



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – January 30, 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: Warren Frace, Darren Nash, Katie Banister, Darcy Delgado, and Lori Wilson

Applicants and others present: Coleen Kubel, George Garcia, Michael James, Daniel Gehman, Adam Tancrede, Mark Noble, David French, Geoff Rubin, Michael Manson, and Ryan Cargile

Item 1

File #: [P22-0130 / SGN22-24](#)
Requested Action: DRC final action
Application: Sign for T-Mobile Store
Location: 2421 Golden Hill Road, Suite 101
Applicant: Steve Fear
Discussion: Staff presented the project and answered questions from the DRC members.
Action: Approved as proposed

Item 2

File #: [P22-0135/ SGN22-25](#)
Requested Action: DRC final action
Application: Sign for Johnboy's Towing
Location: 2906 Ardmore Rd
Applicant: Coleen Kubel
Discussion: Staff presented the project and received no questions from the DRC members.
Action: Approved as proposed with minimum 3-foot setback from the sidewalk

Item 3

File #: [P22-0076 / PD22-11](#)
Requested Action: DRC recommendation to the Planning Commission
Application: Mixed-Use Project
Location: 1745 Spring Street
Applicant: Tobin James
Discussion: Staff presented the project, which is a mixed-use development that includes lease spaces, hotel rooms and residential units. Staff described the existing character of the neighborhood and explained the purpose of the T3-F zoning district and architectural design guidelines of the Uptown/Town Centre

Specific Plan; and the desired character of the downtown. Staff expressed a concern that the International Modern architectural style of the project would not be compatible for the vision for this part of town.

George Garcia, the architect for the project described how the project would complement other buildings in the neighborhood through the use of similar building materials including aged brick, wood, Corten, and white stucco; and how the detailing of the building would meet the window, fenestration, and metal elements described in the Warehouse Industrial architectural style guidelines. Garcia explained the proposed building celebrates nearby historical buildings with a contrasting style

Action: The DRC concurred with staff's concerns about the compatibility of the architectural style of the project and asked the applicant to work with staff to prepare a more compatible project

Item 4

File #: [P22-0103 / PD22-16](#)

Requested Action: DRC recommendation to the Planning Commission

Application: OSCSP – PA13 Request for SP consistency and setback amendment.
107 motor court units with 107 ADUs on 107 parcels.

Location: Linne & Hanson Rd.

Applicant: STG Capitol Partners

Discussion: Danielian Group, Architects provided a presentation for the PA-13 neighborhood. The project is a motor-court design, consistent with the Specific Plan. The project is proposed to have 107 primary residences/lots within each lot having an attached ADU. The architectural design of the project is a Modern Farmhouse style for the entire planning area, with different color/material schemes throughout the neighborhood. There would be a club house and gym buildings added to the project, which is in addition to what the Specific Plan anticipated for PA 13. A parking plan was provided that called out where the parking for the residences and ADUs would be.

In general the DRC members liked the Modern Farmhouse design and the project in general. They did ask that additional details related to the ADU rules for each lot, additional privacy fencing details, interior driveway widths and radius, and how solar will be handled. The request for the setback reductions were discussed and the DRC did not question the slight reductions.

Action: The DRC recommended the development plan be forwarded to the Planning Commission for review. The DRC requested additional information related to ADU rules, interior driveway widths, details on privacy fencing for rear yards along Linne Rd. and solar plans.