



**City of Paso Robles
Development Review Committee Minutes**

TELECONFERENCE MEETING ONLY

3:30 PM Monday – February 28, 2022

Development Review Committee meetings will be held by teleconference only until further notice as permitted by AB 361, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act. The meeting will be virtual because state and local officials are recommending measures to promote social distancing.

Commissioners present: Robert Covarrubias, Field Gibson, and Joel Neel

Staff present: Darren Nash, Lori Wilson, Katie Banister, and Darcy Delgado

Applicants and others present: Laura McKinley, Denver Eslinger, Margaret M. Johnson, Neil Miller, and Wesley Stallmann

Item 1

File #: [P21-0122 / SGN21-27](#)

Requested Action: DRC final action

Application: Review plans to replace monument sign for Glenhaven Dentistry.

Location: 1249 Creston Road

Applicant: Laura McKinley, The Sign Place / Denver Eslinger, Owner

Discussion: Staff presented the plan options to replace an existing monument sign for Glenhaven Dentistry. The replacement sign will be internally illuminated and approximately 12” higher than the original sign. The proposed sign meets the requirements of the zoning code. The applicant has proposed either an off-white background or brown. Staff recommended the brown background would assist in reducing glare. Laura McKinley, with The Sign Place, described additional options for illumination which included metal faces with total black out except for push through letters or brown vinyl that would glow a little. The DRC discussed being open to either design option however there was also concern over other signs in town that are not visible enough at night. Therefore, the DRC felt the brown muted background would be preferred over a metal blackout background. It was also suggested that the base of the sign be brown to match the proposed background.

Action: DRC approved the sign with a muted glowing brown background and tan sign base.

Item 2

File #: [B22-0095](#)

Requested Action: DRC final action

Application: Install new metal awning over existing balcony on the front elevation of the Paso Robles Inn restaurant building that faces Spring St.

Location: 1103 Spring St.

Applicant: 10 Over Studio
Discussion: Staff and the applicant presented the project. DRC discussed the condition of the existing awning and agreed the proposed would be an improvement.
Action: Approved as proposed.

Commissioner Neel recuses himself due to a conflict of interest for Item #3 and leaves the meeting

Item 3

File #: [PD21-05 / P16-0069](#)
Requested Action: Recommendation to Planning Commission
Application: Amendment to San Antonio Winery Development Plan
Location: 2610 Highway 46
Applicant: Mandi Pickens, Angle Land Use Entitlement
Discussion: This item was previously reviewed at the 9/27/21 and 11/8/21 DRC meetings. The project was originally approved for ground floor commercial and upper floor residential uses. With the proposed amendment, there could be a mixture of work, live-work, and residential units on the ground floor and residential uses on the upper floor, with the flexibility to change depending on market demands. The main issue that the applicant wanted to discuss at this meeting was the project's request of 2 surplus density units that the project would need in order to function as an "all residential" project. Despite the applicant's absence, staff updated the DRC members on the scope of the project. The DRC members generally supported the scenario to allow the fractional density to enable additional units here, but were indecisive on whether this would be acceptable if the residential units were not used. The DRC had questions on how the flexibility of uses would work in a practical manner, and requested this project come back for review with the applicant present, prior to being reviewed by the Planning Commission.
Action: This item will return to DRC for additional review.
