



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – April 19, 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:** Sheree Davis, Field Gibson, Roberta Jorgensen (for Joel Neel on item 1), and Joel Neel

**Staff present:** Darren Nash, Katie Banister, Warren Frace, Valeria Diaz, Paul Sloan, Randy Harris, and Ditas Esperanza

**Applicants and others present:** Thom Jess, Nick Tompkins, Britten Shuford, Rebecca Newman, Andy Brown, Tom Reay, Jorge Aguilar, Suzanne Winslow, and Rachel Hawthorne

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**Due to a conflict of interest, Joel Neel did not participate in review of item #1.**

**Item 1**

**File #:** [P20-0014 / PD20-02](#)  
**Application:** Hotel Paso Robles  
**Location:** 1344 Pine Street  
**Applicant:** NKT / Arris Studio Architects  
**Discussion:** Nick Tompkins provide some background on the project. Rebecca Newman presented project plans for a 56-room hotel, plan to merge lots, and explained the rustic architecture style. Staff provided some details of the project that the DRC and the PC will need to consider including a request to modify the alley setback from 5 feet to 1.5 feet. Staff is comfortable with requested modification. Parking is proposed in a separate valet lot across the street using parking lifts. Commissioner comments included the following concerns:

- Due to the swimming pool proposed on the second floor at the corner of Pine and 14<sup>th</sup> Street and other back of house uses along 14th Street, the project lacks public-interfacing activity/pedestrian interest on the first floor, which is an important design consideration in the downtown. Commissioners suggested the internal uses should be placed internally and more externally oriented uses (e.g., restaurant) be placed on the Pine Street frontage to liven up that corner.
- One commissioner expressed displeasure that a downtown lot would be used for parking.
- Commissioners questioned whether the back of the parking lot is consistent with the Railroad District streetscape, which is currently under review.
- The walls facing the alley are largely blank, and should consider views toward the building.

- Commissioners need more information about how the alley would function with the reduced setback and the appearance of this proposed modification.

Commissioners also discussed their preferences for the wall treatment screening the parking area but did not come to consensus.

Action: DRC members provided the comments listed above and requested the following additional information:

- Detail showing parking lifts.
- Graphic/plan showing how delivery trucks will interact with alley/reduced setback.
- Perspective drawing looking down alley to better understand setback modification.
- Perspective drawing showing how the height of the building fits with other buildings in the downtown.

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**Roberta Jorgensen leaves the meeting and Joel Neel joins.**

**Item 2**

File #: P20-0085 / PD20-17

Application: ABI Construction Shop

Location: Nutwood Circle

Applicant: Andy Brown / JB Drafting

Discussion: City Staff along with Andy Brown presented the project plans to the DRC. There was discussion on the retaining wall at the back of the building and that the back wall of the building will sit on the retaining wall, which would provide for a lower building height as seen from the neighboring homes to the west. There was discussion about the location and materials of the fencing.

Action: No action was taken, this project will go to the Planning Commission. Staff will be working with Mr. Brown to provide a fencing plan to provide to the Commission for review. The DRC was generally in favor of the site plan and building design/materials for the project.

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**Item 3**

File #: P21-0030 / PD21-04

Application: Fire Station No. 3

Location: Union Rd.

Applicant: City of Paso Robles Emergency Service

Discussion: City Staff along with members of the team from Wallace Group and Omni Design presented the site plan, elevations, and phasing plan to the DRC. The parcel map was also discussed.

Action: No action was taken, the project is scheduled to go to the Planning Commission on May. No concerns were raised by the DRC. Staff indicated that more specific fencing plan will be provided with the Planning Commission Staff Report.

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