



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

July 1, 2024, 3:30 p.m.
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446

Commissioners Present: Chairperson Christensen, Commissioner Neel, Commissioner Connally

A. **CALL TO ORDER**

B. **ROLL CALL**

Staff present: Darcy Delgado and Katie Banister

Applicants and others present: Laura McKinley, Guy Turner, Greg Crabtree, and Jessica Anderson

C. **DISCUSSION ITEMS**

1. **Item 1**

File #: B24-0223

Requested Action: DRC Final Action

Application: Review of new wall-mounted signs.

Location: 2110 Spring St

Applicant: The Sign Place

Discussion: Staff presented the sign plan for a total of three signs including a monument sign, a blade/marquee sign, and a wall sign. The applicant is requesting the signs to be push-thru letters and internally illuminated, however, staff had indicated the Uptown/Town Centre Specific Plan called for signs to use an alternative method of illumination, such as halo-lit or externally lit. The sign representative, Ms. Laura McKinley, indicated the client was interested in pursuing the push-thru letters as their first option. Staff also noted that the wall sign, which is shown as 36-inches in height, should be no taller than 30-inches unless granted an exception by DRC. The DRC members discussed the signs at length, and ultimately concluded that the internal illumination was not something they were supportive of. The applicant indicated they could change the signs to a halo-lit option and reduce the wall-sign to 30-inches. The DRC was okay with conditionally approving the sign plan based on these changes and advised staff to review the Building Permit plans for consistency with this change.

Action: The DRC conditionally approved the signs, pending staff's review, subject to them being halo-lit and for the wall-sign to be compliant with the height limitation.

2. **Item 2**

File #: P14-0001 / PD13-003 / AMD22-07 / B24-0334

Requested Action: DRC Final Action

Application: Request for a finding of substantial compliance for changes to the Phase II tower including enclosing the rooftop patio with windows, eliminating some windows in the east and west elevations, replacing some windows in the south elevation with louvers, and replacing the sloped roof on the bridge between the buildings with a flat roof with parapet.

Location: 800 4th Street

Applicant: Oxford Suites Hotel

Discussion: Staff presented the project with a recommendation that the DRC consider most of the changes substantially compliant with the approved plans, but raised concern about removing windows in the most visible elevation on the east side of the building facing Highway 101, and whether the proposed brick material would match the existing building. The applicant explained the bricks will be the same as were used in the first phase and the picture had bad lighting.

Action: DRC members approved the brick material and all changes excepting removing windows from the east and west elevations. The applicant was directed to work with staff to reintroduce windows (that may be resized and relocated in different positions in the same elevation) in these elevations.

D. **ADJOURNMENT**

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