



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

March 16, 2026, 4:00 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

Commissioners present: Sharon Roden, Ashley Lorenz and Robert Covarrubias

Staff present: Piper Smith, Marci Reynoso, Darren Nash and Katie Banister

Applicants and others present: Larry Gabriel, Bianca Koenig, Newlin Hastings, Nick Brose & Danny Brose

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

File #: P26-0007 / AMD26-02

Requested Action: Recommend to Planning Commission for final determination

Application: Request for an amendment to Conditional Use Permit (CUP) 02-010 for a bar establishment at 622 12th Street. The Amendment (AMD26-01) modifies site specific condition number 2 on CUP 02-010 to update the Alcohol Beverage Control (ABC) license from a Type 42 (On-Sale Beer & Wine – Public Premise) to a Type 48 (On-Sale General - Public Premise)

Location: 622 12th (APN 009-093-035)

Applicant: Daniel Cardinale

Discussion: Staff discussed the requested amendment to update ABC license and permit on site consumption and sales of distilled spirits with a Type 48 license.

Staff showed the effort that has gone into bringing the site back into compliance with the existing CUP conditions by removing unpermitted outdoor seating area and DRC members raised concern about food vendors on site.

Action: Recommended to Planning Commission with modification to add condition regarding blocking egress on driveway.

2. **Item 2**

Discussion: Staff discussed the overall project and the requirement to obtain DRC approval due to exterior changes. DRC members liked the final design with gables but understand the applicants need to phase the project and complete relocating the door prior to installing architectural features.

Action: DRC approved with condition to do final exterior change with gable prior to certificate of occupancy.

3. Item 3

Discussion: Staff presented the approved Olsen South Chander Specific Plan design for PA 20 & 21 (open space). Due to the existing powerlines and easements, Olsen 212, the applicant, has been coordinating with PG&E to ensure consistency with their safety requirements and the specific plan approved design. This resulted in a draft design with no tennis court, reduced lighting, no vineyards, and other elements as originally approved in the OSCSP design guidelines. This was replaced with a walking path with natural features, native vegetation, etc. and incorporating the existing mature oak trees and planting additional canopy trees. The entirety of the walking path would be a light 10-20 minute walk for individuals, and still serve as a public amenity to the adjacent neighborhoods that connect to the trail

Action: Approved as proposed. DRC members directed applicant to work with the Engineering Department to provide minor modification to the trail where it intersects with roadways so that traffic disruption and pedestrian safety is considered with the design.

D. ADJOURNMENT

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