



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – January 24, 2022**

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:** Rob Covarrubias, Field Gibson, and Mark Koegler

**Staff present:** Warren Frace, Darren Nash, Lori Wilson, and Katie Banister

**Applicants and others present:** Scott Wright, Emily Ewer, Carol Florence, CJ Horstman, Eddie Vidales, Mike Peachey, and John Patrick

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**Item 1**

File #: [P21-0106 / SGN 21-22](#)

Requested Action: DRC Final Action

Application: Arco Sign Plan

Location: 195 Niblick Rd

Applicant: Eddie Vidales / Donco & Sons

Discussion: Staff presented the plans for ARCO proposing modifications to the existing sign that would allow for rebranding, eliminating decorative arch, adding ARCO logo at top. Just gas prices illuminate in lower portion, staff recommends condition to require intensity of lighting should be no brighter than necessary.

Action: Approved as proposed with condition to require intensity of lighting should be no brighter than necessary.

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**Item 2**

File #: [P 21-0113 / PD 21-10](#)

Requested Action: Recommendation to Planning Commission

Application: Request to construct new 3-story, 11 room hotel.

Location: 1020 Pine St.

Applicant: MW Architects

Discussion: CJ Horstman presents project:

2008 original opening of Hotel Cheval, awards for beautification, #1 small hotel in US, #8 in world per TripAdvisor. Expansion planning began almost immediately, couldn't acquire adjacent properties. 2018 PC approval of larger project across the street. Economy of COVID resulting in redesign. Micro retail approved 2021.

Concierge and check onsite to reduce pedestrian trips across Pine. Diagonal public parking on Pine proposed to replace existing parallel spaces, bulb-out. Subsurface parking accessed off 10<sup>th</sup> Street. 3-ground floor suites with

gift shop retail and concierge, theatre, library, admin. 2<sup>nd</sup> Floor, Pine Street facing swimming pool and poolside bar, 5 guest suites. 4 guest suites on 3<sup>rd</sup> floor.

Repetitive elements, same design materials and existing hotel across the street. Match existing El Dorado stone, exposed wood elements, eave ends. Below max height. Mural on Railroad Street facing and north-facing walls/ adjacent to Micro-retail and janitorial supply

Action: The DRC was favorable of the project with the request that the project proceed to the Planning Commission for review. The DRC requested that the Architect provide additional information related to the pool screening, more information on the mural, suggestions that it be local artist and tie into Riverside Corridor plan. The DRC acknowledged that a zero setback to the norther property line would be consistent with downtown buildings.

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**Item 3**

File #: [B21-0862 / B21-0861](#)

Requested Action: DRC Final Action

Application: Review landscape plan for Justin Building 5.

Location: 2295 Wisteria Lane

Applicant: Oasis & Associates / Justin Winery

Discussion: A few weeks ago while reviewing the landscape plans for the project, the DRC requested additional landscape information for the frontage of the project at the roundabout, the truck staging area, and consideration of where the replacement oak trees would be planted. Scott Wright, Landscape Architect from Oasis Associates presented the plans indicating that a sight-distance evaluation was performed that helped establish the design and height of the landscaping for the 24,000sf area. He explained the groupings of tree plantings, more linear along west edge of roundabout. Streetscape planting to continue from toyon and coffeeberry that exists along Wisteria. The irrigated basin would include wildflowers spread with hydroseed mix and boulders.

Action: The DRC approved the landscape plans as proposed.

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