



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – April 11, 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:** Sheree Davis, Mark Koegler, and Joel Neel

**Staff present:** Katie Banister and Lori Wilson

**Applicants and others present:** Gene Runkle, Larry Gabriel, John Walker, John Butler

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**Item 1**

File #: [CUP20-05 / SPR20-08 / P20-0039](#)

Requested Action: DRC Final Action

Application: Amendment to the sign plan

Location: 3301 Oak Street

Applicant: Boys and Girls Club

Discussion: Staff presented the proposed signs, which have not changed since approved by the DRC on April 26, 2021, except the logo sign at the top of the tower features is now proposed at 36 inches in height whereas the Uptown Town Centre Specific Plan limits wall signs to 30 inches of height.

Action: The DRC approved the sign plan as proposed, but with the logo sign on top of the tower limited to 30 inches in height.

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**Item 2**

File #: [SGN22-08 / P22-0036](#)

Requested Action: DRC Final Action

Application: Review plans to update wall signage, reface a monument sign and add a new led boarder for existing Chili's location.

Location: 2001 Theatre Drive

Applicant: J. Walker Signs / Donahue Schriber Realty Group

Discussion: Staff presented the plan to update signage and add a new LED border for the existing Chili's sign. All signage complies with the Crossing's Center sign program and City's Municipal Code. The DRC questioned the design guidelines related to the LED border. Staff discussed it's consistency with other projects in town and that the sign ordinance does not directly provide guidance on LED boarders.

Action: The DRC approved the sign plan as proposed.

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**Planning Commissioner Davis left the meeting due to a conflict of interest for Item #3.**

**Item 3**

File #: [ADD22-0026 / SP19-16 / P19-0128](#)

Requested Action: DRC Final Action

Application: Addendum to Site Plan Review, demo existing residence and construct tri-plex. Previously approved plan was a remodel & addition to the existing residence to create tri-plex.

Location: 827 20<sup>th</sup> Street

Applicant: JB Design / Judy Twisselman

Discussion: Staff presented the plan which was an amendment to a previously approved site plan review. The previous plan included the remodel and addition to a single-family home which would maintain the existing residence and add two additional units to create a tri-plex. The amended project request is to demolish the existing single-family residence and construct a tri-plex in it's place. The remainder of the site plan remained as originally approved. The DRC agreed this was an improvement to the plan.

Action: The DRC approved the amended site plan review as proposed.

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