



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

April 10, 2018

6:30 P.M.

#### Planning Commissioners Roll Call:

**Present:** Davis, Agredano, Jorgensen, Donaldson, Barth, Garret and Neel.

**Absent:** None

#### 6:30 P.M.: Planning Commission Meeting called to order

**General Public Comments Regarding Matters Not On The Agenda:** None

#### Agenda Items Proposed to be Tabled or Re-Scheduled:

1. Planned Development (PD 17-008) Hotel Alexa, 38 rooms
2. Planned Development (PD 17-011) Hyatt Place Hotel, 133 rooms

***Action:***

- A. A motion was made by Commissioner Jorgenson, seconded by Commissioner Agredano and passed 7-0-0 to continue the Item to date certain of April 24, 2018.

#### Public Hearings

1. **Time Extension for Tract 2919 & PD 12-007 – (38th Street Townhomes)**

514 38th Street / APNs 008-011-088, 089, 090, & 091

Applicant: Ken Munde

A request for a one-year time extension of the entitlements associated with Tentative Tract 2919 and Planned Development 12-007, consisting of 14 lots for residential development, on a 1-acre site.

#### **Open Public Comment**

**Speakers:** Ken Munde – Owner

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Davis and passed 7-0-0 to approve Resolution A as

presented, requesting a one-year time extension for Tract 2919 and PD12-007 to February 26, 2019.

**2. Conditional Use Permit 18-05 (Truck Gear)**

Applicant: Westco Builders, Inc.

A request for a Conditional Use Permit to establish a vehicle repair and parts installation shop in a new 4,950 square foot building.

**Open Public Comment**

**Speakers:** Nick Gilman – Architect

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Agredano, seconded by Commissioner Jorgensen and passed 7-0-0 to approve Resolution A approving Conditional Use Permit 18-05, with changes (See Attachment 1).

**Other Scheduled Matters: None**

**Consent Calendar**

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

March 26, 2018  
April 2, 2018

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

March 27, 2018

***Action:***

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to approve Items # 3 & # 4 as presented.

**5. Other Committee Reports:**

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

**Planning Commissioners' Comments:**

**6. League of California Cities Planning Commission Academy Report and Discussion – See attachment 2 – PC Agenda Addendum.**

- Each Commissioner made a brief statement regarding the sessions they attended at the Academy.

**Staff Comments:**

Commissioner Neel made a motion to add a future Planning Commission Agenda Item to review and discuss all of the City Design Guidelines. Motion approved by consensus

