



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

TELECONFERENCE MEETING ONLY

3:30 PM Monday – September 27, 2021

As allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Development Review Committee meetings will be held by teleconference only until further notice.

Commissioners present: Ty Christensen, Field Gibson, and Mark Koegler

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

Applicants and others present: Mandi Pickens, Shana Reiss, Dwight Bond, David Riboli, Alison Edwards, Justin Sorrentino, Natalie Kenney, Trinity Smith,

Item 1

File #: [PD21-05 / P16-0069](#)

Application: Amendment to San Antonio Winery Development Plan

Location: 2610 Highway 46

Applicant: Mandi Pickens, Angle Land Use Entitlement

Discussion: Staff provided an overview of the project request, which includes a plan to utilize fractional density and/or a combination of commercial units and live/work units. Staff pointed out the Zoning Code provisions do not prohibit ground floor residential uses in a mixed use center being at the front of a building, but that the design for privacy was a concern since the plans didn't control which units would be commercial or live/work and which units would be strictly residential. The applicant's representative, Ms. Mandi Pickens, provided additional details on the request, highlighting some of the live/work unit concepts and how they could design for privacy. The DRC shared some of staff's concerns, but was open to hearing more about the applicant's proposal. The DRC was unable to provide sufficient feedback on whether they would support the concept or not, and asked that the applicant provide additional information to be reviewed at a second DRC meeting.

Action: No action was taken. This item will be reviewed at a future DRC meeting.

Item 2

File #: [P21-0081 / SGN21-20](#)

Application: Sign for NCI Affiliates Thrift Store

Location: 183 Niblick Road

Applicant: Brick Signs

Discussion: Staff presented the sign plan which complies with the Woodland Plaza Master Sign Program. Commissioners asked about the exposed raceway, which is explicitly permitted by the master sign program.

Action: The DRC approved the sign but required the exposed raceway to be painted to match the bricks on which the sign is mounted.

Commissioner Christensen recused himself due to a conflict of interest for item 3, and muted his microphone.

Item 3

File #: [B21-0516](#)

Application: Site Plan Review (modification request to allow 21st access to remain)

Location: 2045 Oak Street

Applicant: Alison Edwards, Jade Architecture

Discussion: Staff presented the site plan for the project which consists of demolishing an existing single-family residence and carport and the construction of a new single family residence with attached garage; future plans include the addition of an ADU in the rear of the property. Staff requested the DRC review a modification request to allow the existing access off 21st street to remain in use for the proposed single-family residence. The Uptown/Town Centre Specific Plan requires access to be provided from the alley. The DRC agreed that the approach was consistent with neighboring properties however there was concern regarding the proposed 12' setback for the garage. The concern being that it would allow for cars to park in the driveway and extend into the right of way.

Action: The DRC approved the modification request to allow for continued access off of 21st street and requested staff to continue working with the applicant to ensure the garage meets the 25' parking setback requirement of the Uptown/Town Centre Specific Plan as part of the building permit review.

Commissioner Christensen rejoined the meeting. Commissioner Gibson recused himself due to a conflict of interest for item 4, and muted his microphone.

Item 4

File #: [B21-0188](#)

Application: Review proposed exterior remodel, signage, and awning for Serial Wines.

Location: 1226 Park Street

Applicant: Justin Sorrentino, Legacy Built

Discussion: Staff presented the proposed plans which included a new wall mounted sign and awning for Serial Wines as well as a request to update the front façade. The applicant proposes narrowing the entrance into the unit to create additional indoor seating space. It was proposed that a metal architectural moth screening be used in place of windows with wood paneling below the screening to create an outdoor feel for guests. The DRC had concerns over the appearance of the moth screening as well as the wood paneling not being compatible with neighboring units. The DRC felt the moth screening which is part of the winery's logo was too large and should be scaled down or used in a different aspect of the design.

Action: The DRC approved the proposed form of the re-designed front entrance as well as the sign and awning as designed. The DRC requested the applicant come back to DRC after re-designing the moth screening aspect of the plans.

Commissioner Gibson rejoined the meeting. Commissioner Christensen recused himself due to a conflict of interest for item 5, and left the meeting.

Item 5

File #: [B21-0343](#)

Application: Metal roof for modular ADU

Location: 2026/2028 Vine Street

Applicant: Janis Denner

Discussion: Staff presented the project, which is an ADU with board and batten siding and a metal roof accessory to a residence with horizontal siding and a metal roof. Staff and the applicant's representative answered questions about proposed colors and materials.

Action: The DRC approved the metal roof for the ADU and requested the applicant work with staff to make sure the colors of the ADU are compatible with those of the primary residence.
