



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### PLANNING COMMISSION MINUTES

May 26, 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: Castillo, Christensen, Davis, Gibson, Jorgensen, Koegler and Neel

Absent: None

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. Paso Robles Gateway Annexation

Final Environmental Impact Report

Environmental Impact Report Appendices

Applicant – Mike Furlotti, Quorum Realty Fund IV

Northwest corner of intersection of Highway 101 and Highway 46 West / APNs 040-031-001, 040-031-017, 040-031-019, 040-031-020, 040-031-039, and 040-131-041

The project includes the certification of an Environmental Impact Report (SCH#2013101050), Annexation of approximately 170 acres (ANX16-001), Lot Line Adjustment (LLA19-05), General Plan Amendment (GPA17-003), Zone Change (ZC17-003), Conceptual Development Plan (PD17-009), Oak Tree Removal Permit (OTR20-04), Phased Vesting Tentative Tract Map (TR 3120), and Development Agreement (20-04) for the purpose of developing three hotels with up to 425 rooms, three commercial centers with approximately 75,600 square feet of space, a 30,000 square-foot conference center, and up to 97 residential units. South Vine Street would be realigned to connect with Theatre Drive.

**Open Public Comment**

**Speakers:** Jamie Jones - Applicant  
Martha Wilson

**Closed Public Comment.**

***Action:***

- A.** A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 7-0 to approve Resolution A with the following changes:

  - 1. Include as Exhibit D the Templeton Advisory Group Letter and Response to that Letter.
  - 2. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  - 3. Change chairperson signature line to Roberta Jorgensen.
- B.** A motion was made by Commissioner Neel, seconded by Commissioner Davis and passed 7-0 to approve Resolution B with the following changes:

  - 1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  - 2. Change chairperson signature line to Roberta Jorgensen.
- C.** A motion was made by Commissioner Neel, seconded by Commissioner Davis and passed 7-0 to approve Resolution C with the following changes:

  - 1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  - 2. Change chairperson signature line to Roberta Jorgensen.
- D.** A motion was made by Commissioner Christensen, seconded by Commissioner Castillo and passed 7-0 to approve Resolution D with the following changes:

  - 1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  - 2. Change chairperson signature line to Roberta Jorgensen.
  - 3. General Plan text tables will be updated to correctly reflect project.
- E.** A motion was made by Commissioner Neel, seconded by Commissioner Gibson and passed 7-0 to approve Resolution E with the following changes:

  - 1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.

2. Include a short-term rental management program with the Development Plan for the R2-RL-PD-J zone.
  3. Change chairperson signature line to Roberta Jorgensen.
- F.** A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 7-0 to approve Resolution F with the following changes:
1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  2. Prior to approval of future development plans, a connectivity plan between all development plan sub areas shall be considered for inclusion in the project.
  3. Prior to approval of future development plans, revise the landscape architecture plans to include a complete fencing design standard.
  4. Prior to approval of future development plans, revise the final architectural elevations to require the architecture to have appropriate local California and Paso Robles heritage character.
  5. Prior to approval of future development plans, provide visual simulations to accurately show views from Hwy 101 for each future development plan area(s).
  6. Amend Condition No. 5 regarding workforce housing to add language that units are for rental units only.
  7. Amend Condition No. 6 regarding signage and remove all exhibits except for Sheet 1 of exhibit G. On the last column, the sizes will be eliminated. Also, add clarification that the entire sign plan would be approved with first development plan. Last sentence to be omitted.
  8. Change chairperson signature line to Roberta Jorgensen.
- G.** A motion was made by Commissioner Neel, seconded by Commissioner Gibson and passed 7-0 to approve Resolution G with the following changes:
1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  2. Change chairperson signature line to Roberta Jorgensen.
- H.** A motion was made by Commissioner Gibson, seconded by Commissioner Castillo and passed 7-0 to approve Resolution H with the following changes:

1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  2. Modify Condition No. 2 so that the Maintenance Association is applicable to all “non-residential” properties instead of using the term “commercial”.
  3. Change chairperson signature line to Roberta Jorgensen.
- I. A motion was made by Commissioner Neel, seconded by Commissioner Davis and passed 6-1 (Noes: Commissioner Gibson) to approve Resolution I with the following changes:
1. Fixing the project description in the first Whereas in the Resolution to indicate “two (2) hotel/resorts with 325 rooms” and “up to 80 attached single-family residential resort units / or 100 hotel rooms”.
  2. Change chairperson signature line to Roberta Jorgensen.

H. **Other Scheduled Matters:** None

I. **Consent Calendar**

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

None

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

May 26, 2020

***Action:***

- A. A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 7-0 to approve Item # 3 as presented.

J. **Other Reports:**

4. **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: 11:54 PM**