**Director's Comments:**

**Regular Meeting Adjourned at: 7:40 PM**

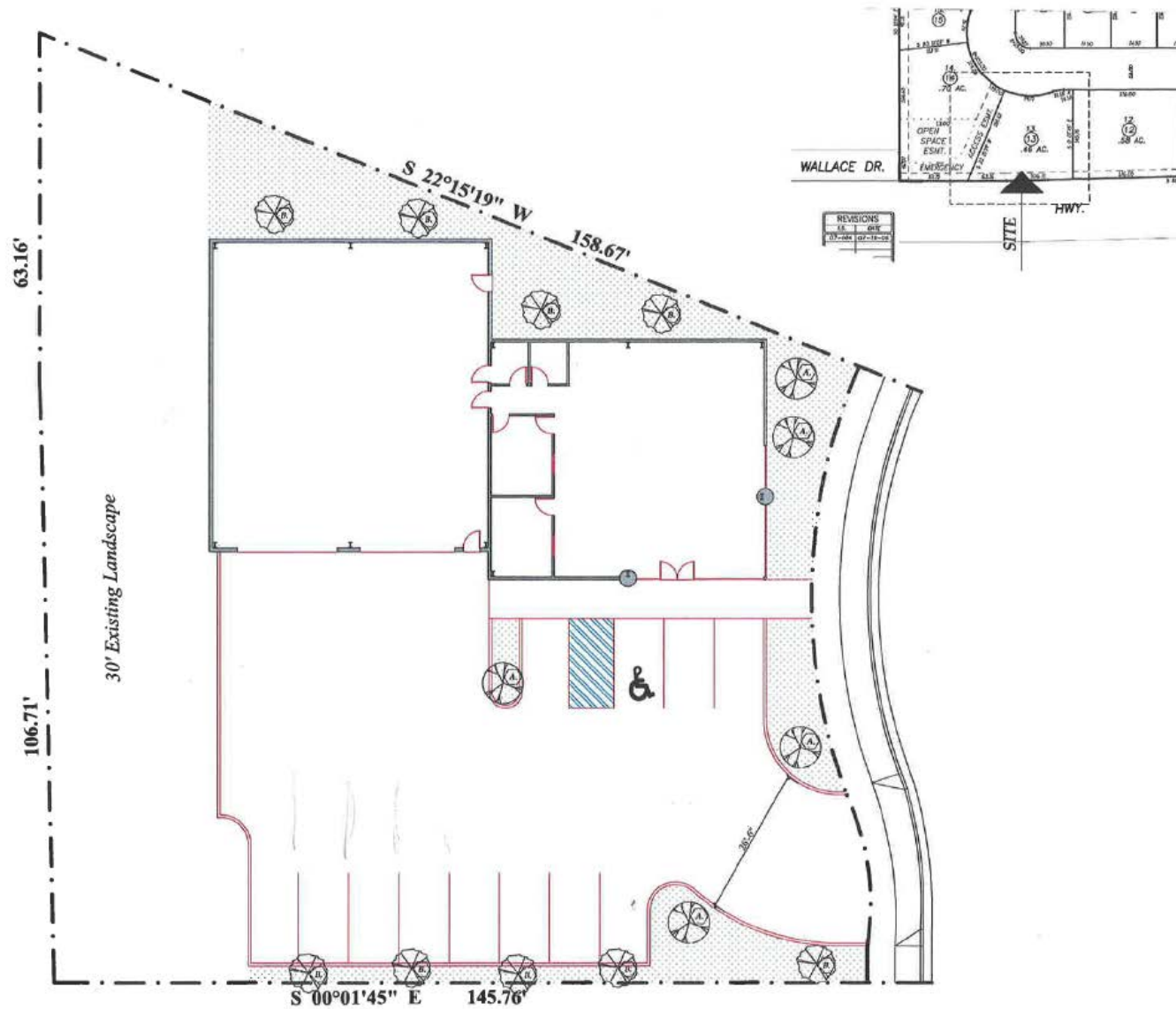
## Exhibit A

### Conditions of Approval – CUP 18-05

#### 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 April 10, 2020, unless the use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
3. Once work has begun on a vehicle, it ~~The vehicles waiting for parts~~ shall be stored within the building at all times. There shall be no outdoor storage (either on site, on a public street, or on off-site private property) of repair vehicles, parts or materials.
4. All repair work shall be conducted within the building.
5. Sign permits are required for exterior wall mounted signs or free standing signs.
6. Prior to the issuance of a Business License, any improvements required to bring the building up to Code related to the repair shop use shall be completed to the satisfaction of the Building Department.
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.
9. Prior to issuance of building permits, the Development Review Committee (DRC) shall approve final building elevations indicating materials, colors, and architectural treatments as well as a detailed landscape plan.
10. Fencing materials shall be consistent with the requirements of the underlying Development Plan for PD 05-012 and shall be subject to DRC approval.

# Attachment 1 Exhibit B



**SITEPLAN**  
1" = 20'  
NORTH



**CITY OF EL PASO DE ROBLES**  
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**PLANNING COMMISSION**  
**ADDENDUM**

**6:30 REGULAR MEETING**

**Tuesday, April 10, 2018**

**ADDENDUM TO REGULAR MEETING AGENDA**

**REGULAR SESSION– 6:30PM**

Paso Robles Library/City Hall Conference Center  
1000 Spring Street, Paso Robles

**DISCUSSION**

**K. PLANNING COMMISSIONERS' COMMENTS**

- 6. League of California Cities Planning Commission Academy Report and Discussion**