



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

May 19, 2025, 3:30 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

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

Staff present: Katie Banister and Piper Smith

Applicants and others present: Barbara Cohen, Donna Williams, and Wendy Gambel

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

Items reordered to accommodate a medical procedure by the applicant.

1. Item 3

File #: B24-0353, P222-0086, CUP22-15

Requested Action: DRC Finding of Substantial Compliance

Application: Review of conditions of approval for a conditional use permit for an oversized detached accessory building

Location: 1764 Union Road

Applicant: Paul and Wendy Gambel (property owner)

Discussion: Staff presented the project, which is a completed accessory structure that does not strictly adhere to the conditions of approval listed in Resolution PC 24-005 related to planting screening trees and removing existing sea train containers. The applicant explained the building is already visually screened from Union Road by the neighbor's residence, garage, and trees; and requested additional time to remove the sea train containers due to personal circumstances and a desire to methodically remove belongings from the containers into the new accessory structure.

Action: The DRC found the project in substantial compliance with Conditional Use Permit 22-15 without planting screening trees and allowed the building permit to be finalized to allow the applicant to occupy the building with a bond to ensure the sea train containers are removed within a year's time.

2. Item 1

File #: P25-0035, SGN25-12

Requested Action: DRC Final Action

Application: New wall mounted signs and monument sign face for “Oil Changers”

Location: 1544 Spring Street

Applicant: Donna Williams (Architectural Design & Signs) & Joseph Simonin (property owner)

Discussion: DRC was presented four proposed signs. Staff discussed the Uptown/Town Centre Specific Plan Sign Standards and DRC found the two signs facing Spring Street did not comply with the number of signs permitted per store front (one allowed). The applicant was given the option to keep one of the two signs facing Spring Street. The applicant chose to keep the wall mounted “Oil Changer” Sign with the approved 6” height modification. In addition, the wall mounted sign facing 16th street was proposed to be internally illuminated and was approved with the change to halo lighting. The monument sign was approved as proposed, utilizing the existing architecturally integrated structure.

Action: The signage was approved with the following conditions:

- Sign A /16th Street facing sign shall become halo/back lit only.
- Sign B / Spring Street facing sign, “Oil Changers” may be internally illuminated. The applicant shall choose either their logo badge sign or “Drive Thru. Drive Happy.” sign.

3. Item 2

File #: B25-0397

Requested Action: DRC Final Action

Application: Demolition of failing entry façade/framing triggering a change to front elevation facing Vine Street

Location: 1036 Vine Street

Applicant: Paul Vanderheyden (property owner)

Discussion: Staff presented the DRC with a proposed trellis demolition due to structural damage that would result in a change to the building frontage. The roof pitch will remain as existing. The applicant is required to consult with an arborist to protect the adjacent oak tree, provide staff with an encroachment permit and landscape plan to improve the building frontage, and provide an alternative sign to comply with the Uptown/Town Centre Specific Plan.

Action: The project was approved with only one wall sign without additional DRC review if the sign meets required standards, and with new landscaping encouraged. An arborist shall observe demolition within the critical root zone of the nearby oak tree.

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