



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

**3:30 PM Monday – August 14, 2023
City Hall Conference Room, 1000 Spring St, Paso Robles**

Development Review Committee has returned to hybrid public meetings pursuant to AB 361, which allows for a deviation from the teleconference rules required by the Ralph M. Brown Act. Residents now have the option to attend the meeting in person or to participate remotely:

To attend remotely the following options are available:

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: 285 685 429 902, Passcode: panoMc
2. Attend the meeting by conference call to hear presentations only – during the meeting call 323-457-5183 and enter the Phone Conference ID: 642 342 786#

To submit public comment before the meeting, please email comments 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 in attendance: Planning Commissioners Connally and Neel.

Staff and others in attendance: Darcy Delgado, Darren Nash, Warren Frace, Scott Davison, Harry Reed

Item 1

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: This item was continued from the 7/24/23 meeting in which the DRC requested additional information. Staff provided an initial presentation demonstrating via visual renderings how the applicant made the DRC's suggested changes to the plans, including additional landscaping in the parking lot, changes to the Dollar Tree roof color palette, additional windows/storefront to the Dollar Tree building, screening of mechanical equipment, and new light fixtures. Staff noted that there were a few clarifications that staff could iron out with the building permit, including making sure the parking lot is resurfaced, specifying landscape materials consistent with the Uptown Town Center Specific Plan, and making notes

on the plans for how the pylon sign will be restored. The applicant indicated they are able to finish out these details with staff as requested. The DRC was pleased with the resubmitted plans and was supportive of the remaining items being shown on the building permit and for staff to review them.

Action:

The DRC approved the plans with the note for staff to continue working with the applicant on their building permit.
