



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

**March 17, 2025, 3:30 p.m.
Large Conference Room - 2nd Floor
1000 SPRING ST
Paso Robles, CA 93446**

Commissioners present: Mark Koegler and Pat Connolly

Staff present: Darcy Delgado, Warren Frace, Dante Pecchenino, and Katie Banister

Applicants and others present: Christian Mercado, Yosimar Ramos

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: CUP 24-03 (Amending CUP 87-006) / P24-0021

Requested Action: Recommendation to Planning Commission

Application: Amendment to the Conditional Use Permit to expand the auto repair use.

Location: 639 Creston Road

Applicant: Christian Mercado

Discussion: Staff provided an overview of the site, the original conditional use permit from 1987, and code enforcement which began in 2016. Over the years, Planning Commission has reviewed the project against a variety of neighbor complaints, and given the applicant the opportunity to bring the site back into compliance. With this current request, the applicant is wanting to amend the CUP to support as-built changes made to the site, including installation of a 6-foot tall perimeter fence which has enclosed a portion of the property not originally included with the 1987 CUP. Additionally, as a result of the enclosed area, vehicles and storage behind the fence have resulted in a land use conflict creating a nonconforming outdoor storage yard which is not permitted in this zone. Based on the concerns that the as-built condition does not conform to the underlying zoning, staff provided a recommended site plan which showed scaling back the fenced area and increasing onsite parking. The applicant expressed their concern with regard to needing more parking, which includes parking for two

additional structures the applicant would like to build, and the DRC members asked for a more thorough analysis to be provided to the Planning Commission. Overall, the DRC members indicated the applicant would be going in the right direction by utilizing staff's recommendation, since the site appeared to be overly intense in its current state.

Action: This item will be heard at an upcoming Planning Commission meeting.

D. ADJOURNMENT

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BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING