



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – March 6, 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: Ty Christiansen, Joel Neel, and Rob Covarrubias

Staff present: Katie Banister, Darcy Delgado, Lori Wilson

Applicants and others present: Larry Gabriel, Erin Faulkner, Paul Shannon. Thad Geldert, Sarah Giesenhausen, and Bill Lapp

Item 1

File #: [P22-0133 / PD 22-22](#)

Requested Action: Recommendation to Planning Commission

Application: Development Plan for the reuse of a commercial building and construction of a new building into 20 residential units.

Location: 2508 Spring Street

Applicant: Gabriel Architects for Veraison Wine Country Properties

Discussion: Staff presented the project which is the reuse and redevelopment of an infill lot on Spring Street. The site is currently a commercial center that would be converted into a residential project. DRC members expressed concern with whether there is a maintenance agreement for the access easement shared with the property to the south, the scale of the new building at the rear of the project, external stairs on the rear building where an internal stairway is required, and the quantity of parking spaces proposed. DRC members were not sure they could make findings to approve a modification to the rear setback and left the decision to the full Planning Commission.

Action: DRC recommended the project be reviewed by the Planning Commission to consider the development plan and consider whether to approve modifications to development standards for the rear setback and the stairway for the rear building.

Item 2

File #: [P21-0014 / SPR21-01](#)

Requested Action: DRC Final Action

Application: Continued from December 19, 2022. Review of final colors and materials for a building remodel.

Location: 1102 Railroad Street

Applicant: Gabriel Architects

Discussion: Staff and the applicant presented changes to the plans since it was first approved in 2021 and as proposed and rejected by the DRC in December 2022. DRC members expressed excitement for the project as a catalyst for change on Railroad Street, but expressed a preference for the first color and materials proposed for the building.

Action: The project was approved as proposed.