



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

May 12, 2025, 3:30 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

Commissioners present: Mark Kogler, Joel Neel, and Sharon Roden

Staff present: Darcy Delgado, Katie Banister, and Piper Smith

Applicants and others present: Nick McClure, Richard Burde, Rhett Merril, Larry Mathias, Moises De La Cruz, Jerry Graden, Rick Graden

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0037, SGN25-13

Requested Action: DRC Final Action

Application: New painted sign for Sylvester's Burgers

Location: 1227 Park Street

Applicant: Brian Englund

Discussion: Staff presented the project, which is a wall-mounted sign that meets the dimensional requirements of the Uptown/Town Centre Specific Plan. The business has additional existing banners and door and window signs.

Action: The signage was approved with the following conditions:

- A drop shadow shall be added to the letters of the wall mounted sign to create the appearance of depth, and
- The temporary banners currently over the door and on the side of the building shall be removed, and
- The existing painted window sign shall be reduced in size, so it does not cover more than 30% of the window on which it is painted, and

- The neon “Paso Robles” sign in the window shall be lowered so it is no more than 6 feet in height.

2. Item 2

File #: P25-0033, SPR25-06 , MOD25-06

Requested Action: Recommendation to Planning Commission

Application: Development Plan Modification to allow retaining walls to exceed the height limit for the front yard.

Location: 308 Maplewood Court

Applicant: Catch Architecture

Discussion: The applicant is proposing the construction of a new single-family residence on a steeply sloped lot, necessitating the use of retaining walls for site stabilization and grading. A retaining wall is proposed in the front yard area, which at its tallest point will reach approximately 10 feet in height. This exceeds the maximum height of 4 feet for front yard retaining walls as established by the Paso Robles Municipal Code (PRMC). According to PRMC Section 21.81.050, applicants may request a Development Plan Modification to allow retaining walls that exceed the maximum height by 2 feet or more. Since the proposed wall height is significantly over this limit, the request requires review and approval by the Planning Commission. The applicant's civil and architectural design team has indicated that the height of the wall is necessary due to the steep grade of the lot. They evaluated alternative options, including a series of stepped retaining walls, but concluded that such alternatives did not produce a superior or more functional design solution for the site. Neighboring residents in attendance at the DRC meeting expressed concern regarding the visual impact of the proposed 10-foot wall, particularly its scale as viewed from the street. After hearing from the design team and homeowners, the neighbors were amenable to the wall's appearance being softened through aesthetic treatments. In response, the applicant has committed to incorporating terraced landscaping and vining plant materials to help mitigate the wall's visual impact. The DRC requested that these landscaping measures be reflected in updated visual renderings to be presented as part of the Planning Commission hearing.

Action: The DRC recommended this item be forwarded to the Planning Commission

D. ADJOURNMENT

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BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING