



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

February 24, 2025, 3:30 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

Commissioners present: Robert Covarrubias, Eric Marlow, Ty Christensen (arrived late)

Staff present: Darcy Delgado, Katie Banister, Dante Pecchenino, Piper Smith

Applicants and others present: Virgil Quina, Donald Plumb, Rebecca Newman, Debbie Van Steenwyck, Ashley Lorenz, Nina Moises, Paul Sloan, Nelson Bernal

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

File #: B22-0730/SGN25-03 (P25-0006)

Requested Action: DRC Final Action

Application: Substantial compliance determination and new signage

Location: 120 Niblick Rd

Applicant: AHDC and Donald Plumb Signs

Discussion: This was the second review of a sign, since the DRC had determined at their 2/3/25 meeting that the changes to the tower on the building needed to be revisited for substantial compliance concurrently with the review of the sign. The sign proposal discussed at the previous meeting remains unchanged. There is a new stucco foam trim that was added to the tower, painted the same color as the window trim used elsewhere on the building. The DRC was comfortable approving both the sign and the new trim band as substantially compliant, especially since the trim broke up the tower's massing while serving the same purpose as the original plans for a setback.

Action: Sign was approved as proposed and the determination was that the tower was substantially compliant with the approved building permit plans.

2. **Item 2**

File #: P24-0097/SGN 24-02

Requested Action: DRC Final Action

Application: Sign program for The Ava Hotel and commercial tenant shops

Location: 944 Pine Street

Applicant: Arris-Studio Architects

Discussion: Staff presented the proposal to establish a sign program for the new Ava Hotel and ground floor shops, since a sign program was not established when the project was originally entitled. The plan shows a variety of signs for the hotel itself as well as a specific sign program for the ground floor shop tenants, which the DRC agreed were attractive to the building and in scale with the Specific Plan criteria. Most of the signs are either halo-lit, or not illuminated. There are two directional signs at the entrance of the surface parking lot to guide vehicle traffic, which will be internally illuminated. These signs are 2'x2' and recessed into a brick wall. The DRC was supportive of all of the signs, and noted that although the directional signs would be internally lit, they are a modest size and do not appear to be too bright due to the letter size.

Action: The DRC approved the sign program as proposed.

3. Item 3

File #: P24-0076 / SPR24-11 / MOD25-04

Requested Action: DRC Final Action

Application: Site Plan Review for a conversion of an existing dental office into 4 residential units with a modification for open space requirements.

Location: 433 12th Street

Applicant: Catch Architecture for Doris Sloan

Discussion: The DRC reviewed the project and expressed concern with the safety of the proposed cactus plant materials and a preference for providing more parking instead of the open space staff had recommended.

Action: The project was approved with the following conditions:

- The applicant has the option to provide more parking spaces instead of open space,
- The landscape plan shall omit the prickly cactus plant materials, and
- A setback modification for the trash enclosure is approved to allow the enclosure to be turned to face the alley to accommodate the solid waste managers recommendation.

Findings: In approving Site Plan Modification 25-04, the DRC makes the following findings:

21. There are no feasible alternatives to the requested modification, such as an incentive or concession allowed through a Density Bonus (PRMC Chapter 21.61), that could provide an equivalent level of benefit to the

applicant with less potential detriment to surrounding owners and occupants or to the public.

22. The modification will not be detrimental to the health, safety, or general welfare of the persons within the vicinity.
23. The modification results in a superior project (such as more usable open space, more creative design, better interface with neighboring properties and/or public realm, less grading or a less exposed public view of grading, protection of oak trees, provision of deed-restricted affordable housing, etc.)
24. The characteristics of the project and the degree of potential for the project to negatively impact neighboring properties justify the modification.
25. The modification does not preclude or prevent adequate fire protection.
26. The modification does not impair the sight distance of vehicles on the street or on the driveway of adjacent lots.
27. The modification complies with any additional findings or conditions for the individual modification.

4. Item 4

File #: P22-0086 / CUP22-15 / B24-0353 / ADD25-0013

Requested Action: DRC Final Action

Application: Request for a finding of substantial compliance. The applicant received a conditional use permit from the Planning Commission for a detached garage that is more than 50% of the size of the primary residence. The applicant would like to enclose an approved carport with walls.

Location: 1764 Union Road

Applicant: Paul and Wendy Gambel

Discussion: DRC members asked whether the Planning Commission made a specific determination that the carport must be open in approving the CUP. Staff explained that the project was approved by the Planning Commission as it was presented to them, and the enclosed space was not limited for a particular known reason.

Action: The DRC determined the project with an enclosed carport space was in substantial compliance with CUP22-15 and could proceed as proposed.

D. ADJOURNMENT

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