



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – February 27, 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: Field Gibson, Joel Neel, and Rob Covarrubias

Staff present: Darren Nash, Darcy Delgado, Lori Wilson and Katie Banister,

Applicants and others present: Michael Tanore, Jenna Elsayed, Mo Elsayed, Sean Beauchamp, Casey Johnston, and John Walker

Item 1

File #: [P23-0006 / SGN23-04](#)

Requested Action: DRC final Action

Application: Sign for Educational Employees Credit Union (EECU)

Location: 2341 Theater Dr, Paso Robles CA 93446

Applicant: CNI Sign for EECU

Discussion: Staff presented the sign plan, which is 4 wall signs on two sides of the building. The sign area is within the maximum allowed, however DRC members expressed concerns with quantity of signs.

Action: The signs were approved as proposed with a request for staff to work with the applicant to express a preference to reduce the number of signs.

Item 2

File #: [P23-0001 / SGN23-01](#)

Requested Action: DRC final Action

Application: Sign for Walmart Service Center

Location: 180 Niblick Road

Applicant: John Walker

Discussion: Staff presented the sign plan, which is for non-illuminated channel letters at the Walmart vehicle service center.

Action: The signs were approved as proposed.

Item 3

File #: [P19-0109 / SPR19-14 and P23-0003 / SGN23-02](#)

Requested Action: DRC Final Action

Application: Landscaping and parking lot improvements and Signage for Grapes and Grains

Location: 1240 Spring Street

Applicant: Mo Elsayed

Discussion: Staff presentation of the project was broken into two topics: landscaping/parking lot improvements, and signage.
Landscaping/parking lot improvements. Staff presented the applicant's landscaping plan for the parking lot, which would be limited to a 2-foot tall, 8-inch wide Corten planter wall at the perimeter of the parking areas. The Uptown/Town Centre Specific Plan includes a requirement to provide at least 5 feet of landscaping between parking areas and street frontages and at least 10% of the parking lot area must be landscaped. DRC members expressed concerns that the planter wall would be too narrow to support plants in the Paso Robles summer heat, sight distance would be impaired at the 13th Street drive approach, and that inadequate landscaping area was proposed.
Signage. Staff and the applicant presented the sign plan, which includes 5 halo-lit wall-mounted signs. The proposed signs are over the height and quantity allowed by the Uptown/Town Centre Specific Plan. The DRC expressed a willingness to approve a modified sign plan that simplified two of the signs, but allowed all to proceed.

Action: The DRC determined that the landscape plan must provide at least 5 feet of landscaping at frontages and directed the applicant to work with staff to provide landscaping adjacent to the garbage enclosure and to address sight distance concerns at 13th Street. The DRC directed the applicant to apply for Planning Commission consideration for their full sign request.

Item 4

File #: [P23-0002 / CUP23-01](#)
Requested Action: Recommendation to Planning Commission
Application: CUP – Luxury Car Dealership
Location: 3528 Combine St
Applicant: Mike Tanore
Discussion: Staff presented the project which is a request to establish a used car dealership. The project includes a request for reduced parking due to all vehicles being stored in-doors and a majority of the business being conducted virtually. The DRC requested further information on existing fencing and landscaping, how vehicles will enter the facility and a discussion on why the site is under parked for the use. The DRC was comfortable with the reduced parking based on the use and there being no parts sales.

Action: The DRC recommended the project move forward for Planning Commission review.