



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – April 17, 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:** Mark Koegler, Eric Marlow, and Joel Neel

**Staff present:** Warren Frace, Darren Nash, Katie Banister

**Applicants and others present:** Armen Devejian, Craig Archer, Jeremy Freund, Tony, Stephanie R. Cruz, Arynn Ramage, and Tom Martin

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*Commissioner Neel recuses himself due to a conflict of interest for Item #1.*

**Item 1**

File #: [P22-0045 & VTTM 3198, PD22-18](#)  
Requested Action: DRC recommendation to Planning Commission  
Application: Review master development plan and tentative tract map 3198 for Beechwood Specific Plan sub-areas D&E  
Location: Beechwood Specific Plan  
Applicant: Tom Erskine / Rick Engineering  
Discussion: Jeremy Freund of Rick Engineering provided a presentation that outlined Tentative Tract 3198 and Master Development Plan 22-18 for BSP areas D&E. The project is consistent with the BSP review process, since this would approve the small lot tentative map for single family residences and clarify the tract improvements for the neighborhoods. The MDP plans provided details for the residential lot layout, perimeter walls, fencing, basins, common area landscaping and oak tree protection.  
Action: The DRC was in favor of moving the project forward to a future Planning Commission agenda for review and approval. The DRC did request that more specific detail is provided for hillside lots off of Street D, and more specific colors and materials for the perimeter masonry wall be included with the Planning Commission staff report.

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*Commissioner Neel rejoins the meeting.*

**Item 2**

File #: [P23-0019 / CUP23-03](#)  
Requested Action: DRC Recommendation to Planning Commission  
Application: Review plans for new billboard to replace existing billboard on same site as proposed Peterbilt Sales and Service Center  
Location: 2805 Theatre Drive  
Applicant: Outfront Media

Discussion: The Peterbilt project was originally proposed to be conditioned to remove the sign, but the action would have exposed the City to litigation. The new billboard sign would meet the requirements of the Sign Ordinance. It would be taller than the existing sign, but would have less sign area.

Action: The DRC forwarded the application to the Planning Commission with a request for staff to provide additional pictures of the existing billboard sign at the Planning Commission hearing.