



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

April 28, 2025, 3:30 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

Commissioners present: Pat Connally, Mark Koegler, Sharon Roden

Staff present: Piper Smith and Darcy Delgado

Applicants and others present: Roger Sharp, Nina Leschinsky, Paul Viborg, Vanessa Aispuro

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Item 1

File #: P25-0013

Requested Action: DRC Final Action

Application: Existing pole sign face change for Bubba's Smokehouse & Spirits **Location:** 1125 24th Street

Applicant: Roger Sharp

Discussion: The proposed sign will utilize the same pole/structure and location as existing and only reface. Red arrow not to be animated or exceed 3000 k. The existing unpermitted accessory structure and "Paso Robles" sign must be addressed prior to sign building permit approval.

Action: Approved as proposed

2. Item 2

File #: P25-0007

Requested Action: DRC Final Action

Application: New wall-mounted sign for Vina Robles

Location: 1650 Ramada Drive

Applicant: Vina Robles (Nina Leschinsky)

Discussion: Staff discussed conformance with existing master sign program and compared existing signs of other occupied tenant space. No illumination is proposed.

Action: Approved as proposed.

3. Item 3

File #: B25-0151

Requested Action: DRC Final Action

Application: New metal storage building

Location: 1509 N River Rd

Applicant: Paul Viborg

Discussion: The proposed project involves the construction of a metal building intended to store outdoor machinery that is currently kept onsite and exposed to the elements. The new structure will utilize materials and a color palette consistent with existing onsite buildings to maintain visual cohesion.

The building includes some window articulation on the south elevation and features three openings on the north side. The DRC reviewed the design and expressed satisfaction with how the proposed building integrates with the existing site and structures.

Action: Approved as proposed.

1. Item 4

File #: P25-0039

Requested Action: DRC Final Action

Application: Fence height modification request for the front yard

Location: 422 17th Street

Applicant: Vanessa Aispuro

Discussion: Staff provided background on the existing fence height code violation, which the current owner inherited upon purchasing the property. The owner indicated a desire to retain a portion of the fence at a height of up to 6 feet. Staff clarified that the DRC only has the authority to approve fences up to 4 feet in height within the front yard setback.

It was noted that while some sections of the fence currently meet the 4-foot height requirement, other portions still exceed this limit. Staff informed the owner that, if the DRC grants approval, all fencing within the front yard must be brought into compliance with the 4-foot height restriction.

Additionally, the DRC expressed interest in having the fence painted to match other existing fencing on the property for consistency in appearance.

Action: Approved to allow a 4-foot tall solid wooden fence in the front yard setback.

D. ADJOURNMENT

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