



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

**3:30 PM Monday – September 18, 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:** Neel, Christensen and Connally

**Staff present:** Darcy Delgado and Katie Banister

**Applicants and others present:** George Garcia, Michael Shumrick James, Jeff Carr, and Carol Jay

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**Item 1**

File #: [P23-0060 / SGN23-15](#)

Requested Action: DRC Final Action

Application: Sign Plan

Location: 1249 Creston Road

Applicant: Glenhaven Dentistry, represented by The Sign Place

Discussion: Staff provided an overview of the new wall mounted sign, which is for non-lit individual letters. The sign complies with the standards and is smaller than what the Sign Code would allow. The application suggests the owner of the business will also be painting their building a neutral gray as part of minor upgrades to the exterior.

Action: This item was approved as proposed.

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**Item 2**

File #: [P22-0076 / PD22-11 / CUP23-07 / RZN23-01](#)

Requested Action: DRC Recommendation to Planning Commission

Application: Development Plan for a new mixed-use development including 2 commercial storefronts, 16 hotel rooms, and 8 residential units. Conditional Use Permit for a Winetasting Use. Rezoning to apply the Resort/Lodging overlay district to the site.

Location: 1745 Spring Street

Applicant: Garcia Architecture & Design for Tobin James

Discussion: Staff presented the project, which includes requests for a zoning change and state density bonus concessions to allow for deviations from current development standards, specifically to allow a hotel in the T3-F zoning district, and to reduce the parking requirement for the project. DRC members discussed the architectural style of the building, which has been changed since the DRC first reviewed the project on January 30, 2023. The majority of the DRC members preferred the currently proposed style over

the initial design, which had been described by staff as following the International Style of architecture, a style not permitted by the Uptown/Town Centre Specific Plan. DRC members expressed concern over the limited number of parking spaces proposed.

Action:

The DRC forwarded the application to the Planning Commission with a request for:

- more information about state density bonus concessions and parking requirements,
- whether there will be additional angled parking on 18<sup>th</sup> Street, and
- a conceptual sign plan.