



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – September 20, 2021

As allowed by the Governor’s Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Development Review Committee meetings will be held by teleconference only until further notice.

Commissioners present: Ty Christensen, Roberta Jorgensen, and Joel Neel

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

Applicants and others present: John Butler, Carol Florence, John Smecken III, Matthew Vawter, Taylor Talt, Mark Taylor, and Tracy Zinn

Item 1

File #: [P21-0054 / CUP 21-20](#)

Application: Gutierrez Tire Repair Store

Location: 1621 N. River Road, Unit 8

Applicant: John Butler / Rosa Gutierrez

Discussion: Staff presented the request to establish a tire repair shop within one of the units in an existing building. It was discussed that all repair and storage of equipment would be held within the building. The DRC asked if adequate parking was provided. Staff confirmed that 3 spaces are required and being provided by the applicant.

Action: The DRC was in favor of the project moving forward for Planning Commission review.

Item 2

File #: [P20-0075 / GPA20-01 / RZN20-04 / PD20-14 / OTR21-08](#)

Application: The Landing – Estrella Boys School Reuse Plan

Location: 4545 Airport Rd

Applicant: Majestic Realty Co.

Discussion: As a follow up to the first DRC meeting on August 30, 2021, the applicant provided additional information for the DRC’s review:

- Architectural details for the warehouse building, including a “cross dock” alternative to be studied as an alternative in the EIR;
- Clarification regarding the vehicular, pedestrian, and bicycle circulation;
- Visual simulations;
- Expanded photometrics; and
- Oak tree removals and related replacements.

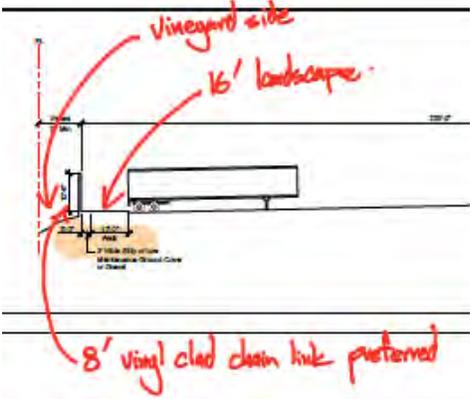
The following is a summary of the comments from DRC members with a sprinkling of staff’s comments on the proposed Phase 1 warehouse building and surrounds:

Phase I Warehouse Building

1. Provide additional detail regarding the materials to be used on the Phase 1 warehouse building – i.e., while a painted concrete tilt-up building is proposed, are other materials being introduced to provide additional articulation/interest/accents at the entry, doors/windows, etc.? With that in mind, continue to reduce the overall horizontal nature of the building visually/aesthetically (e.g., remove the color band at the top of the building).
2. To depict the building articulation, add the building in plan to each of the proposed elevations. (See below for an example of format only.) Provide callouts on the elevations (color blocking, scoring).



3. While a signage program may be part of the overall project Design Guidelines, depict the building signage on the elevations, as proposed, and show any freestanding and directional signage for the Phase 1 building.
4. A painted concrete wall is not an acceptable screening component along the property line/project perimeter given the overall rural context. Provide alternative materials (e.g., vinyl clad chain link with slats in a dark green/black color). Provide landscape area internal to the project site adjacent to the proposed fencing.



5. The use of precision block for enclosures of service areas/solid waste shall be prohibited. The use of split face, fluted, or other architectural CMU is acceptable and shall complement the color of the building.

Site & Landscape

6. DRC acknowledged the alternative Phase I site plan and the staggered planting within the parking field. Please provide a Phase 1 only site plan (i.e., all building and related components to be constructed in Phase 1) at a larger, more readable scale to better communicate the proposed details.
7. DRC would like to better understand what may happen with the Phase 2 area of the site until some point in the future when development is initiated. It is important that perimeter treatments such as landscaping, and road improvements are completed with Phase 1.
8. It will be important that as many trees as possible (both oak and non-native oak) be preserved and maintained in the Phase 2 area of the project. These mature trees will help maintain a natural setting for Phase 2 and address the DRC comments for the aesthetics of Phase 2 prior to its development.
9. If there is perimeter fencing proposed for Phase 2, details should be provided that show the proposed locations and type(s) of decorative fencing.

