



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

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

Commissioners present: Ty Christensen, Pat Connally and Eric Marlow

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

Applicants and others present: Lee Carter, Gregory Becker, Joel Peterson, Larry Gabriel, Jamie Jones, and Ashley McPhail

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

File #: SGN24-16 (P24-0081)

Requested Action: DRC Final Action

Application: New wall mounted signage

Location: 2125 Golden Hill Road

Applicant: Amy Perez with Carter Permit Consulting

Discussion: Monument sign, will we see another application.

Action: Approved as proposed with freestanding sign removed.

2. **Item 2**

File #: SGN25-05 / MOD25-03 (P25-0008)

Requested Action: DRC Final Action

Application: New hanging sign

Location: 1314 Spring Street

Applicant: Paso Robles Wine Country Alliance / Southpaw

Discussion: Project includes one hanging metal sign facing Spring Street. The sign will be moved from the original location of PRWCA. Only changes to the existing sign include painting the boarder black/dark brown to match the new location. The sign would be affixed to the soffit over the door. If the sign is unable to be

affixed hanging, discussion was had about mounting it to the wall on either side of the door.

Action: Approved as either wall-mounted (on either side of the door) or as a hanging sign with length modification. No illumination without further approval.

3. Item 3

File #: SPR24-13 / CUP24-10 (P24-0098)

Requested Action: DRC Recommendation to the Planning Commission

Application: Remodel of an existing commercial building into a community market, deli, and private meeting facility. The project includes dedicated parking for a food truck.

Location: 2508 Spring Street

Applicant: Gabriel Architects for Veraison Wine Country Properties

Discussion: The discussion largely focused on the floor plan which the applicant has described as a community market. Staff expressed concern that the floor plan shows wine and beer tasting as the primary use, which is not allowed as the primary use in the T4-F district. Staff would not have the authority to approve business licenses for individual winetasting users on the site. The DRC was generally supportive of the proposed changes to the exterior of the building.

Action: The DRC determined the applicant would not be able to proceed with the proposed floor plan. If the applicant would like to proceed, the floor plan would need to be revised to show a bone fide market with wine tasting as an accessory use. The percentage of floor area dedicated to winetasting was not the primary factor in determining which use is the primary use on the site. Individual kiosks that are not winetasting were not a concern to the DRC. The applicant was also instructed to work with staff on signage and parking.

D. ADJOURNMENT

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BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING