



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – July 24, 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: Sheree Davis, Pat Connally, and Joel Neel

Staff present: Darcy Delgado, Lori Wilson, and Katie Banister

Applicants and others present: Jenn Christiansen, David Randolph, Harry Reed, Ryan Brockett, and Scott Davison

Item 1

File #: [P23-0043 / SGN23-11](#)
Requested Action: DRC Final Action
Application: Sign Plan
Location: 1937 Spring Street
Applicant: Christiansen Family Trust
Discussion: The DRC was okay with the additional sign area since it met the sign standard criteria.
Action: The DRC approved the sign as proposed

Item 2

File #: [B23-0046](#)
Requested Action: DRC Final Action
Application: Site Plan Review for the conversion of an existing commercial building into a Dollar Tree retail store.
Location: 2730 Spring Street
Applicant: Scott Davison
Discussion: Staff introduced the application, indicating to the DRC that this project was not quite complete but that the applicant wanted to have the DRC weigh in on their progress in hopes they could receive approval. Staff recommendation was for the DRC to direct the applicant to continue working on providing missing information. The various items staff outlined as needing more work included parking lot landscaping, contrasting colors and more windows on the Dollar Tree building, rehabilitating the parking lot, more details on the signage, rooftop screening method, light fixture plan, and details on building materials and durability. The applicant was able to explain ways to address many of staff's concerns, and the DRC agreed that the applicant should work with staff on these items before coming back, with emphasis on trying to achieve 50% glazing to the Dollar Tree building,

a contrasting color for the Dollar Tree roof material similar to what is proposed on the smaller building, more parking lot trees or landscaping between the building and the parking immediately adjacent to the building, screening and lighting details, and if possible, a change away from the mansard style roof. With regard to the signage, the DRC was okay with the method of illumination proposed for the signage, which was a combination of reverse lit and internally lit channel letters. The pylon sign needs to have additional information provided for the remaining tenant space.

Action:

This item will be re-reviewed at a future DRC meeting based on the direction for the applicant to work with staff on the comments made by the DRC.