



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – May 2, 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: Ty Christensen, Roberta Jorgensen, and Field Gibson

Staff present: Warren Frace, Lori Wilson, Katie Banister, Darcy Delgado

Applicants and others present: Mauricio Aguilar, Amber Davis, Randy Harding, Rachel Best, Larry Gabriel, and Liz Hastings

Item 1

File #: [P22-0049 / SGN22-11](#)
Requested Action: DRC Final Action
Application: Portable sidewalk sign
Location: 530 12th Street
Applicant: Golden Hills Community Church / Paso Naz Church
Discussion: Staff presented the project, which is a new hand-painted sidewalk sign.
Action: The DRC approved the sign as proposed.

Item 2

File #: [P22-0029 / SGN22-06](#)
Requested Action: DRC Final Action
Application: Review sign for Nates Hot Chicken
Location: 1145 24th Street
Applicant: Rodger Sharp / M Designs
Discussion: Staff presented the sign plan, Nates Hot Chicken and a Nate's logo will be reverse lit channel letters. The sign meets all requirements of the zoning code. The DRC agreed that the proposed sign was consistent with other signs in this shopping center and did not have any questions.
Action: The DRC approved the sign as proposed.

Item 3

File #: [P21-0071 / AMD21-04](#)
Requested Action: Recommendation to Planning Commission
Application: Sky River RV Expansion
Location: 2525 Theatre Drive
Applicant: Randy Harding / Quest Planning, Inc – Amber Davis

Discussion: Staff presented the project which is a request to expand the existing new and used RV inventory into three adjacent lots which would create an additional 200 parking spaces. This is the 2nd time the project is coming before the DRC (1st meeting in Nov. 21'). Although the DRC suggested the project could move forward to Planning Commission, staff felt it appropriate to come back to DRC again to further review fencing/landscape & circulation.

Staff presented the fencing plan which still includes a request to use chain link along the Western property line however this plan now shows the fencing being located along the toe of a slope with updated landscape along the top of slope. The proposed position of the fence would not be as visible from Nutwood and the additional landscape will provide screening for neighbors. Tubular steel fence is proposed along the Southern property line.

A circulation plan was presented which indicated the primary entrance will remain off Theatre drive. An existing secondary entrance off of Theatre drive will be utilized by employees only as a means of moving inventory. Commissioner Jorgensen asked for further clarification at Planning Commission regarding how the proposed fencing will tie in with ABI's fencing plan on the corner of Nutwood. Commissioner Gibson indicated the proposed use was appropriate for the site but felt the proposed fencing is problematic. Commissioner **Christiansen** Christensen stated the placement of the chain link fence was smart however it will be important to provide robust landscaping to screen the site.

Action: The DRC recommended the project move forward to Planning Commission.

Item 4

File #: [P22-0047 / SPR22-09](#)

Requested Action: DRC Final Action

Application: Remodeled storefront facades

Location: 721 and 725 12th Street

Applicant: Larry Gabriel, Gabriel Architects

Discussion: Staff presented the project and outlined design styles allowed for flex block buildings in the downtown. DRC members discussed the proposed materials, which in the rendering appear too cold. Members suggested the applicant work on the appearance of the center tower and add a base to the front elevation. There was also concern about whether the contemporary architectural style is appropriate in the downtown or consistent with the Uptown/Town Centre Specific Plan

Action: Applicant received comments and will work with staff to bring back revised design.
