



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – August 8, 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: Joel Neel, Mark Koegler, and Field Gibson

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

Applicants and others present: Pamela Jardini, Dan Pitts, Laura Gough, and Scott Romaine

Item 1

File #: P22-0017 / PD22-02 / RZN22-03

Requested Action: DRC Recommendation to Planning Commission

Application: Development plan for a new Peterbilt trucks sales and service facility. Amendment to the Highway-Oriented Sign Overlay district to allow the installation of a highway-oriented sign on the property.

Location: 2805 Theatre Drive

Applicant: Archer Paso Robles, LLC

Discussion: Staff presented the project with the following list of questions for the DRC:

1. Is a conceptual development plan needed for the 2 acres left undeveloped at the southern edge of the property by the Peterbilt project?
2. The site is outside the Highway-Oriented Sign overlay district. The applicant has requested a variance to allow a highway-oriented sign, however staff recommends the proper process to request a highway-oriented sign is to request the overlay district be amended. Does DRC support the highway-oriented sign for the project, and how should the request be processed?
3. Does the landscaping plan provide adequate detail?
4. Does DRC support staff's recommendation is to require removal of the existing billboard sign.

Action: DRC made the following determinations:

1. A development plan for the undeveloped area at the south of the property can wait until future development is proposed.
2. DRC supports the proposed highway-oriented pole sign design subject to City Council action to expand the Highway-Oriented Sign overlay district.
3. DRC recommended more detailed landscaping plans with additional street trees where possible and landscaping along the frontage of the undeveloped area at the south of the property.
4. DRC supports removal of the billboard before occupancy of the proposed building.

The DRC approved the general appearance of the project and forwarded to the Planning Commission for review and requested an image of how the existing Peterbilt sign on the east side of the freeway appears when illuminated at night and plans showing how the project will interact with future development on the lot behind the Peterbilt site.
