development Review Committee** recommended the item could move forward in the process to be reviewed by the Planning Commission and that any questions for the City Engineer be worked out prior to the hearing.
Action: This item will be reviewed at a future Planning Commission hearing.

File #: PD 18-10
Application: Request to construct 34,000sf of new commercial/industrial buildings.
Location: 1621 River Rd.
Applicant: Paul Viborg / Nick Gilman
Discussion: The Development Review Committee (DRC) reviewed this project at multiple meetings, where the main topic of discussion was the building architectural design and compliance with the City's Industrial Building Guidelines. After a series of discussions with the applicants, Nick Gilman provided an updated plan that provided an extension of the building for the front elevation for the Phase III building. After review of the revised elevation the DRC was comfortable with the revisions complying with the Guidelines and recommended that the project be forwarded to the Planning Commission for review of the development plan.
Action: This item is scheduled to be on the Planning Commission Agenda on April 9, 2019.