



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

March 10, 2025, 3:30 p.m.  
Large Conference Room - 2nd Floor  
1000 SPRING ST  
Paso Robles, CA 93446

**Commissioners present:** Ty Christensen and Pat Connally

**Staff present:** Katie Banister

**Applicants and others present:** Michelle Rollins

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A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

**File #:** B24-0858, E24-0022, SPR25-04, MOD25-05, P25-0020

**Requested Action:** DRC Final Action

**Application:** Modification to allow alternative driveway surface materials.

**Location:** 1761 Union Road

**Applicant:** Michelle Rollins

**Discussion:** The applicant has applied for permits to construct an ADU with a large workshop attached. The workshop includes several vehicle-sized rollup doors, but the applicant is not proposing to provide a driveway that complies with Zoning requirements to the building. Due to the size of the lot, which is more than 1 acre, the applicant is eligible to request a Site Plan Modification to allow alternative driveway materials consistent with PRMC 21.48.110.A.5.b.

**Action:** The Development Review Committee determined a driveway is required to serve each garage door provided. A single driveway to the rear (north) rollup door is sufficient if the rollup door in the front elevation (south) is removed or changed to French or similar doors. The driveway to the rear rollup door is approved to be constructed with an all weather surface. Any future change to the materials of the existing driveway requires further review by the Development Review Committee.

**Findings:** In approving Site Plan Modification 25-05, the Development Review Committee makes the following findings:

1. There are no feasible alternatives that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the public.
2. The modification will not be detrimental to the health, safety, or general welfare of the persons within the vicinity.
3. The modification results in a superior project
4. The characteristics of the project and the degree of potential for the project to negatively impact neighboring properties justify the modification.
5. The modification does not preclude or prevent adequate fire protection.
6. The modification does not impair the sight distance of vehicles on the street or on the driveway of adjacent lots.
7. Adequate mechanisms are installed and maintained to prevent track out of nonpermanent driveway materials from tires before reaching any public right-of-way.
8. The driveway material alternation complies with Fire Department and City Engineering Standards.

**D. ADJOURNMENT**

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THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED  
BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING