



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES September 27, 2022

A. Planning Commission Meeting Call to Order at 6:30PM

B. Pledge of Allegiance

C. Roll Call

Present: Commissioners Christensen, Covarrubias, Davis, Jorgensen, and Neel, Chairperson Pro-Temp Gibson, and Chairperson Koegler

Absent: None

D. Staff Introductions

Present: Warren Frace, Darren Nash, Darcy Delgado, David Athey, Isaac Rosen (remote), Ashleigh Peterson (remote), and Marci Reynoso

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. Development Plan 22-12, Amending Development Plan 95-009, P22-0073

Applicant – Target / Matthew Flansburg
2305 Theater Dr / APN:009-841-039

A request to amend the master sign plan for the Target store, as part of the Crossing Center, to allow for the addition of two 12-foot-tall wayfinding signs to be located in the parking lot.

Staff report given by Darcy Delgado

Questions from Commissioners to staff.

Open Public Comment

Speakers: Cassie Bretschger (Target Representative)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 7-0 approving Resolution PC 22-029, as amended, approving Planned Development 22-12 to amend Planned Development 95-009 amended to include edits to findings shown in Attachment 1 to these minutes.

2. **Planned Development 22-14, P22-0094**

Applicant – Beta USA, Inc.

2749 & 2750 Germaine Way / APN 025-425-006 & 007

A request to construct a new 42,000 square-foot warehouse and distribution building with office space.

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speakers: Tim Pilg (Applicant)
Nick Gilman (Architect)

Close Public Comment

Planning Commissioners deliberated.

Action: A motion was made by Commissioner Neel, seconded by Commissioner Christensen, and passed 7-0 approving Resolution 22-030; approving Planned Development. 22-14 amended to include:

- a. CEQA findings to read:

Section 3: Environmental Determination. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), the City’s Procedures for Implementing CEQA, the Planning Commission finds the project is categorically exempt from CEQA as a class 32 exemption for infill development projects. The project meets all requirements of a class 32 exemption. None of the exceptions to the Class 32 exemption under CEQA Guidelines section 15300.2 apply to Project.

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Consistency with the General Plan and zoning regulation. The property has a General Plan land use category of Business Park (BP). The purpose of the BP category is to “provide areas for clean and attractive businesses and industries in which all activities are conducted indoors. The project is a warehouse and distribution center where all activities will be happening in doors. The property is in the Airport (AP) zoning district, where warehousing, manufacturing and distribution uses are permitted. No development standards have been adopted for the AP district.

The proposed development occurs within an existing business park, in city limits, where the site is less than five acres. Nearby development includes San Antonio Winery, IQMS software company, and Justin Winery, as well as other existing businesses.

The project site has no value as habitat for endangered, rare or threatened species. The site is ready for construction based on the site being rough graded, frontage improvements have been installed, and sewer and water utilities are stubbed to the site. The Mitigated Negative Declaration prepared for Tract 2269 identified mitigation requirements related to San Joaquin kit fox migration corridor and oak tree protection. No oak trees, vernal

pools or drainages were mapped on the site. Due to a long history of substantial surface disturbance, special-status plant species were determined unlikely to occur on the site. San Joaquin kit fox mitigation fees were paid for all lots within Tract 2269, prior to the construction of tract improvements, which included rough grading of the site.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The approval of Tract 2269 included a Traffic Impact Analysis by Associated Transportation Engineers related to business park uses for all lots within the tract including this lot. The proposed development is consistent with the type of development anticipated with the business park. The project will be paying development impact fees to mitigate any impacts to neighboring streets and intersections. The site has been previously rough grading. No drainages have been identified on the flat property. Standard stormwater, erosion and dust control measures will prevent development of the site from creating significant impacts to air or water quality.

The site can be adequately served by all required utilities and public services. Both water and sewer are available to the site. The General Plan anticipates commercial use of the site, and public utilities and services are designed to accommodate build-out of the General Plan.

and

- b. Engineering Condition 4 to read: “Applicant shall design the parking lot drive aisle to leave 30 feet clear, centered on the 30’ private easement (e.g., 15’ on either side of easement center line) along the easement that provides access to Parcel 3. Applicant shall design the parking lot to allow reasonable access to the northerly Parcel 3. The parking lot design and access shall be designed to the City Engineer’s satisfaction prior to the issuance of a grading permit.”

H. Discussion Items: none

I. Consent Calendar

4. Development Review Committee Minutes (for Approval)

August 22, 2022

August 29, 2022

September 12, 2022

5. Planning Commission Minutes (for approval):

September 13, 2022

Action: A motion was made by Commissioner Gibson, seconded by Commissioner Covarrubias, and passed 7-0 to approve the consent agenda as presented.

