



# City of El Paso de Robles

*“The Pass of the Oaks”*

## PLANNING COMMISSION MINUTES

June 23, 2020

- A. **Planning Commission Teleconference-Only Meeting Called to Order at 6:30 PM**
- B. **Pledge of Allegiance**
- C. **Planning Commissioners Roll Call:**  
**Present:** Commissioners Gibson, Jorgensen, Koegler, and Neel  
**Absent:** Commissioners Castillo, Christensen, and Davis
- D. **Staff Introductions**  
**Present:** Warren Frace, Darren Nash, Darcy Delgado, Lori Wilson, and David Athey
- E. **General Public Comments Regarding Matters not on the Agenda:** none
- F. **Agenda Items Proposed to be Tabled or Re-Scheduled:** none
- G. **Public Hearings**
- 1. Amendment 20-0028 to CUP19-09 (P19-0061)**  
2200 Country View Lane / APN: 008-431-057  
Applicant – Anthony Gaspar  
A request to amend Conditional Use Permit 19-09 to allow for the addition to a metal detached accessory building to be used as a garage/workshop at 2200 Country View Lane.  
  
Staff report given by Lori Wilson  
Questions from Commissioners to staff.  
  
**Open Public Comment**  
  
**Speakers:** Tony Gaspar  
  
**Close Public Comment**  
  
**Action:** A motion was made by Commissioner Gibson, seconded by Commissioner Neel, and passed 4-0-3 (Commissioners Castillo, Christensen and Davis absent) to approve Resolution A approving Amendment 20-0028 to Conditional Use Permit 19-09.
  - 2. Time Extension 20-04 for Planned Development 17-011 (P17-0134)**  
Theatre Drive / APN: 009-831-029  
Applicant – Rupesh Patel, Zenique Hotels  
Request for a two-year time extension for Planned Development 17-011, for a 133-room hotel, Hyatt Place Hotel.  
  
Staff report given by Darren Nash

Questions from Commissioners to staff.

**Open Public Comment**

**Speakers:** Rupesh Patel

**Close Public Comment**

**Action:** A motion was made by Commissioner Neel, seconded by Commissioner Koegler, and passed 4-0-3 (Commissioners Castillo, Christensen and Davis absent) to approve Resolution A to approve the request for a two-year time extension for Planned Development Amendment 17-011, extending entitlements to June 5, 2022.

**3. Planned Development 20-03 (P20-0015)**

2225 Park Street / APN: 008-165-009

Applicant – Kenneth Riding

Request to approve the development plan for an 8-unit multiple-family residential development.

Staff report given by Darcy Delgado

Questions from Commissioners to staff.

**Open Public Comment**

**Speakers:** Larry Gabriel  
Pam Jardini  
Ken Riding

**Close Public Comment**

**Action:** A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 4-0-3 (Commissioners Castillo, Christensen and Davis absent) to approve Resolution A approving Planned Development 20-03, subject to site specific conditions of approval.

**4. Planned Development 19-09 (P19-0106)**

825 4<sup>th</sup> Street/ APN: 009-261-004

Applicant – Jim Saunders

Request to approve the development plan for construction of a 23,205 square foot, 2-story office building. This project is part of a phased development that would be constructed over three separate parcels. The future phases would support a combination of residential, retail, and/or commercial uses and would require separate development plans.

Staff report given by Darcy Delgado

Questions from Commissioners to staff.

**Open Public Comment**

**Speakers:** Joel Snyder

**Close Public Comment**

**Action:** A motion was made by Commissioner Neel, seconded by Commissioner Koegler, and passed 3-1-3 (Commissioner Jorgensen voting no, Commissioners Castillo, Christensen and Davis absent) to approve Resolution A approving Planned Development 19-09, subject to site specific conditions of approval.

H. **Discussion Items:** none

I. **Consent Calendar:**

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

May 21, 2020

June 1, 2020

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

May 26, 2020

**Action:** A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 4-0-3 (Commissioners Castillo, Christensen and Davis absent) to approve minutes with a correction to the Planning Commission minutes of May 26, 2020 so that the Resolution for PD 20-05 (Pasolivo) include a site-specific condition to work with staff to maximize the width of the southern drive aisle (e.g. modify drainage, prohibit parking on southern property line, and/or ~~eliminate recessed door~~ modify the man door on the south elevation so that the door does not extend into the drive aisle), work with staff to add a hammer head at the southern portion of the site where a trash enclosure was proposed, and maintain access for the use of the property to the north of the site.

J. **Other Reports:**

7. **Other Committee Reports:** Warren Frace reports.

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

K. **Planning Commissioners' Comments:** Commissioner Koegler expressed his thanks to the Fire Department for their efforts on the recent fire affecting the Capitol Hill neighborhood. Commissioners Neel, Gibson, and Jorgensen echoed Mr. Koegler's commendation.

L. **Staff Comments:** Warren Frace reports.

M. **Regular Meeting Adjourned at: 7:51 PM**