



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – June 20, 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: Roberta Jorgensen, Mark Koegler, and Sheree Davis

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

Applicants and others present: Rick Gebhard, Kat Edmonds, Drew Van de Vanter, C.J. Horstman, Neil S. Thompson, Kimberley Walker, Mike Kyle, Jonathan Kessler, and Dana Dimalanta

Item 1

File #: [P22-0052 / SGN 22-12](#)

Requested Action: DRC final action

Application: New wall mounted signage.

Location: 2621 Riverside Avenue

Applicant: Rick Gebhard, Dings n’ Dents

Discussion: Staff presented to proposed sign application indicating the applicant’s dimensions for the signs are 55 sf, whereas staff had made an interpretation that the signs are 120 sf, where up to 80 sf would be allowed. The applicant indicated some of the excess sign area was to fix holes in the building by covering them up. The DRC clarified that problems with the building was not an adequate reason to exceed the sign ordinance limitations.

Additionally, the DRC found it hard to review the material of the sign, its dimensions, and attachment details. The DRC requested the applicant work with staff to revisit the sign plan so that it did not exceed the 80 sf and so that it provided the necessary information for them to make a decision.

Action: This item will be revisited by the DRC at a future date so that staff can work with the applicant on the comments.

Item 2

File #: [P22-0015 / PD 22-04](#)

Requested Action: Recommendation to Planning Commission

Application: Tentative Parcel Map and construction of a 194,000-sf wine storage building on one of the parcels.

Location: 5175 Airport Road

Applicant: Neil Thompson, Stravinski Development Group, LLC

Discussion: The project is a new wine storage building and parcel map to subdivide a 20-acre parcel. The site has Industrial (M) zoning, is located in the northeast quadrant of the city near the Airport. Due to some oak tree removals that are a part of the project, the entire project will be recommended by Planning Commission to the City Council for final decision. The applicant team discussed the project including the layers of landscaping, setbacks, fencing, and architecture to create an attractive street frontage. The building, which has a contemporary industrial style, will be a tilt up concrete building with steel metal wall panel accents. Overall, the DRC agreed the project is impressive, considering its size, however, landscaping looked sparse on the eastern elevations and the applicant might revisit this before going to Planning Commission. Additional questions on traffic and trip generation were discussed. A full traffic study was not yet available for this meeting, but will be included once this is heard by the full Planning Commission.

Action: This item will be reviewed by the Planning Commission.

Item 3

File #: [P22-0058 / SPR22-10](#)

Requested Action: DRC final action

Application: Request to re-roof an existing motel that is identified as a historic resource in the City's historic recourse inventory.

Location: 425 Spring Street

Applicant: Farmhouse Motel / Jonathan Kessler, Campfire Construction

Discussion: The historic roadside motel currently under remodel. The current request for the DRC is to replace the existing grey asphalt shingles with a corrugated metal roof. The project owner indicated the corrugated metal roof with help accentuate the traditional 1940's roadside motel style. The metal roof is part of revisioning of the property.

Action: The DRC discussed that the proposed metal roofing helps restore the motel character and approved the request as proposed.