2nd Request for the following items:

10. Prepare typical landscape treatment vignettes of the varying landscape typologies in the context of the building and site improvements including:
 - a) Streetscape on-site and street frontages
 - b) Parking lots
 - c) Plaza(s)
 - d) Pedestrian pathway
 - e) Warehouse edge buffer areas
 - f) Event lawn
 - g) LID stormwater basins
 - h) Building edges
 - i) Oak tree protection areas
11. Prepare larger scale landscape plan(s) (30x40) depicting a variety of areas of the overall site plan.
12. In addition to the visual simulations being prepared under CEQA (i.e., off-site public views of the project), prepare graphics to depict the pedestrian-scale views internal to the project.
13. If smaller, scattered parking areas are not preferred, show the treatment(s) for these areas so that they minimize the appearance of being simply large expanses of asphalt.

14. Will there be any special flatwork treatment (e.g., pavers, colored concrete, impervious surfaces, etc.)? If so, where would this occur throughout the site?
15. Assuming that there will be fencing in various locations and of various types, provide a fencing plan and palette of fence and wall details, accordingly.

Design Guidelines

2nd Request for the following items:

16. Provide a more detailed approach to the Design Guidelines (Guidelines). The Guidelines should provide a comprehensive approach to implementation of the planning, architectural, and landscape architectural concepts for the proposed project. The purpose of the Guidelines is:
 - To provide the City of El Paso de Robles with the necessary assurance that The Landing phases will develop in accordance with the quality and character proposed;
 - To provide guidance to design and construction professionals in order to maintain the desired quality;
 - To provide specific guidance to City decision-makers in the review of future development projects on the subject property; and
 - To formulate concise development guidelines for the various land uses and related built environments within the subject property.

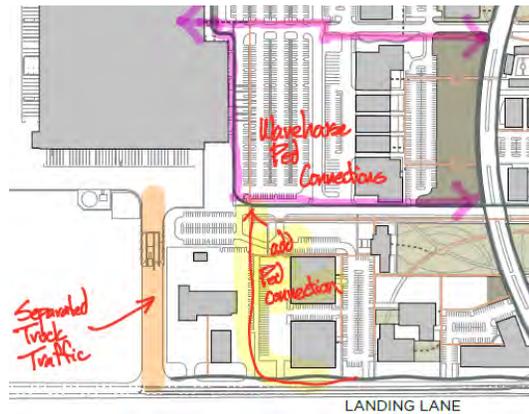
The Guidelines should include, at a minimum, the following, which you may determine that the industrial warehouse vs. the commercial components and the variety of commercial uses – hotel, office, and retail components may differ.

- General site and architecture design principals, overall design objectives, general architectural design (style, design consistency, form + mass, rooflines, entry treatment, windows, materials, colors).
- Site planning standards – (setbacks, parking lot locations, refuse, storage, and equipment areas, pedestrian circulation, and amenities, landscaping, lighting, fencing, screening, signage, etc.) and building standards – entrances, exterior wall materials, wall design (façade articulation, ground level floor windows, design details, colors), vertical wall articulation, roof lines. Please include a section on energy efficiency and conservation.
- Undesirable elements (e.g., long blank walls, exposed, untreated precision block walls, chain link or barbed wire, false facades, high maintenance materials, etc.)

Outstanding Items to be Addressed:

17. Provide assurance that light spill and glare are minimized to the greatest extent possible to avoid impacts to adjacent residences, while providing on-site safety lighting only.

18. Provide assurance that noise levels (truck noise, back-up beepers, loading, etc.) during nighttime hours are below the maximum noise threshold levels. Employ noise level reduction methodologies, accordingly.
19. Provide visual simulations depicting the Phase 1 only project and related improvements, since the construction of Phase 2 is to be determined.
20. Identify truck and pedestrian circulation at the access off of Landing Lane. Provide additional pedestrian access from Landing Lane (east side of proposed City maintenance facility) to the interior of the project. Show additional safe pedestrian access from the parking field to the warehouse building.



Action: The DRC took no action except to provide comments and request additional information as listed above.
