



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – July 17, 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 prior to the meeting, or use the following link to [Join Microsoft Teams Meeting](#). ID: 285 572 869 160, Passcode: fB2rNh
2. Attend the meeting by conference call to hear presentations only – during the meeting call 323-457-5183 and enter the Phone Conference ID: 812 159 30#
3. Before the meeting, submit public comment by email to 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 Koegler, Neel and Davis
Applicants Present: Tom Martin, Mike Harrod

Item 1

File #: [P22-0013 Beechwood Sub Area J](#)
Requested Action: Recommendation to Planning Commission
Application: Review VTTM 3192 and PD 22-18
Location: Beechwood Road and Meadowlark Road
Applicant: Harrod Paso LP
Discussion: Staff provided a presentation reviewing area J, looking at master development plan (MDP) and tentative map, and associated improvements. Detailed home plans, site planning, landscape for yards will come back to DRC in the future when a builder is determined for Area J. The MPD & VTTM will be going to the Planning Commission.

Tom Martin of Rick Engineering made a presentation to the DRC outlining the project, indicating that the detention basins, oak protection, street trees, perimeter walls and lot layout are consistent with approved BSP.

The focus of discussion with the DRC for this discussion for Area J was the

- Amenity Lot 84 and the connection to the open space lot in Area I. The size of the lot in Area J is smaller than what was shown in the BSP document.
- Grading for mixed use lots 81 and 82. The DRC asked to see details to show what these lots would look like if graded initially with Area J.
- Airport Road grading and improvements with initial tract improvements.

Action:

No action was taken. The Planning Commission recommended that the project proceed to the Planning Commission for review and approval. Staff indicated that the discussion items listed above will be discussed further in the Planning Commission staff report.