

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – October 2, 2006**

**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.**

**Commissioners present: Margaret Holstine, Mike Menath**

**Staff present: Susan DeCarli, Bill Wittmeyer**

**Applicants and others present: Warren Hamrick, Mr. and Mrs. Michael Schenkhuizen, and Nina Alvarez**

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**FILE #:** Site Plan 06-025  
**APPLICATION:** Request to revise façade of existing building for a new wine tasting room. Also requesting the approval for street furniture, signage and awnings.  
**APPLICANT:** Orchid Hill Vineyard  
**LOCATION:** 1140 Pine Street  
**ACTION:** Staff asked for clarification if this application is for wine tasting or a wine bar, since a wine bar requires approval of a CUP. They responded that at this time they are only proposing a wine tasting facility/retail.

The DRC reviewed the proposed façade and site improvements. The DRC clarified that the building does not require earthquake retrofitting. Bill W. informed the applicant that they would need 2 restrooms for men and women. It was also pointed out that they would need an architecturally compatible trash enclosure in the rear parking area. If the trash enclosure was not compatible, staff would refer it back to the DRC since site visibility from Railroad should be attractive. The rear parking area will be required to be paved. HVAC utilities will be located below the roof parapet and not visible. Lighting fixtures will be copper. The applicant did not have an exact sample of the street furniture enclosure fence desired, so that aspect of the project will need to be considered by the DRC at a later time. The DRC supported the proposed façade enhancements including the exterior paint, awning, medallion detail, glass door openings.

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**FILE #:** PD 02-018  
**APPLICATION:** Review request for elevation changes.  
**APPLICANT:** Oak Park Senior Housing  
**LOCATION:** 801 28<sup>th</sup> Street  
**ACTION:** Ed Gallagher presented proposed revisions to the elevations for Oak Park Senior Housing. The revisions consisted of: (a) closing of several arched openings on the east and west stairwells for security and visual purposes (the arches would be preserved with relief treatment); (b) sliding glass doors leading to patios and balconies would be replaced with French doors and windows (in order to decrease the threshold height for handicapped access and increase the width of adjacent shear panels); (c) removal of vertical relief features on the corners of the building and stairwells; and (d) removal of relief arches and belly bands on the east and west elevations. The committee approved items (a), (b), and (c), but did not approve item (d).

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Adjournment to October 9, 2006, at 3:30 PM

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – October 9, 2006**

**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.**

**Commissioners present: Chair John Hamon, Margaret Holstine, Mike Menath, Christy Withers**

**Staff present: Darren Nash**

**Applicants and others present: Andre Leqai, Gary Nemeth**

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**FILE #:** Site Plan 06-027  
**APPLICATION:** Review plans for new 2,400 square foot professional office building.  
**APPLICANT:** Andre Lekai  
**LOCATION:** Southwest corner of 10<sup>th</sup> Street and Oak Street  
**DISCUSSION:** Andre Lekai presented the site plans, landscape plans and architectural elevations for the site. A portion of the handicap parking space would need to encroach into the required 10-foot landscape setback to the parking lot. The other portions of the parking lot along with the building would meet the setback. Andre is proposing to use decorative paving/pavers in the area of the parking space that encroaches.  
**ACTION:** The DRC had some questions on four sided architecture and the amount of detail on the north facing elevation adjacent to 10<sup>th</sup> Street. It was discussed that the middle section of the building could be “popped” out, which would add more interest to the elevation. The DRC requested the applicant to revise the plans and bring them back for review.

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**FILE #:** Site Plan 06-018  
**APPLICATION:** Review plans for 6,900 square foot Commercial/Industrial building for substantial compliance with existing PD 03-003.  
**APPLICANT:** True Tube  
**LOCATION:** Ramada Drive / Vendels Circle  
**ACTION:** The DRC made findings of substantial compliance with a condition that the south facing elevation be reviewed by staff once the building plans were submitted. Depending on the material of the wall, since it would need to be a “fire-wall” should be reviewed for consistency with the Planning Commission approved plans. The plans currently show a metal wall, it could be that it needs to be masonry, depending on the building code requirements.

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**FILE #:** Sign Plans  
**APPLICATION:** Review request for new monument sign.  
**APPLICANT:** Paso GMC  
**LOCATION:** Overflow lot located on the southwest corner of Mesa and Golden Hill Rd.  
**ACTION:** The sign was approved as submitted with a metal base, landscaping needs to be planted around the base.

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**FILE #:** Sign Plans  
**APPLICATION:** Request for new monument sign.  
**APPLICANT:** American Dream Realty  
**LOCATION:** 1818 Spring Street  
**ACTION:** The Committee denied the sign, requesting that the applicant come up with a higher quality design.

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FILE #: PR 05-0303  
APPLICATION: Request to subdivide R4 zoned lot into two parcels.  
APPLICANT: Goforth / Twin Cities Surveying  
LOCATION: 738 30<sup>th</sup> Street  
ACTION: The Committee recommended that the Planning Commission approve the parcel map. They did ask staff to review the parking and come up with a better design.

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FILE #: PR 06-0162  
APPLICATION: Request to subdivide R3 lot into two parcels  
APPLICANT: Koenig  
LOCATION: 1729 Park Street  
ACTION: The Committee recommended that the Commission approve the parcel map.

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FILE #: PR 06-0140  
APPLICATION: Request to subdivide R2 lot into two parcels  
APPLICANT: Spears  
LOCATION: 330 & 332 14<sup>th</sup> Street  
ACTION: The Committee recommended that the Commission approve the parcel map. There were concerns with the easement and the driveway. The Committee recommended that Staff provide some specific language in the Staff Report to the Commission regarding keeping the easement area clear for parking and access.

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FILE #: PR 06-0133  
APPLICATION: Request to subdivide R2 lot into two parcels  
APPLICANT: Utter  
LOCATION: 2130 Vine Street  
ACTION: The Committee recommended that the Commission approve the parcel map.

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FILE #: Sign Plans  
APPLICATION: Review signs for Gallagher RV sales  
APPLICANT: Jeff Gallagher  
LOCATION: 1005 Paso Robles Street  
ACTION: The Committee denied the sign and recommended that the applicant remove the existing metal structure from the face of the building and bring back a sign for the face of the building. If the structure is still proposed it clearly needs to be shown what it would look like.

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Adjournment to October 9, 2006, at 3:30 PM