



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – March 15, 2021

In compliance with the State and County Shelter at Home Orders, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Development Review Committee meetings will be held by teleconference only until further notice.

Commissioners present: Field Gibson, Mark Koegler and Joel Neel

Staff present: Warren Frace, Darren Nash, Katie Banister, Darcy Delgado, and Valeria Diaz

Applicants and others present: Jeff Krausse, Charlie Schluter, and Todd Newman

Item 1

File #: [B21-0046](#)

Application: Extension of a non-conforming setback for the construction of an ADU above a non-conforming garage

Location: 69 Fresno Street

Applicant: Jeffrey Krausse

Discussion: Presentation by staff explain the state ADU code and local requirements regarding nonconforming setbacks. Jeff Krausse explained the project is intended to maximize use of property. Staff explained the new ADU cannot be used as a short-term rental.

Action: The DRC unanimously approved the project as presented and noted similar setbacks for 2-story structures in the immediate neighborhood.

Item 2

File #: [SPR 21-02 \(P21-0013\)](#)

Application: Installation of new solar canopy carports.

Location: 2401 Golden Hill Road

Applicant: A.M. Sun Solar

Discussion: Presentation was given by staff. The DRC suggested the canopy next to the carwash to be painted using similar colors as the carwash, such as the corten material. Charlie Schluter with A.M. Sun Solar indicated the owner of the site would be willing to work with the DRC on the color of the canopies.

Action: The DRC unanimously approved the project with the notations about the color for the canopy next to the carwash.

Item 3

File #: [SPR 21-03 \(P21-0012\)](#)

Application: Installation of new solar canopy carports.

Location: 825 26th Street

Applicant: A.M. Sun Solar

Discussion: Presentation was given by staff, with a note about there being a non-conforming setback that would be continued by the installation of one of the canopies. The DRC did not have any concerns on the setback issue and were okay with the canopies being painted a neutral gray.

Action: The DRC unanimously approved the project as presented.

Item 4

File #: [Pre-Application](#)

Application: Fox Theatre reuse concept plan

Location: 1436 Spring Street

Applicant: Todd Newman

Discussion: A brief presentation was given by staff, noting the DRC is being asked to provide feedback to the applicant prior to submitting their application. The owner of the site, Todd Newman, explained the history of the site and the roadblocks on using the building as a brewery, however there is interest in using the building as a performing arts venue. The site was acquired in 2017, and the owner plans to maintain the façade on the front, but demolish the remainder of the building and rebuild in the same footprint. The owner also indicated there would be a restaurant component when the venue was not being used for a music event. The DRC commented on the renovations to the façade, noting it seemed “cold” in appearance and should be designed to be more historical. Lastly, the DRC expressed some concerns on how the site would be parked, which would need to be explained in more detail with the future submittal.

Action: This item will be submitted as a formal application.
