



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

March 23, 2026, 4:00 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

Commissioners present: Rob Covarrubias, Eric Marlow and Ashley Lorenz

Staff present: Sam Ricklefs, Marci Reynoso, and Darcy Delgado

Applicants and others present: Jen Galvin, Erick Tolentino, and Sharon Roden

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

File #: P26-0030

Requested Action: DRC Final Action

Application: Review of wall-mounted sign for US Bank branch located within grocery store at 189 Niblick Road.

Location: 189 Niblick Road

Applicant: Jennifer Galvin

Discussion: No discussion.

Action: Approved as presented.

2. **Item 2**

File #: P26-0013 / P26-0023

Requested Action: DRC Final Action

Application: Review of wall-mounted sign and pergola for proposed new location for Ben Franklin's Deli

Location: 521 Spring Street

Applicant: Mohamed A Rezk

Discussion: Staff raised concern regarding allowability of LED internal illumination of the sign in Uptown/Town Center Specific Plan. Discussion occurred with applicant regarding alternatives for halo lighting, with applicant citing budget as a preventative factor. DRC noted that the sign does not require

illumination and approved the sign on the condition that no internal illumination is allowed. DRC encouraged applicant to determine if existing light sources may be modified to illuminate sign externally.

DRC noted that pergola blocks some views of the sign, but otherwise approved as presented.

Action: Pergola approved as presented. Sign approved with the condition that no internal illumination is allowed.

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