



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – April 25, 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, Joel Neel, Mark Koegler (joins at 3:54pm)

**Staff present:** Darren Nash, Lori Wilson, Katie Banister, Darcy Delgado, Randy Harris, Warren Frace

**Applicants and others present:** Brian O’Sullivan, Lynn Ellis, Walter Scott Perry, Lynn Mathenia, Jim Duffy, and Nick Rasmusson

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**Item 1**

File #: [SPR22-06 / P22-0031](#)

Requested Action: DRC Final Action

Application: Site Plan Review for a new single-family residence made from shipping containers.

Location: 200 Pacific Avenue

Applicant: Walter Scott Perry

Discussion: This is the second DRC review of project, which was first reviewed on April 4, 2022. DRC members had expressed concerns about the use of metal siding; the municipal code prohibits residences in the R1 district with roll-formed metal siding. The applicant has redesigned to soften and screen the appearance of the containers so the metal siding appears more similar to vertical wood siding and the project has a less industrial appearance overall. proposal also includes a driveway with 18% slope and 4-foot tall fence in the front yard.

Action: Approved as proposed with a 4-foot-tall fence in the front yard and driveway with slope not to exceed 18%.

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**Item 2**

File #: [SPR21-20 / P21-0116](#)

Requested Action: DRC Final Action

Application: Site Plan Review – Remodel of existing building, new signage, and updated landscape.

Location: 844 9<sup>th</sup> Street

Applicant: Habitat for Humanity / Ten Over Studio

Discussion: Staff presented the site plan which is a remodel of an existing building. Habitat for Humanity sells new and used building materials, this site will not include a drop off component. Updates to the building include new windows,

paint, new blue awnings, signage, lighting, and landscaping. The applicant added that the new entry will be off 9<sup>th</sup> street & they will be removing the cypress trees. They are on a limited budget, so they plan to upgrade the existing building with new finishes.

The DRC indicated the current building is not very attractive and these changes would be a great improvement. The DRC asked for clarification that the plan include the approval of signage. Staff confirmed signage meets all required zoning requirements and would be approved as part of this plan. It was also clarified that the existing parking does not meet the required parking for a new retail building however since it is a re-model of an existing building the new use does not trigger additional parking requirements. The applicant stated he expects to have 3-4 employees and confirmed there will not be a drop off location. Commissioner ~~Christiansen~~ Christensen mentioned noticing parking/circulation concerns with drop off locations at Habitat's other location and did not feel the alley would be an appropriate area for drop offs.

Action: The DRC approved the project as proposed.

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**Item 3**

File #: [SPR22-01 / P22-0006](#)

Requested Action: DRC Final Action

Application: Site Plan Review for a new 4,915 sf warehouse building.

Location: 3505 Combine Street

Applicant: Mike Armenta

Discussion: Staff presented the site plan which is a new warehouse building on one of the vacant Combine Lots. Overall, the plans meet the requirements of the warehouse industrial design guidelines. Staff suggested the applicant elevate the front entrance via some awnings or other similar architectural elements. No fencing was proposed, although there is an easement on the back half of the lot that could be used for future outdoor storage. The DRC requested appropriate fencing be included if outdoor storage was proposed on this portion of the lot. Staff indicated that future fencing could be reviewed for consistency with the development plan for this commercial/industrial subdivision (PD 05-012). The DRC did not have an issue with the front elevation entrance as proposed.

Action: The DRC approved the project as proposed. Future fencing inconsistent with the requirements of PD 05-012 would require review by the DRC.

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