



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

**3:30 PM Monday – September 11, 2023
City Hall Conference Room, 1000 Spring St, Paso Robles**

The Development Review Committee is conducting 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.

Commissioners present: Ty Christensen, Pat Connally, and Eric Marlow

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

Applicants and others present: Drew Hutcheson, Daniel Taborski, and Nick Gilman

Item 1

File #: [B23-0648](#)
Requested Action: DRC Final Action
Application: Site Plan Review for an addition to Firestone’s Cold Block 4 building.
Location: 1385 Vendels Circle
Applicant: Josh Gardner
Discussion: Staff presented the project for a minor addition to the Cold Block 4 building, totaling just over a 10% addition to the building. The addition uses the same colors, materials, and architecture as the existing building and will be an extension to support more cellar processing and production activities, with no new employees. Staff explained the addition could be approved by the DRC since it’s minor and will be mostly indistinguishable from what’s already existing. The DRC was comfortable approving the project as proposed.
Action: The project was approved as proposed.

Ty Christensen recused himself for item #2 and waited in the lobby.

Item 2

File #: [P23-0055](#)
Requested Action: DRC Final Action
Application: Sign plan
Location: 1902 Creston Road
Applicant: Jack’s Restaurant
Discussion: The proposal is to change the signage for a new restaurant, and staff noted they applicant had been working on paint upgrades and minor changes to the exterior, including new wood elements added to the entries which didn’t require a building permit. The DRC was comfortable with the proposed color palette and felt the wood elements were an improvement to the building. They were okay with the sign proposal too, which meets the sign standards, but asked for staff to review any light fixtures to illuminate the signs as part of the building permit process to make sure the lights comply with the City’s ordinances. Staff also noted that the monument sign met the

standards, and that the precise setback from the property line would be looked at with the building permit to ensure there is no sight distance issue.

Action: The DRC approved the request for signs, with a note for staff to verify as part of the building permit process the type of light fixtures being used to illuminate the signs, and for staff to confirm appropriate sight distance for the monument sign.

Ty Christensen rejoined the meeting.

Item 3

File #: [P23-0026](#)
Requested Action: DRC Final Action
Application: Site Plan Review for the two 4,900 square foot light industrial buildings.
Location: 1710 Commerce Way
Applicant: Morro Bay Cabinets/Nick Gilman
Discussion: Staff introduced the project and presented the project plans. Since this project is less than 10,000sf in size, it can be reviewed and approved by the DRC with a site plan review application.

Nick Gilman presented the site plans, elevations, colors and materials and landscaping plan. It was indicated that new fencing would be installed along the northern boundary between the project and the vacant property to the north (JIT Manufacturing). The discussion of the type of fencing resulted in Nick Gilman agreeing to the use of black tubular steel. Mr. Gilman requested that the DRC not require the trash enclosure to have gates since the enclosure is located between the two buildings and not visible from the street. Staff indicated that the zoning code requires a 15-foot landscape setback. The plans have been designed to have a 10-foot planter on site and utilize the 5 feet between the back of sidewalk and the property line to make up the total 15-foot planter area.

Action: The DRC approved the project with the following details:

- 10 foot landscape planter along with the 5-foot area between the back of sidewalk and the property line is adequate to make up the 15 feet requirement.
- Fencing along the northern boundary, and any new fencing for the project needs to be the black tubular steel material.
- No gates required on trash enclosure since enclosure is tucked in between the two buildings and not visible from the street.

- Signs between the tenants correspond and take in consideration a multi-tenant monuments sign designed architecturally to match the building.
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