



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – September 19, 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:** Ty Christensen, Sheree Davis, Field Gibson,

**Staff present:** Darren Nash, Darcy Delgado, Lori Wilson and Katie Banister

**Applicants and others present:** Nelson Bernal, Russ Meznarich, Damon Savoia, Brian Thorndyke, and Pamela Jardini

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**Item 1**

File #: [B22-0609 and B22-0719](#)

Requested Action: DRC Final Action

Application: Review architectural details prior to issuance of building permit.

Location: Lots 6 and 9, Catahoula Court

Applicant: Nelson Bernal

Discussion: Staff presented the building permit plans for both lots, indicating the minimum design requirements for the subdivision at the time of the entitlement approval was for there to be decorative trim and architectural grade roofs. The designer, Mr. Nelson Bernal, discussed the specific colors and materials for each lot. Overall, the DRC was ok with the designs but questioned the side and rear elevations visible from Union Road and Prospect. The DRC indicated these elevations were lacking and asked if changes could be made so they were not plain blank facades in highly visible areas. Mr. Bernal agreed that changing some of the materials from the Hardie-board siding to the shake in the gabled ends and adding 2x6 decorative trim on windows and doors for these elevations would be simple fixes to address the DRC's concerns.

Action: The DRC approved the plans with modifications to bot Lots 6 and 9 to add the shake siding to the rear yard gabled ends and to add decorative trim on all elevations facing Union Road and Prospect Road.

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**Item 2**

File #: [B22-0658](#)

Requested Action: DRC Final Action

Application: Awning

Location: 739 12<sup>th</sup> Street

Applicant: Alpha Omega / Damon Sovia, Shawback Design

Discussion: Staff presented the request to construct 3 new awnings, signage & exterior changes for Alpha Omega wine tasting. Damon Sovia with Shawback design provided further detail, sconce lights proposed above center awning only. Proposal included signage on each awning as well as the windows. The DRC concurred that there was too much signage.

Action: The DRC approved the 3 separate awnings with one sign per awning, logos on each end, muted light over center awning, and one window sign close to centered on each frontage.

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**Item 3**

File #: [P20-0079](#)

Requested Action: Recommendation to Planning Commission

Application: Tentative Tract Map 2239 and Development Plan to create 4 lots and associated development plan.

Location: 2709 Germaine Way (Northwest corner of Wisteria Lane and Germaine Way)

Applicant: Brian Thorndyke/Pam Jardini

Discussion: Brian Thorndyke, applicant, along with Pam Jardini, Planning Consultant, presented the proposed project to the DRC which included site plan, tentative tract map, landscaping plan, as well as specific site planning and architecture for a proposed building on Lot 1. Preliminary Design Guidelines were also discussed.

Guidelines were provided that suggested the use of Corten, metal panel siding, standing seam roof. Metal awnings over windows. Rolled doors facing courtyard. Standards would include clerestory windows with 3-foot overhangs, 2 types of siding, metal roofing on sloped roofs, broken up rooflines, consistent landscaping, building articulation, but each building would be a little different.

Staff discussed that accessory storage ok, not storage as primary use. Master plan showing where storage could occur on each lot. Primary use will be in the buildings. Storage areas fronting Wisteria and Germain must be screened with tiered landscaping including evergreen plants

The DRC was generally supportive of the reduction of the existing lots from 8 lots to 6 lots, along with the proposed use and preliminary architecture provided for Lot 1. The plans for Lot 1, along with the Design Guidelines would establish the design and development for the other 5 lots.

The main topic of discussion and concern with the multi-lot project was the CRC's concerns with the internal circulation for pickup and delivery trucks to access roll doors and rear of buildings. Additionally, the number of parking spaces seemed limiting and not enough to accommodate more intense commercial uses such as brewery, restaurant use. The DRC requested that the

conceptual plan needs to demonstrate better circulation flow through entire development.

The placement of the outdoor storage areas was concern since it appeared to block access to the parking lot as well as to the rear roll up doors.

Action: The DRC requested that the plan be further worked on to better accommodate parking, outdoor storage, loading and circulation of entire site. The request is for the project to return to the DRC for further review.

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