



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – April 4, 2022

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: Joel Neel, Mark Koegler, and Ty Christensen

Staff present: Darcy Delgado, Katie Banister, Lori Wilson, David Athey, Randy Harris

Applicants and others present: Robert Aliphath, Larry Gabriel, Edie Anderson, Brian O’Sullivan, Joanne O’Sullivan, Sarah Clarke, David Voyta, Devin Capps, Jennifer McNeal, and Daryn Pastuf

Item 1

File #: [SPR20-13 / P20-0053 / ADD22-0021 to B21-0007](#)

Requested Action: DRC Final Action

Application: Change in fencing location and material

Location: 3528 Combine Street

Applicant: Devin Capps

Discussion: Staff provided an overview of the project which is to change the materials and location of a fence enclosure that would have been a horizontal wood fence located closer to the building. The new proposal is to use split face block and build a wall to the 10-foot setback line. The DRC wanted to make sure the split face texture was on the outer portion of the wall, at a minimum, since the smooth side is not as visually interesting. The DRC also wanted to make sure the applicant works with staff on the building permit to ensure the split face does not encroach into the neighboring parcel.

The applicant is interested in a future amendment to potentially allow a 6-foot setback for the wall, which would require Planning Commission approval. This action would enable the applicant to build a wall that would eventually fully enclose the parking lot. The DRC was okay with the wall proposal at the 10-foot setback line for now, and would consider the 6-foot request as part of a future application.

Action: The DRC approved the wall plan showing it met the 10-foot setback.

Item 2

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

Requested Action: DRC Final Action

Application: Site Plan Review for 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 single-family residence and accessory dwelling unit made from shipping containers. The R1 district standards include an architectural prohibition of siding made from “reflective, glossy, polished and/or roll-formed type metal roofing”. The architect detailed the site constraints including geometry and slope of the lot, and an oak tree in the right-of way adjacent to the lot.
Community members Brian and Joanne O’Sullivan and Edie Anderson expressed concerns over the neighboring views of the site and the compatibility of the architecture with the neighborhood.
DRC members asked questions of staff and the architect about setbacks, vehicle backup/turnaround space, and turf block material, which is proposed for the driveway. DRC members expressed concern over the siding material and compatibility of the design with the neighborhood.

Action: DRC members did not approve of the design on a 2-1 vote (Koegler and Christensen opposed). Applicant was advised to either redesign or appeal to the Planning Commission.

Item 3

File #: [SPR22-07 / P22-0032](#)
Requested Action: DRC Final Action
Application: Hemingway Steakhouse – Remodel of exterior facade
Location: 1234 Park Street
Applicant: Larry Gabriel, Gabriel Architects
Discussion: Staff presented the plan to update the exterior façade for Hemingway Restaurant located at 1234 Park St. This location is a unit within the Odd Fellows Building and is designated as a historic building in the City’s Historic Resource Inventory. The plan includes demolition of the lower windows, walls, and entryway. The existing transom windows are to remain. The applicant proposes to recover the previous awning frame with new black canvas and a Hemingway logo. No other signage or lighting is being proposed. With the transom windows being retained, staff felt the proposed work would not diminish, eliminate or adversely affect the character of the Historic Resource and therefore could be reviewed at the DRC level and issued a Certificate of No Effect.
The DRC felt that the updated façade was an improvement and did not have any questions.

Action: The plan was approved as proposed.

Item 4

File #: [P22-0025 / SPR22-05](#)
Requested Action: DRC Final Action
Application: Second review for two duplexes (4 units on one lot).
Location: 1434 and 1436 Pine Street
Applicant: Gabriel Architects
Discussion: Staff presented the redesigned project.

DRC members were pleased with the changes to exterior materials and the addition of sloped roof features.

Action:

The project was approved including a 4-foot-tall front fence and extra height in the rear building for non-habitable space. Staff will work with the applicant to make sure the fence does not impair sight distance.
