



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – September 12, 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: Robert Covarrubias, Roberta Jorgensen, and Joel Neel

Staff present: Darcy Delgado and Lori Wilson

Applicants and others present: Amber Davis, Randy Harding, Jim Burrows

Item 1

File #: [P21-0071 / AMD21-04](#)

Requested Action: Recommendation to Planning Commission

Application: Amend the Planned Development to allow for an expansion of new and used RV sales.

Location: 2525 Theatre Drive

Applicant: Randy Harding, Owner / Quest Planning, Inc – Amber Davis

Discussion: Staff provided an instruction for the item and discussed the history. This project went to Planning Commission on May 24, 2022 and was referred back to staff for additional analysis. Staff and the applicants are looking for a recommendation from the DRC to go back to planning commission if we have enough information.

The applicant's representative, Amber Davis provided overview of project and addressed each individual concern from the Planning Commission. The landscaping was updated to be denser and all evergreens. The property line was surveyed to ensure all landscaping was occurring on the property and represented accurately on the plans. The applicant is providing an additional option of having a steel fence along the property line with less dense landscape. This is not their preferred option; the owner would prefer the original recommendation of chain link at the toe of slope with increased landscape screening. The circulation plan was updated to be color coded to show on site circulation, the main entrance and exit and then secondary access.

Another concern addressed was that employee parking should not be near the west boundary due to noise issues. The owner has addressed the concern by increasing landscape screening, and an updated employee break policy to permit breaks in designated spaces only on site and further from residential

area. The option of re-locating RV's waiting to be maintained to the rear of the lot is not efficient for business and may create additional noise. Fire concerns were addressed with paving of interior circulation roads.

The parking was unclear before, the new plan shows the existing employee parking which is currently DG to be paved and have 38 designated parking spots, and all-weather base material in the overflow area. Cars currently parked in overflow will be able to occupy the specified employee location once they expand and move the RV's out of that area. RV locations were identified in yellow.

Commissioner Covarrubias clarified if the chain link fence would be at bottom and steel at top? Which was correct. He felt its ok to have chain link if it is sufficiently covered. He applauded the concerns being all covered and clarified there would not be any entry from west side.

Commissioner Jorgensen asked Landscape Architect, Jim Burrows for more clarification on screening, is it also on the south?

Jim confirmed Nutwood Circle side will be similarly landscaped but it is not as wide so it will have similar planting but won't have the same appearance because it is narrower. Using native fast-growing shrubs that grow 2' per year. Significant screening will be seen in a couple of years.

Commissioner Jorgensen recalled the conversation at Planning Commission was the fence should be at toe of slope no matter the material. Commissioner Jorgensen also asked if there were 38 designated employee spaces, and 40 employees why is the proposed overflow area so big?

Randy Harding responded that he is not ready to fulfill the whole space, or for new buildings but desperately in need of more parking. Currently services coaches are taking up employee spaces, but he would like to move service spaces down to lower yellow space. The overflow space does not have anything scheduled to go there, it's just an unused part of the lot.

Commissioner Neel also does not recall fencing being put at the top as an option and does not understand why the landscape would be reduced if the steel fence was put at the top of slope?

Randy explained it's a cost limitation to put the fence at top with steal, so reducing landscape would help offset cost.

Commissioner Neel asked if chain link was an allowed type? Staff confirmed that it is an option that can be requested with the planned development.

Randy Harding added further information regarding his attempts to meet with the neighbor. He attempted to address noise concerns by not allowing employees to break where cars are parked.

Amber Davis asked if both fencing options should be provided for Planning Commissions review. Commissioner Jorgensen indicated it would not hurt to show both but did not feel reduced landscape with the steel fence would be approved.

Action: The DRC recommended the project move forward to Planning Commission.
