



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – May 1, 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 Christensen, Pat Connally, and Eric Marlow

**Staff present:** Katie Banister, Darcy Delgado, Darren Nash, and Warren Frace

**Applicants and others present:** Mike Smith, Jerry Ambrose, and Rienk Ayers

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**Item 1**

File #: [B19-0328 / TPM PR 16-0165 / P16-0039](#)  
Requested Action: DRC Final Action  
Application: Architectural review of a single-family residence  
Location: 301 Creston Road  
Applicant: Ron Isabel  
Discussion: DRC review is required as a condition of approval for Parcel Map PR 16-0165. DRC members requested additional information and detail for proposed colors and materials, landscaping, and the interaction of the residence with Creston Road and the neighboring properties to the east.  
Action: The DRC requested staff to work with the applicant to bring additional information back to the DRC at a future meeting.

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**Item 2**

File #: [B22-1037](#)  
Requested Action: DRC Final Action  
Application: Remodel of commercial building.  
Location: 609 Creston Road  
Applicant: MSA Architects, Inc.  
Discussion: Staff provided a summary of the project which is a remodel of an existing commercial building. The remodel consists of changes to the façade, an addition to the building, increased parking, and revegetation of landscaping. The DRC had concerns about the western elevation not meeting the design guidelines, asked for a more robust landscaping plan, asked for fencing to be looked at along the western property line, more information on proposed signage, and for building materials to be accurately noted on the plans. The applicant's architect was able to answer questions from the DRC, however, the DRC unanimously felt they needed more information to be shown on the plans prior to making a decision. The item will be revisited by the DRC at a future meeting.

Action: This item will be reviewed at a future DRC meeting.

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**Item 3**

File #: [B23-0039 / CUP22-02 / P22-0018](#)

Requested Action: DRC Final Action

Application: Finding of substantial compliance for the design of screening leaves for a cell tower disguised as a eucalyptus tree

Location: 2906 Spring Street

Applicant: Jerry Ambrose for Eukon Group

Discussion: The conditions of approval for the CUP for the cell tower state, “branch foliage shall include leaves of varying colors to mimic real leaves. The foliage shall be extruded, not painted.” The proposed foliage is a single green color. Rienk Ayers, the owner of Chameleon Engineering, who designed the screening of the tower, explained that engineered broad leaf screening is more realistic when simple and that dust, shadowing, and movement in the wind will give the leaves the needed verisimilitude. Commissioners asked questions about how the leaves will be oriented in space and whether their droop will be realistic. Mr. Ayers explained gravity will work on the engineered leaves to create a realistic droop.

Action: The DRC members determined the proposed leaves are in substantial compliance with the conditions of approval for CUP22-02

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