



**City of Paso Robles
Development Review Committee Minutes**

TELECONFERENCE MEETING ONLY

3:30 PM Monday – January 23, 2023

Development Review Committee meetings will be held by teleconference only until further notice as permitted by AB 361, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act. The meeting will be virtual because state and local officials are recommending measures to promote social distancing.

Commissioners present: Rob Covarrubias, Field Gibson, and Mark Koegler

Staff present: Katie Banister and Darren Nash

Applicants and others present: C.J. Horstman, Brian O’Sullivan, Walter Perry, Lynn Mathenia, and Curt Baney,

Item 1

File #: [P21-0113 / PD21-10](#)
Requested Action: DRC recommendation to Planning Commission
Application: Cheval Hotel 2: 3-story, 14 room hotel with subterranean parking.
Location: 1020 Pine St.
Applicant: Robert Gilson/MW Architects
Discussion: C.J. Horstman provided a presentation giving the background of the previous hotel versions and providing details on why the existing version is being proposed.

The DRC members indicated that this project would be a great fit to the downtown and compliment the existing Cheval Hotel.

The DRC discussion focused on the materials and height of the opaque glass shown as the material for the fence that is shown to screen the pool area and other areas of the hotel. The DRC requested that the applicant consider providing additional materials to provide more articulation on the north elevation to help break up the building.

Action: No action was taken DRC recommended project move ahead to the Planning Commission. The DRC did request additional information be provided with the staff report that included the pool fence materials, additional materials on the north elevation.

Item 2

File #: [P14-0001 / AMD22-07 / PD13-003](#)
Requested Action: Recommendation to the Planning Commission
Application: Amendment to Phase II Tower of the Oxford Suites
Location: 800 4th Street
Applicant: Guy Turner
Discussion: Staff presented the project which is a medication to the approved Phase 2 of the Oxford Suites Hotel to eliminate new meeting space and replace with additional

guest rooms. DRC members asked for more information on how the existing meeting rooms are used and the number of employees on the largest shift, which both impact parking requirements; how rooftop mechanical equipment will be shielded; and the height of the railing for the rooftop deck.

Action: The DRC requested more information on the list in the discussion section above be prepared for the Planning Commission and to eliminate one wall-mounted sign facing east/Highway 101.

Item 3

File #: [P22-0031 / SPR22-06](#)

Requested Action: Final approval

Application: Redesign of a new single-family residence made from shipping containers.

Location: 200 Pacific Avenue

Applicant: Walter Scott Perry

Discussion: Staff presented the project, which is a redesign of the project approved by the DRC on April 25, 2022. The new iteration addresses challenges encountered by the applicant when creating a grading plan for the site due to the shape and slope of the lot and its location on a curve in the road. The applicant reports the scale and mass of the proposed buildings are similar to those previously approved, but the building is proposed closer to the street and further from the western property line. The DRC members asked about fencing for the swimming pool, which will be required with building permit submittal; the potential for glare off the siding, which will not be reflective; and the front setback for the ADU, which is 25 feet.

4. Fencing to east?

Robust landscaping important. Support

Action: The DRC approved with primary residence with a 15-foot front setback, however the ADU must meet the ADU front setback of 25 feet. The project is required to have a matte paint finish, a robust landscape plan, and to work with an arborist to protect the oak tree in the right-of-way.