



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

July 14, 2020

- A. Planning Commission Teleconference-Only Meeting Called to Order at 6:31 PM
- B. Pledge of Allegiance
- C. Planning Commissioners Roll Call:
 - Present: Commissioners Castillo, Christensen, Davis, Gibson, Koegler, and Neel
 - Absent: Chairperson Jorgensen
- D. Staff Introductions
 - Present: Darren Nash, Lori Wilson, Katie Banister, David Athey, Jessica Ferguson, and Dave McCue
- 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 19-03 to Planned Development 17-005 and Conditional Use Permit 17-009 (P17-0087)
 - 2981 Union Road / APN: 025-362-014
 - Applicant – Ravine Waterpark
 - A request by the Ravine Waterpark to amend Planned Development 17-005 to allow for expansion of an existing overflow parking area on the south side of State Route 46 East.

 - Staff report given by Lori Wilson

 - Open Public Comment**

 - Speakers:** Jamie Jones

 - Close Public Comment**

 - Questions from Commissioners to staff.

 - Action:** A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 5-1-1 (Commissioner Gibson voting no, Commissioner Jorgensen absent) to approve Resolution A approving Amendment 19-03 to Planned Development 17-005 and Conditional Use Permit 17-009.
 - 2. Planned Development 20-01 and Conditional Use Permit 20-07 (P20-0006)
 - 2125 Ardmore Road / APN: 025-362-040
 - Applicant – Ardmore Development LLC
 - A request to construct an approximately 65,000 square-foot self-storage facility to also include a wine-locker storage, office area, and caretaker unit located on a 4-acre lot.

Staff report given by Darren Nash

Open Public Comment

Speaker: Nick Gilman

Questions from Commissioners to staff.

Speaker: Ron Daniels

Close Public Comment

Action: A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 6-0-1 (Commissioner Jorgensen absent) to approve Resolution A approving Planned Development 20-01 and Conditional Use Permit 20-07 amended to:

1. Eliminate site-specific condition of approval number 6, which requires recordation of the parcel map; and
2. Eliminate standard condition number 10, which requires screening of outdoor storage (outdoor storage is not allowed); and
3. Alter the fourth sentence of site-specific condition of approval number 12 to read “The applicant shall file a deed notification on Title that indicates the joint sewage disposal arrangement and that prior to sale of either property building, as a result of a future lot split, an easement will be granted to the mini storage for continued use of the septic system on the neighboring property; and
4. Add a site-specific condition of approval stating, “No occupancy of the storage units shall be permitted until a building permit is issued for the construction of the wine storage and office buildings.”

H. **Discussion Items:** none

I. **Consent Calendar:**

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

June 29, 2020

July 6, 2020

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

June 23, 2020

Action: A motion was made by Commissioner Neel, seconded by Commissioner Davis and passed 6-0-1 (Commissioner Jorgensen absent) to approve the minutes

J. **Other Reports:** none

3. **Other Committee Reports:** none

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

K. **Planning Commissioners' Comments:** Commissioner Castillo reported he will be out of state for the rest of the month and requested assistance from other commissioners to cover his upcoming DRC obligations.

- L. **Staff Comments:** Darren Nash informed commissioners there is joint session with the City Council tentatively scheduled for August 4, 2020 to discuss updates to the Housing Element. It is expected that the Beechwood Specific Plan will be on the next Planning Commission agenda for July 28, 2020.
- M. **Regular Meeting Adjourned at: 8:55 PM**