



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

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – October 25, 2021**

The City has returned to virtual public meetings as allowed by the 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. Development Review Committee meetings will be held virtually only until further notice.

**Commissioners present:** Sheree Davis and Field Gibson

**Staff present:** Darren Nash and Katie Banister

**Applicants and others present:** Jackie Iddings, C.J. Horstman, Natalie Kenney, and Kunal Parikh

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**Item 1**

File #: [SPR21-13 / P21-0074](#)

Application: Railroad Street Micro-Retail

Location: 1105 Railroad Street

Applicant: MW Architects / Robert Gilson

Discussion: Project presented by architect, C.J. Horstman. The project consists of a new building that would provide five small new retail spaces. The design of the project was derived from the existing building, which includes industrial materials such as metal siding and roofing, large steel support columns and low-pitched roofs. The project would remove the existing parking lot area to allow for the construction of the building. Parking required for the project would be four spaces for the existing building and four spaces for the new building for total of eight spaces. The project would pay in-lieu fees for the eight spaces. Staff indicated that uses such as a restaurant that propose outdoor seating would be required to provide additional parking.

While Commissioners liked the reuse of the exiting building and the compactness of the project providing new pedestrian-oriented uses in the downtown, the Commissioners expressed concern that the project was not providing any parking, and that the project was being considered prior to the Railroad Street Plan being approved by the Planning Commission. It was discussed by the DRC that the proposed building design was too modern and does not fit in with 1940s area railroad motif. Staff indicated that Railroad Street Plan standards are for streetscape not the architecture of the buildings, that the Specific Plan is what guides the building architectural style. Staff also indicated that the in-lieu fee is a current policy and is more appropriate on a small project such as this.

Action: DRC members continued the project to a future meeting when they can be better informed about the intent of the Railroad Streetscape Plan.

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**Item 2**

File #: [B21-0343](#)

Application: Metal roof for modular ADU

Location: 2026/2028 Vine Street

Applicant: Janis Denner

Discussion: Staff presented the project, which is a metal roof on a detached ADU. Staff previously understood the existing primary residence to have a metal roof, however it has been replaced with an asphalt shingle roof.

Action: The DRC approved the metal roof for the ADU. The color of the roof shall match the color of the roof on the residence.

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**Item 3**

File #: [P21-0083 / SPR21-14](#)

Application: Request for an extension of a non-conforming street side setback

Location: 1140 Merry Hill Road

Applicant: Kunal Parikh and Anjali Reddy

Discussion: Staff presented the project, which is a residential addition including a new porch within the street side setback on a lot with a house with an existing non-conforming street side setback of 11 inches where 10 feet is required.

Action: The DRC approved the extension of the non-conforming setback based on a finding that the extension does not have a significant adverse effect on public safety or the existing or planned visual character of the neighborhood. The porch shall be set back at least 11 inches from the Merry Hill Road right-of-way and shall not include any vertical walls. The new addition of habitable space shall be at least 6 feet and 1 inch from the right-of-way as shown in project plans.

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