



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

HYBRID MEETING

3:30 PM Monday – July 18, 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: Commissioners Covarrubias, Davis

Staff present: Darren Nash, Katie Banister

Applicants and others present: Nick Gilman, Neil Patel, Bob Tuttle, Kevin Hobbs

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

Discussion: This item was continued from the 6/20/22 meeting in which 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. After reviewing the plans, the DRC agreed the plans were consistent with the sign ordinance and overall would compliment the building.

Action: The DRC approved sign as proposed.

Item 2

File #: [E22-0028 / B22-0447](#)

Requested Action: DRC final action

Application: Grading and building plans for a new single-family residence with metal roof on a steeply sloping infill lot.

Location: 432 28th Street

Applicant: Nick Gilman for Kevin Bohner

Discussion: Staff presented the project, which is the development of a steeply sloping infill lot. The project includes a metal roof and retaining walls that exceed the height permitted by the municipal code.

Action: DRC members determined that the project did not need to be reviewed by the Planning Commission, approved the metal roof material and the height of retaining walls, and asked the applicant to work with staff on railing materials and landscaping above the walls, and the form liner proposed for the face of the walls.

Item 3

File #: [P22-0041 / Tentative Tract Map 3194 / PD22-05](#)
Requested Action: Recommendation to Planning Commission
Application: Subdivision and development plan for 5 residential units
Location: 955 Creston Road
Applicant: Nick Gilman for Wendy Bejar
Discussion: Staff presented the project and made recommendations to increase the front setback for the 3 rear units, address massing of the proposed residences which are front loaded with height along Orchard Drive, and the increase the width of the driveway.
Action: The DRC recommended the Planning Commission review the project as proposed by the applicant except with an increase in the width of the entry driveway (east-west portion) to 24 feet.

Item 4

File #: P16-0005 / PD 15-005 / CUP 15-020 / B17-0500
Requested Action: DRC finding of substantial compliance
Application: Review final details for issuance of building permit for the Fairfield Inn (Plans will be presented at the meeting)
Location: 2940 Union Road
Applicant: Neil Patel
Discussion: Kevin Hobbs provided a presentation of the final construction drawings for the hotel. Changes are proposed to the colors and materials of the hotel from what was approved with the Planning Commission approval of PD 15-005. The main changes proposed were to change roof material from tile to standing seam metal, change lower windows to remove arch elements, change the railing type for the balconies, and change in the color of the building.
Action: The DRC was not able to make findings of substantial compliance with the Planning Commission approved plans. The changes as proposed would need to go back to the Commission for an amendment to the PD.