



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – June 12, 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.

Rather than attending in person, residents have three options.

1. Attend the meeting virtually to see and hear presentations of proposed projects – register prior to the meeting by sending your email address to city staff at [planning@prcity.com](mailto:planning@prcity.com) prior to the meeting, or use the following link to [Join Microsoft Teams Meeting](#). ID: 293 762 595 497, Passcode: gXEKvc
2. Attend the meeting by conference call to hear presentations only – during the meeting call 323-457-5183 and enter the Phone Conference ID: 389 024 767#
3. Before the meeting, submit public comment by email to [planning@prcity.com](mailto:planning@prcity.com).

All public comments should include the authors name and address. Written public comments should be submitted via email prior to 12:00 noon on the day of the DRC meeting to be sure the Committee has time to review. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

DRC Members Scheduled: Planning Commissioners Connally, Davis and Marlow  
Staff: Warren Frace, Darren Nash, Darcy Delgado, Brian Cowen, Katie Banistere, Lori Wilson  
Applicant: Adam Tancredi, Geoff Rubin, Mark Noble, Michael Manson, Ryan Gahagan, Daniel Gehman.

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<b>Item 1</b>	<b>(Continued from June 5<sup>th</sup> DRC meeting)</b>
File #:	<a href="#">P23-0008 / PD23-01</a>
Requested Action:	DRC Final Action
Application:	Review proposed STG site planning and architecture for consistency with the site plan and architecture approved with the Master Plan for PA 9.
Location:	Olsen South Chander Specific Plan, Planning Area 9. Northeast corner of Airport Road and Line Road
Applicant:	STG Capital / Danielian Associates
Discussion:	Project went to DRC (last Monday) and discussion focused on the lack of parking & open space related to the intensity of the 212 primary and ADUs, and that not being consistent with the SP. State law does not allow discretion for cities to not allow ADU's. Staff suggested continuation to DRC for consultation with city Attorney.

Staff updated the DRC at the June 12<sup>th</sup> DRC meeting indicating that the City Attorney suggested the DRC review only any related changes to primary units & site planning. The ADUs and their impacts should not be discussed since state law requires ministerial approval process. The DRC may refer to planning commission only if based on unique circumstances related to design and or neighborhood compatibility not related to impacts from ADUs.

The Architect provided a presentation which provided street layout plan, house floor plans, proposed landscape amenity areas, and street view architectural renderings were presented. Discussed pedestrian pathways from Linne thru to Sherwood and open space provided. Basins not available for pedestrian use, adequately fenced off.

The DRC discussed the project in relation to building heights, architectural details and materials, landscaping, and fencing. Overflow parking was also discussed.

Action:

The DRC approved the project with consistency with the SP with the requirement that fencing, landscape plans and the zero-lot line wall come back to the DRC for review prior to the issuance of building permits. Staff also indicated that a sidewalk/path connection from the Linne road alley on south side of project should connect to Sherwood Road at the southeast corner of the project.