



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – January 31, 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:** Darcy Delgado, Katie Banister

**Applicants and others present:** Nick Gilman, Sam Sahota

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**Item 1**

**File #:** [P21-0098 / SPR21-15](#)  
**Requested Action:** Recommendation to Planning Commission  
**Application:** Three-unit multifamily residential project requesting a setback modification.  
**Location:** 712 Walnut Drive  
**Applicant:** Nick Gilman  
**Discussion:** Mr. Gilman presented the plans for the 3-unit project, noting that the owner had intended to use this site to be rented to family members and people who work for him. The plans show a single-family residential unit at the top of the parcel, which has a substantial slope, and a 2-unit apartment over a garage/carport at the bottom of the lot, closest to Walnut Drive. The 2-unit apartment building is also needing a setback modification from 15-feet to 10-feet to help minimize grading of the site, which can be approved by the Planning Commission. It was pointed out that some of the preliminary grading plans were not consistent with the architectural elevations, and that some of these final details were still needing to be worked out, especially the retaining stem wall for the apartment building which has a drainage basin between it and the street. Mr. Gilman also explained that the owner would like to be able to park his commercial business vehicles in the extra garages of the apartment building. He also requested a reduction in the amount of open space be allowed, which staff indicated there was no ability for the DRC to make such reductions. The main issue the DRC had was whether the owner has the ability to use the site for commercial vehicle storage to which staff indicated this would not be allowed per the zoning of R2. The plans call for 3-extra garages, however, there is no requirement that precludes development of extra garage space. If the vehicles were personal-work vehicles of the residents, then they could be parked on site. However, commercial storage is not a permitted use here. The DRC was comfortable with the request for the setback modification, but requested the applicant continue working on the site plan to address the following which were still not clear on the plans: update the sections on the grading plans to be consistent with the building heights, verify the final stem wall height for the

apartment building, provide more articulation on the apartment building elevation facing the street, update the landscape plan to address the 2:1 slopes better and recommend a landscape professional prepare this, verify the open space requirements are being met by either using a common open space or private open space.

Action: The DRC requested the project be reviewed again at a future date once revisions were made.

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**Item 2**

File #: [B21-0586 and B21-0587](#)

Requested Action: DRC Final Action

Application: Review colors, materials, and landscaping for stock plans for Tract 3098, a 9-lot subdivision.

Location: Catahoula Court

Applicant: Sam Sahota

Discussion: Staff provided an overview of the recently recorded subdivision and the requirement for the DRC to review and approve final building elevations including colors and materials, as well as any proposed landscaping/fencing for building permits prior to their issuance. The DRC liked the variety provided in the two stock plans in terms of the colors/materials, however, asked that prior to Lots 5-8 being issued permits, that at least one more stock plan be provided since these lots can only accommodate the two-story stock plan and the DRC did not feel that allowed for enough variety on these lots. The DRC also felt that the landscaping plan was premature and needed more attention, but that staff could work with the applicant on this as part of their building permit process.

Action: The stock plans were approved as proposed with the note for staff to work with the applicant on a third stock plan for Lots 5-8 and to improve on the landscaping plan.

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**Item 3**

File #: [B21-0700](#)

Requested Action: DRC Final Action

Application: Request to construct a building addition that would extend a non-conforming setback.

Location: 144 17<sup>th</sup> Street

Applicant: Kim Koch

Discussion: Staff presented the plans which show a remodel of an existing single-family residence that would extend a legal non-conforming setback in both the front and street side yard setbacks. Historically, the residence was constructed so that it has a 12-foot, 6-inch setback from the front property line and 6-foot setback from the street side yard property line. The remodel does not propose the building footprint to go beyond these setbacks but instead would enclose some areas to gain additional square feet. The plans also show a front porch that would encroach into the front yard setback by 5-feet. Architectural projections are allowed to encroach up to 3 feet into the front yard, however, due to the non-conforming situation, the DRC felt the

5-foot porch would look better than a 3-foot porch and blend in well with this neighborhood.

Action:

The plans were approved as proposed.