



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – March 28, 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 Field Gibson

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

Applicants and others present: Larry Gabriel, Nick Tompkins, Brett Hadley, Carol Florence, Ben Simsiman, Britt Shuford, Sarah Clarke, Rebeca Newman, Scott Wright, Bryan Childress, and David Voyta

Item 1

File #: [P22-0025 / SPR22-05](#)

Requested Action: DRC Final Action

Application: Site Plan Review for new duplex.

Location: 1434 and 1436 Pine Street

Applicant: Gabriel Architects

Discussion: Staff presented the project, which is two duplexes to replace existing residential units on the site. The project is proposed with an architectural style that most closely resembles the warehouse industrial style, which is not an allowed style for duplexes. Parking is proposed in 4 tandem garages accessed off Railroad Street. The project requires two DRC exceptions from the standards of the Uptown/Town Centre Specific Plan for the height of the rear building and the height of the front fence.

Members of the DRC questioned staff and the applicant about the location of HVAC, parking, and how the industrial style of the building fit with the existing neighborhood, which is more traditional in appearance.

Action: DRC members did not approve the industrial style of the building, but indicated the proposed parking orientation, height of the non-habitable portions of the rear building, and height of the front fence were reasonable. As currently designed, the DRC determined the project would need to be considered by the full Planning Commission.

Item 2

File #: [P21-0121](#)

Requested Action: Recommendation to Planning Commission

Application: Development Plan to establish approximately 450,000 square feet of industrial/warehouse building within existing business park.

Location: Wisteria Lane

Applicant: Oasis & Assoc./Paso Commons
Discussion: Carol Florence on behalf of Paso Commons, provided a presentation of the project that consists of a campus plan that includes the proposal to build 7 industrial / warehouse buildings on 7 existing parcels (lot line adjustment will be necessary to align the existing lots in a manner that would accommodate the proposed plan). The buildings would total approximately 450,000 square feet.

The development plan (PD) would provide comprehensive design standards for the site; future individual buildings would be approved by DRC from approved “library of approved designs” to allow flexibility of the design of the buildings as they are proposed in the future for each lot.

Britt Shuford, owner, provided some background of the demand for industrial and warehouse space. Anticipates the uses would be wine industry related.

Scott Wright from Oasis presented the preliminary landscape plans. The intent is that the landscaping would be consistent and cohesive between all 7 lots. It was indicated that there is one diseased oak tree to be removed. Cohesive landscaping design with same species, layout and materials throughout; accent plantings at entries and nodes; large trees near hardscapes; screening near loading docks; metal fencing and vinyl coated chain link fencing.

Rebecca Newman, Project Architect, presented the two architectural prototypes; Prototype A is prefab metal building; detailed façade; glazed entry with horizontal awnings; windows projected to create shadow lines; recessed corten panels; Flexible options to allow two tenant entries in one building; parapets for rooftop equipment; Prototype B: tilt up concrete buildings; glazed entry features, formed concrete accent reveals create shadows and rhythm; corten panels with windows; loading docks are internal to the project, not visible from Wisteria; parapet around building provides screen for roof equipment.

Action: No action was taken. The DRC was generally in favor of the project, noting that the campus plan would fit well in the existing business park. The DRC recommended that the project move forward to the Planning Commission and requested that the following list of items be reviewed by staff and the applicant team for further discussion at the Planning Commission hearing:

- White space at corner of Building 1 (prototype A) needs more appropriate material.
- Tractor Way to Airport Roundabout; traffic study will analyze alignment of Tractor Way through building 6 site, building placement may need to be shifted to accommodate road.

- Individual parking needs; each building needs individual oversight since each on their own lots; PC should receive good details on ingress and egress.
 - Chain link fencing should be limited, between the buildings not appropriate, typically only on the rear;
 - Building walls along Wisteria Lane, and loading docks should have more articulation to help break up long expanse of walls.
 - Determine if the abandon cul de sac on Wisteria Lane needs to be reduced back to a standard road width.
 - Greater detail on landscaping along Wisteria, specifically in parkways and in front setbacks, verify adequate screening of parking areas.
 - Verification that height of roof parapet will adequately screen roof equipment.
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