



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – June 5, 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 Koebler and Eric Marlow

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

Applicants and others present: Anthony Arroyo, Daniel Gehman, Mark Noble, Geoff Rubin, Ryan Cargile, Ryan Gahagan, Michael Manson, David French, Adam Tancredi, and Victor Alvarez

Item 1

File #: [B23-0448](#)
Requested Action: DRC Final Action
Application: Sign for Vin 13
Location: 1244 Pine Street
Applicant: Anthony Arroyo
Discussion: Staff presented the plans for a projecting sign that was designed in compliance with the UTCSP sign standards. The DRC asked the applicant to clarify the wrought iron steel component and any method of illumination, which there is no illumination proposed.
Action: Approved as proposed.

Item 2

File #: [P23-0008 / PD23-01](#)
Requested Action: DRC Final Action
Application: Review PA 9 site planning and architecture for consistency with the Specific Plan.
Location: Olsen South Chander Specific Plan, Planning Area 9. Northeast corner of Airport Road and Line Road
Applicant: STG Capital / Danielian Associates
Discussion: Darren Nash provided a presentation to provide the context of Planning Area 9 (PA 9) within the Olsen South Chandler Specific Plan (SP). The site is known as the Fuentez property and was the option for the School District to locate a school within the SP. The district did not chose to purchase and the SP was approved for a 117 medium density single-family neighborhood with 6 open space lots.

Along with the Tract 3149 approving the subdivision was PD 23-01 that established the site planning and architecture for the craftsman style structures.

Daniel Gehman, Architect provided a presentation that indicated that the proposal is for STG Capital to develop and own all the properties. The project consists of 112 primary units and 112 ADUs. Each lot would have a primary unit and ADU unit that includes two parking spaces within the garage for the primary unit and one parking space on site for the ADU. 30 visitor parking spaces would be provided on site.

The DRC members indicated they understood that the residential density increase because of the ADUs was controlled by the State and that the City could not limit the ADUs. They did indicate that because of the increased intensity of the project that project components such as open space, parking, infrastructure, and overall livability would not be consistent with the 117-unit development entitled for the project. The DRC discussed that the project should be forwarded to the full Planning Commission for review. Staff suggested that the item be continued to the next DRC meeting to allow staff to consult with the City Attorney to discuss options the DRC would have.

Action: The DRC continued this item to the next DRC meeting.