



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – May 9, 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, Field Gibson, Roberta Jorgensen (joined about 3:35pm)

Staff present: Warren Frace, Darren Nash, Darcy Delgado, Lori Wilson, Katie Banister, Randy Harris

Applicants and others present: Mo Elsayad, Casey Johnston, Jesse Sprister, Kimberley Walker, Dana Dimalanta, Kate Walstead, Thom Jess, and Larry Gabriel

Item 1

File #: [CUP21-28 / P21-0124](#)

Requested Action: Recommendation to Planning Commission

Application: Conditional Use Permit for a new bar in the basement.

Location: 1240 Spring Street

Applicant: Kate Walstead

Discussion: The request is to establish a basement bar within an existing commercial building with the determination that Public Convenience or Necessity (PCN) would be served by the issuance of a Type 48 license by the Department of Alcoholic Beverage Control (ABC). Previously, the subject location was approved by City Council in 2019 to establish a liquor store (named “Grapes & Grains”) under a Type 21 ABC license. The owner of the building is currently working on an interior and exterior remodel to the building to establish the retail store. The architectural changes to the building’s facades, which were also approved in 2019, were reviewed by the Development Review Committee (DRC) with some of the final details related to artwork being approved by the DRC in 2021. The DRC questioned the access to the basement bar and asked the architect to clarify how the basement use and main level retail store relate. This item will require approval by the City Council for a request for the Public Convenience or Necessity (PCN). The DRC discussed that if a PCN is approved, it be based on public convenience and not necessity, due to the over concentration of establishments in the Downtown.

Action: This item will be reviewed by the Planning Commission.

Item 2

File #: SPR21-12 / P21-0072
Requested Action: DRC Final Action
Application: Review signage plan for River Lodge Motel
Location: 1955 Theatre Drive
Applicant: Arris Studio Architects
Discussion: The architect for the project, Mr. Thom Jess, provided an overview of the proposed preservation plan for the historic motel sign and verified that maintenance of the sign in the form of rust removal and painting had recently occurred, with the final preservation work to begin once they received approval. Mr. Jess compared the proposed preservation plan with some images of historic roadside signs and color examples representative of the time period when the sign was first erected. The DRC generally favored the preservation plan but questioned an alternative font option for “River Lodge” and recommended eliminating the word “heated” from the sign. The DRC also asked the applicant to confirm the word “Motel” would not be changed since the rendering did not match the existing sign. Based on the questions and concerns raised by the DRC, the applicant agreed on using the “River Lodge” font as shown on the sign to the satisfaction of the DRC, agreed to remove the word “heated”, and confirmed no changes to the word “Motel” were being made other than rehabbing the existing sign.
Action: The DRC approved the sign with the font for River Lodge as shown on the rendering. The motel letters are to be rehabbed and not replaced. The word “heated” will be removed from the pool sign.

Item 3

File #: [P22-0051 / CUP 22-10](#)
Requested Action: Recommendation to Planning Commission
Application: Review a Conditional Use Permit application to establish an auto body repair shop. Drive Customs provides aftermarket vehicle upgrades and upfitting of emergency vehicles.
Location: 3512 Combine St
Applicant: Jesse Sprister, Owner/Operator – Drive Customs
Discussion: Staff presented the project request which is a request to establish an auto body repair shop in an existing building. Drive Customs installs after market parts and provides upfitting of emergency vehicles. Examples include installation of navigation systems, audio, radios, center consoles and sirens. The applicant does also test the sirens but uses a device to mute the noise of the sirens by about 2/3 which will meet the City’s noise ordinance. The site provides sufficient parking (7 spaces provided, 6 required). The applicant indicated he could store up to 6 vehicles inside the building while they are being worked on and schedules vehicles so there will not be too much overflow of parking. The DRC asked for clarification on the required onsite parking for auto repair use. Staff and the applicant confirmed that the use requires 6 spaces and 7 are provided. Furthermore, this business model does

not expect to have a need for additional parking. There is a gate to the parking lot and no vehicles will be left outside of the gate overnight.

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: The project was first reviewed on May 2, 2022. The applicant addressed the DRC's previous comments by removing the hip roof on the tower feature and adding opaque metal to the bottom of the front windows. The applicant also provided a better description of the proposed stone material. DRC members asked about the awning, which is proposed as a steel I-beam painted white, and why a base material was not added to the building. The applicant expressed concern that stone at the bottom of the building would look too heavy.

Action: The DRC approved the project as presented.
