



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – July 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: Rob Covarrubias, Sheree Davis, and Joel Neel

Staff present: Darcy Delgado, Katie Banister, Amy Uthenpong

Applicants and others present: Gavin Blodgett, Nathan Coronado, Bryan Chansamut, and Devin Capps (joined at 3:38)

Item 1

File #: B21-0007
Requested Action: DRC Final Action
Application: Fence Height
Location: 3528 Combine Street
Applicant: Devin Capps
Discussion: The DRC was asked to review the fence height (as-built) since it was constructed to be over 6-feet in height in certain areas, which is due to the curb tapering up, and not due to additional boards being added to the fence. The DRC agreed the fence was done appropriately and was okay with the height exceeding 6-feet in some areas, pending the posts being cut flush to the fence and a gate being installed once finished.
Action: The fence height was approved.

Item 2

File #: [B22-0554](#)
Requested Action: DRC final action
Application: New EV charging station
Location: 100 Niblick Rd
Applicant: Kohl's / Nathan Coronado, Kimley Horn
Discussion: The building permits are to install two new EV charging stations that results in one parking space lost, some new equipment in the landscape planters, electrical to be undergrounded, and connection to an existing electrical room at the rear elevation of Kohls. The loss of one parking stall will result in the site still being overparked, so there is no replacement parking required. The DRC asked about the equipment and if it makes noise, since there is a substantial area for advertisement on the unit. The applicant confirmed there is no sound emitted, but the advertisement will be programmed to change no more than every 8 seconds. Planning staff confirmed that the sign ordinance

does not regulate EV charger signage the same as it does not regulate gas station pump signage. Therefore, as long as the advertisement is static, there are no other standards to hold this to since EV charging stations are permitted.

Action: The plans were approved as proposed.

Item 3

File #: [P22-0084 / SGN22-16](#)

Requested Action: DRC final action

Application: Sign Plan

Location: 2051 Theatre Drive #102

Applicant: T-Mobile

Discussion: Staff presented the sign, which meets the requirements of the Crossings Center master sign program.

Action: DRC approved the sign as proposed.

Item 4

File #: [B22-0162](#)

Requested Action: DRC final action

Application: New solar parking canopies

Location: 194 Niblick Road

Applicant: Chase Bank / Gavin Blodgett, Green Source EPC

Discussion: Staff and the applicant presented the project, which will be painted to match the color of the existing Chase Bank building. DRC members asked questions about the proposed location for mechanical equipment and proposed lighting.

Action: DRC approved the project as proposed, but not in the peach color (grey or tan preferred). Staff will work with applicant to make sure electrical cabinet is protected as needed.
