



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – March 22, 2021

In compliance with the State and County Shelter at Home Orders, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Development Review Committee meetings will be held by teleconference only until further notice.

Rather than attending in person, residents have 3 options.

1. Attend the meeting virtually to see and hear presentations of proposed projects – register prior to the meeting by sending your name and email address to planning@prcity.com or use the following link to [Join Microsoft Teams Meeting](#).
2. Attend the meeting by conference call to hear presentations only – during the meeting call 323-457-5183 and enter the Conference ID: 948 730 633#
3. Before the meeting, submit public comment by email to planning@prcity.com.

All public comments should include the authors name and address. Written public comments should be submitted via email prior to 12:00 noon on the day of the DRC meeting and will be posted as an addendum to the Agenda online. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

Commissioners present: Ty Christensen, Mark Koegler and Joel Neel

Staff present: Warren Frace, Darren Nash, Katie Banister, Darcy Delgado, Lori Wilson and Valeria Diaz

Applicants and others present: Les Whittlesley, Justin Dutra

Item 1

File #: [SGN 21-18 / P21-0006](#)

Application: Wall-mounted sign for The Chicken Shack

Location: 1401 Park Street

Applicant: Prolite Signs on behalf of Cliff Branch

Discussion: Staff presented the proposed sign indicating that in general the neon version of the sign would comply with the downtown sign guidelines, and be consistent with the previous Santa Maria Brewery sign. Some details staff would like the DRC to discuss are the colors, the logo, and the art deco style of the building. Justin Dutra owner of the Chicken Shack business indicated that he was open to some changes as long as it could still be approved by the corporate headquarters. The DRC was generally in favor of staff's suggestion to reverse the color to have a red background (note that the red background, raceway would not be lit) and have white letters. The chicken logo was also discussed. Staff indicated that the art deco building was not

designed in a manner that lends to easy installation of signage. The proposal is for the chicken to be placed on the tower element and be internally illuminated.

Action: The DRC approved the sign with a request that the metal cabinet would be red, that the cabinet would have rounded ends (to better tie into the art deco style of the building) and have white letters. The Chicken logo would be omitted but could be applied for in the future in an alternative location.

Item 2

File #: CUP21-14 / P21-0016

Application: Establish 2nd residential unit in Office Professional District

Location: 320 12th Street

Applicant: Les Whittlesey

Discussion: Staff provided a presentation of the proposed project which is a request to re-classify an ADU as a second unit. Due to State laws the applicant had the ability to obtain permits to construct an ADU and has begun that process. The applicant has constructed the ADU to meet the standards of a 2nd unit; the office professional zoning requires that additional dwelling units obtain a conditional use permit. The applicant would like the structure to be classified as a second unit so they may apply for a short-term rental permit. The DRC discussed and clarified the need for deed restrictions on ADU's to prevent them as being used as short-term rentals as well as the City's municipal code that requires the conditional use permit for additional dwelling units in office professional zones.

Action: The DRC was in favor of the project moving forward to Planning Commission for further review.
