



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – March 21, 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: Ty Christensen, Mark Koegler, and Joel Neel

Staff present: Lori Wilson, Roger Oxborrow, Darren Nash, Darcy Delgado, and Warren Frace

Applicants and others present: Paul Strickland, Dana Dimalanta, Thom Jess, Kimberley Walker, Mike Kyle, John Butler

Item 1

File #: [SGN22-04 / P22-0027](#)

Requested Action: DRC Final Action

Application: Review plans for two new monument signs for Alturas Apartments.

Location: 3200 Spring Street

Applicant: Paul Strickland, Goodland Signs / Alturas Apartments

Discussion: Staff presented the sign plan which includes two new monument signs, identical in design, one at each entrance to the apartments. The signs are rusted steel signs with LED halo lit lettering. The DRC addressed concerns regarding the sight distance and the proposed sign for the entrance to the South. It was also confirmed by the applicant that the large rock with the address currently on site will be removed.

Action: The signs were approved as presented with staff to work with City Engineer on the sight distance concern.

Item 2

File #: [SPR21-12 / P21-0072](#)

Requested Action: DRC Final Action

Application: Remodel of an existing Motel and request for a wall height increase from 6-feet to 8-feet.

Location: 1955 Theatre Drive

Applicant: Arris Studio Architects

Discussion: Thom Jess provided an overview of the project, which is an extensive remodel of the existing River Lodge Motel, including interior and exterior site improvements. Using the existing footprint of the motel, the building will be remodeled to provide 27 guestrooms including a new office and lobby. Guest amenities include a new pool and jacuzzi, fire pit areas, and an outdoor BBQ and poolside bar for the private use of the guests. Additional site improvements include an entirely new parking lot, landscaping

throughout, a new maintenance building, new perimeter wall with landscaping on both sides of the wall, and restoration of the historic highway-oriented sign. For the new parking lot, the project proposes use of an NDS Paver system with a concrete apron at the entry to prevent gravel from entering the roadway. Staff clarified that the DRC had the final decision on the remodel of the hotel and the 8-foot tall perimeter wall, but that the paving material required Planning Commission approval and staff was still working with the applicant on the historical review of the sign restoration. DRC members were generally in favor of the project, and although discussed the wall height preferably being 6-feet, agreed to allow the 8-feet as requested by the applicant. The DRC questioned the site's parking, and if the food services were open to the public or just for hotel guests. The applicant clarified that the use is intended for hotel guests. Regarding the Quonset hut design for the maintenance building, the DRC was concerned on how visible the structure would be. The DRC was not in favor of approving the building and asked the applicant to consider a structure that matched the rest of the site's architecture or suggested that the Quonset hut could be reviewed by the Planning Commission.

Action: The DRC approved the overall appearance of the project and the site planning including the 8-foot-tall perimeter wall. The design of the proposed maintenance building is subject to further DRC review. The NDS paver system will be reviewed by the Planning Commission.

Item 3

File #: [P22-0033 / SPR 22-08](#)

Requested Action: Recommendation to Airport Advisory Committee

Application: Site Plan Review to construct the remaining aircraft hangers for the Moore lease site.

Location: 4750 Wing Way

Applicant: JB Drafting / Moore

Discussion: Planning Staff along with the Airport Manager gave an overview of the project indicating that the proposed new hangers would complete the hanger complex on this lease site. Colors and materials of the hangers would match the existing hangers. Staff indicated they would work with the applicant on the final landscape and fencing plan to insure compatibility with the existing hanger buildings.

Action: The DRC on a 3-0 vote recommended the project be forwarded to the City's Airport Committee for review and approval.

Submitted by:

Marci Reynoso

Marci Reynoso, Administrative Assistant II

Approved: April 26, 2022