J. Other Reports

6. Paso Robles Street Ad Hoc Committee Report

7. Housing Constraints and Opportunities Committee (HCOC) / Zoning Code Update Report

8. Development Review Committee Rotation Schedule

Month	Commissioners		
September	Jorgensen	Christensen	Gibson
October	Covarrubias	Christensen	Davis
November	Jorgensen	Koegler	Davis
December	Jorgensen	Koegler	Davis

K. Planning Commissioners' Comments

L. Staff Comments

M. Adjournment at 7:33pm

Submitted by:

 Marci Reynoso, Administrative Assistant II
 Approved:

Attachment 1

DRAFT RESOLUTION NO. PC 22-xxx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING PLANNED DEVELOPMENT (PD22-12) (AMENDING PD 95-009) 2305 THEATRE DRIVE / APN: 009-841-039

APPLICANT - TARGET

WHEREAS, an application for an amendment to Planned Development 95-009 (PD22-12) has been filed by Matthew Flansberg, representative for Target, owner; and

WHEREAS, the approximately 8.8-acre site, is developed with a Target store and is located at 2305 Theatre Drive; and

WHEREAS, the General Plan land use designation is Regional Commercial (RC) and the zoning district is Highway Commercial with a Planned Development Overlay (C2 PD); and

WHEREAS, the shopping center was first approved in 1996 by Planned Development 95-009, via City Council Resolution 96-100. Criteria for the master sign plan for the center were approved as Exhibit I to Resolution 96-100 and include provisions for various types of signs, including wall-mounted signs for each building pad, a freestanding highway-oriented sign on Theatre Drive, and a freestanding sign on the road to the north of the center formerly called Gahan Place (now the east-west portion of Theatre Drive); and

WHEREAS, the master sign plan was amended by the Planning Commission in 2019 by Resolution PC 19-022 to allow the construction of 3 monument signs along Theatre Drive; and

WHEREAS, the proposal is to amend the approved sign plan and allow for the construction of two 12-foot-tall wayfinding signs to be located in the Target parking lot; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15311 (accessory structures including on-premise signs) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on September 27, 2022, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this Planned Development request.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 – Recitals: All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans; Zoning Ordinance Section 21.19.09D; and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

Attachment 1

1. The design and intensity of the proposed development plan is consistent with the goals and policies established by the General Plan and Zoning Ordinance, since the project would provide orderly identification and visibility for the retail and service-providing Target store in an established regional shopping center; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, since the new signs would be installed in an existing shopping center and the center has not resulted in any detrimental impacts to the surrounding area and does not possess characteristics that would be exasperated by this proposed development plan; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; based on the use of high-quality building materials for the signs, the signs will have minimal illumination to prevent glare, and the sign design being appropriate reasonable in size; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, based on the new signs being integrated into the existing shopping center parking lot which is surrounded by existing development and existing shade trees which diminish the appearance of the signs when viewed from a distance; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, and vistas, since the signs will be located in a developed parking lot and not cause changes to any of these resources; and
6. The proposed development plan contributes to the orderly development of the city as a whole by providing signage for Target for the convenience and wayfinding of residents and visitors to the city.

Planned Development Overlay District Findings

7. The granting of this permit will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city, because signage in general is consistent with the intent of the highway commercial zoning district and regional commercial land use designation; and
8. The proposed project maintains significant natural resources on the site since there are no significant natural resources on the site; and
9. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surround area, and would not have an adverse effect on the public views from nearby roads and other public vantage points, based on the new signs being integrated into the existing shopping center parking lot which is surrounded by existing development and existing shade trees which diminish the appearance of the signs when viewed from a distance; and

Attachment 1

10. The proposed project's design and density of the developed portion of the site is compatible with the established character and scale of surrounding development and would not be a disharmonious or disruptive element to the neighborhood, since there are other wayfinding signs in the parking lot and these new signs, although 12-feet-tall, will blend in with other elements such as parking lot light fixtures and shade trees; and
11. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety, and welfare, because it does not differ significantly from codified sign development standards for other types of signage such as monument signs, and can be permitted in the PD Overlay district; and
12. Modification of the standards as set forth in this chapter or elsewhere in the zoning ordinance shall only be approved upon a finding that greater public benefit would be achieved through such modifications. Additionally, for planned development projects that are seeking an increase in allowable building heights, modification of the height limitations shall only be approved upon a finding that the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants. The project does not include a modification of the height limit.

Section 3 - Environmental Determination: In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15311, this project is Categorically Exempt (accessory structures including on-premise signs) from environmental review, and no environmental analysis is required.

Section 4 - Approval: Planned Development 22-12 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Specific Conditions of Approval
B	Master Sign Plan

Attachment 1

PASSED AND ADOPTED THIS 27th day of September 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK KOEGLER, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY