



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

May 12, 2020

6:30 P.M.

A. 6:30 P.M.: Planning Commission Teleconference-Only Meeting Called To Order

B. Pledge of Allegiance

C. Planning Commissioners Roll Call:

Present: Christensen, Davis, Gibson, Jorgensen, Koegler and Neel

Absent: Castillo

D. Staff Introductions

E. General Public Comments Regarding Matters Not On The Agenda: No public comments

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

G. Public Hearings

1. Continued Public Hearing from April 28, 2020 – Variance 20-01 – Market Walk Short-Term Rentals

Applicant – Paso Choice, LLC (Paso Market Walk)

1803 Spring Street / APN 008-234-010

A request to allow for a variance to the City's Short-Term Rental Ordinance 1082 to allow for 6 non-hosted short-term rental permits to be allowed on an individual parcel.

Commissioners Neel and Christensen each announced they had a conflict of interest with this item and recused themselves, placing their microphones on mute to leave the meeting.

**Open Public Comment**

**Speakers:** McShane Murnane  
Jill Alexander  
Cheryl Wiczorek  
Sharon Roden  
Wendy McIntire  
Ty Christensen (spoke as member of the public)

**Closed Public Comment.**

***Action:***

- A. A motion was made by Commissioner Koegler, seconded by Commissioner Gibson and passed 4-0-3 (Absent: Commissioner Castillo, Abstain: Commissions Neel and Christensen) to approve Resolution A amended to include only Parking Option C in Exhibit B and to require that the parking space immediately adjacent to space #3 be retrofitted for use by the short-term rental units.

Commissioners Neel and Christensen re-joined the meeting.

**2. Conditional Use Permit 20-02 – Tobin James Park**

Applicant – Tobin James

1745 Spring St. / APN: 008-283-012

To consider a request for a Conditional Use Permit to establish and operate a new public park.

Commissioner Christensen announced he had a conflict of interest with this item and recused himself, placing his microphones on mute to leave the meeting.

**Open Public Comment**

**Speakers:** Tobin James  
Julia Oberhoff  
Sharon Roden  
Joanne Anderson  
Ty Christensen (spoke as member of the public)

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Davis, seconded by Commissioner Koegler and passed 5-0-2 (Absent: Commissioner Castillo, Abstain: Commissioner Christensen) to approve Resolution A amended to include language encouraging City staff to coordinate access to restrooms with the Paso Robles Market Walk project, and adding a condition stating, “Prior to issuance of construction permits, city staff shall verify that all Regional Water Quality Control Board closure measures related to onsite abandoned underground wells have been implemented”.

Commissioner Christensen re-joined the meeting.

**3. General Plan Annual Report 2019**

Recommendation to City Council regarding the 2019 Annual Report on the Implementation of the General Plan.

**Open Public Comment**

**Speakers:** None

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Christensen, seconded by Commissioner Gibson and passed 6-0-1 (Absent: Commissioner Castillo) to recommend the City Council approve the 2019 General Plan Annual Report.

**H. Other Scheduled Matters:** None

**I. Consent Calendar**

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

April 6, 2020  
April 20, 2020

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

April 28, 2020

***Action:***

- A. A motion was made by Commissioner Neel, seconded by Commissioner Davis and passed 6-0 (Absent: Commissioner Castillo) to approve Items # 4 and #5 as presented.

**J. Other Reports:**

**6. Other Committee Reports:**

- a. Housing Constraints Advisory Committee / Housing Element Update Process.
- b. Specific Plan Ad Hoc Committee.

**K. Planning Commissioners' Comments:**

**L. Staff Comments:**

**M. Regular Meeting Adjourned at: 9:42 PM**