



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – July 31, 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: Patrick Connally, Joel Neel, and Sheree Davis

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

Applicants and others present: Mike Smith, Jamie Jones, Michael Stoley, Ian McCarville, Thom Jess

The agenda was reordered due to Commissioner Davis having trouble initially joining the meeting, and Commissioner Neel needing to step down from Item 1.

Item 2

File #: [P22-0123](#)
Requested Action: DRC Recommendation to PC
Application: 240,000sf light industrial/warehousing development on a 14-acre site
Location: 2930 Union Road
Applicant: Covelop/Kirk Consulting
Discussion: Ian McCarville of Kirk Consulting provided an introduction presentation orienting the DRC to the location of the project, discussed site zoning, oak constraints, and surrounding uses. Tom Jess, project Architect presented the site plans, grading plans, landscape plans, and building architecture.

The focus of discussion by the DRC was on parking for phases, truck turning radius/movements, Providing more details for building materials, such as cornice details, masonry wall details, landscaping, specifically request for reduction along southern boundary.

Action: The DRC was in favor of the project moving forward to the Planning Commission for review and approval. The DRC did request the applicant provide more specific information related to ped connections between the phases, provide additional perspective views of the buildings, turning movements for trucks.

Commissioner Neel recused himself and left the meeting due to a conflict of interest on the following item:

Item 1

File #: [B22-1037](#)

Requested Action: DRC Final Action

Application: Site Plan Review for the conversion of an existing commercial building into a Market including adding 505 sf to the building.

Location: 609 Creston Road

Applicant: MSA Architects, Inc. - Mike Smith

Discussion: This item was previously reviewed by the DRC at the 5/1/23 meeting at which time the DRC asked the applicant to revisit the western elevation to meet the commercial design guidelines, include a more robust landscaping plan, asked for fencing to be looked at along the western property line, more information on proposed signage, and for building materials to be accurately noted on the plans. The applicant addressed each of these items with their resubmittal to DRC, except the DRC was still not satisfied with the fencing material questioning why there are two inconsistent materials and the durability of a wood fence. Staff suggested that the DRC allow the applicant to continue working on the fencing with the building permit, and for it to be a combination of sturdier (more commercial) materials. The DRC agreed to this and felt the rest of the improvements were acceptable to move forward with. The DRC also requested that Planning verify landscaping as part of the building permit.

Action: The project was conditionally approved, with staff to review final details for fencing and landscaping.
