

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – March 20, 2017**

**Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.**

**DRC Members Present: Bob Rollins, John Donaldson, Doug Barth**

**Staff Present: Darcy Delgado, Darren Nash**

**Applicants and others present: Mandi Pickens**

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File #: PD 14-003 Amendment  
Application: Review proposed building alterations to include a restaurant use in the wine-tasting facility.  
Location: 2610 Buena Vista Drive  
Applicant: Mandi Pickens  
Discussion: The applicant presented the project by reviewing the history of the San Antonio Winery and recent entitlements that were approved in 2015, which allowed for the addition of mixed-used commercial/retail and a standalone restaurant. The proposed project would establish a new non-standalone restaurant use within the existing San Antonio Winery. As part of the request, proposed changes to the building would include enclosing an existing 1,352 square foot patio located in the back of the tasting room and reconfiguration of the kitchen prep area. The restaurant would be an ancillary use available to the wine tasting patrons. The DRC discussed whether the project would be required to have additional parking. Staff noted that with the new restaurant, the project site would be required to provide three (3) additional parking spaces.  
Action: This item will be reviewed at a future Planning Commission hearing.

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File #: Sign Plan  
Application: Review new signage for The Inn on Spring  
Location: 730 Spring Street  
Applicant: Denish Patel  
Discussion: Staff presented the sign plan noting the applicant intended to reface the existing monument sign and use the existing internal illumination. The applicant had provided two (2) options, the first being a white background with green lettering and the second being a dark green background with white lettering. The applicant demonstrated that with either option, the exterior side panel of the sign would be painted a dark green to match. The DRC was in favor of the second option. Since the sign will be internally illuminated, the white background would not be in conformance with the Specific Plan's sign guidelines.  
Action: The signage was approved with the green background and white lettering, with the note that the side paneling of the sign would also be painted green to match.

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File #: Sign Plan  
Application: Replace existing monument sign with new monument sign.  
Location: 1937 Spring Street  
Applicant: Webber – Nelson Realty  
Action: The monument sign was approved as proposed.

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File #: PD 07-015  
Application: Review details for Oaks Hotel expansion.  
Location: 3002 Riverside Ave.  
Applicant: Mary Quan  
Discussion: Planning Staff presented the construction drawings for the project which included site plans, architectural elevations, and landscape plans.  
Action: The DRC concluded that the construction plans were in compliance with the original plans approved with PD 07-015.

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File #: Sign Plan  
Application: New signage for Couch Potato  
Location: 1240 Spring Street  
Applicant: Couch Potato Paso LLC  
Discussion: Staff presented the sign plan noting the signs would be individual letters mounted to the building and would be externally illuminated.  
Action: The signage was approved as proposed.

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