

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – February 4, 2008**

**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, Christy Hodgkin, Ed Steinbeck**

**Staff Present: Darren Nash**

**Applicants and other present: Gary Nemeth**

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File #: Street Furniture Plan  
Application: Review plan for outdoor tables, chairs and planters within the sidewalk.  
Location: 1344 Park Street  
Applicant: Panolivo  
Action: The Committee approved the street furniture plan as submitted.

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File #: Sign Plan  
Application: Request to install new wall mounted sign.  
Location: 800 Pine Street (Train Station Commercial bldgs)  
Applicant: The Wine Wrangler  
Action: The Committee approved the sign as submitted, but requested that staff work with the applicant to determine the final colors, materials and dimensions.

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**The DRC unanimously agreed to add the following item:**

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File #: Plot Plan  
Application: Review conceptual house footprint for existing vacant lot.  
Location: Northwest corner of James Street and Cherry Street  
Applicant: McDowell/Gary Harcourt  
Discussion: Originally when this parcel was created with the approval of PR 05-0367 (Res. 06-0063) a conceptual footprint was recorded with the lot to insure that a future home would be built in a manner that would stay out of the oak tree critical root zones. Gary Harcourt has designed a custom home for the lot that is much different than the original footprint but still would stay out of the oak tree root zones. Mr. McDowell is in the process of purchasing the lot and would like further clarification from the City that the revised footprint would be acceptable.  
Action: Based on the revised footprint complying with R1 district setbacks and since it is designed to stay out of the oak tree critical root zones, the DRC acknowledged that the revised footprint would be acceptable and meet the intent of the Zoning Code and Oak Tree Ordinance.

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Adjournment to February 12, 2008, at 07:30 PM

**DEVELOPMENT REVIEW COMMITTEE**

**3:00 PM Monday – February 25, 2008**

**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: Christy Hodgkin, Margaret Holstine**

**Staff Present: Mat Fawcett, Darren Nash, Doug Monn, Christine Halley, Susan DeCarli**

**Applicants and other present: Alvin Algee, Michael Stang, Paul Kneitz, Steve Foellmi, Carol Florence, Paul Loubet, Mike Mauro, Herb Horowitz and LHA Associates**

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**File #:** Plot Plan Review  
**Application:** Request to install second driveway  
**Location:** 623 6<sup>th</sup> Street  
**Applicant:** Alvin Algee  
**Discussion:** Alvin Algee presented a plan to add an additional driveway and parking space for one car. There are two units on the site; the unit in the rear has a separate all weather driveway and parking space to accommodate one car. Mr. Algee does not wish to have tandem parking since it would not be conducive to the separate units.

Staff indicated concern with adding an additional driveway and parking space, since it would require removing existing front yard landscaping and would not be a traditional type design for lots on the west side of town.

Staff suggested the use of a “Hollywood” type driveway that would provide strips of pavers for the tire tracks of the car, not having a solid driveway. Landscaping would be planted between the two tire tracks. It was also suggested that if the DRC allow this type of driveway, that the applicant bring the existing dirt driveway into conformance with the “Hollywood” type driveway with landscaping as well.

**Action:** The Committee approved the additional driveway with the requirement to install the driveway and landscaping as well as improve the existing driveway as mentioned above. Staff requested that Mr. Algee submit a revised plan along with samples of the type of paver to be used and a conceptual landscape plan. Mr. Algee agreed to these requirements.

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**File #:** B 07-0487  
**Application:** Request to construct concession stand, colors & materials to match existing buildings.  
**Location:** Ravine Water Park  
**Applicant:** J. Walsh  
**Action:** The Committee approved the building plans with the requirements that the exterior materials & colors to match the other buildings on site. The roof can be metal, but needs to be a color that matches the other building roof colors. No roof equipment is proposed for the building. The Committee’s approval of a metal roof was based on the roof not being visible from the public street.

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File #: Site Plan Review  
Application: Review plan for compatibility with new proposed covered walkway.  
Location: 1761 Ramada  
Applicant: Robert Reynolds  
Action: The Committee approved the proposed new covered walkway as submitted.

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File #: A-frame sign.  
Application: Request to permit an A-frame sign.  
Location: 1140 Pine Street  
Applicant: Orchid Hill Vineyard  
Action: The Committee approved the A-frame sign as submitted.

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Project: Nacimiento Water Treatment Plant  
Location: East side of UPRR, 1600 block of Ramada Drive (east of Paris Precision Products)  
Applicant: City of Paso Robles  
Discussion: The site layout along with architectural and photo renderings were presented by the project architects.  
Action: No action was taken, the DRC was generally in favor of the site layout of the project and the proposed design of the buildings. However, the plans did not have specific information such as colors, materials, architectural elements and site landscaping. The DRC requested that the additional information be provided for review at the Planning Commission meeting.

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File #: PD 06-023  
Application: Final review of site plan, architecture, landscape plan, lighting plan and sign program for shopping center.  
Location: Golden Hill Plaza - North of Highway 46 East, west of Golden Hill Road.  
Applicant: Regency Center  
Discussion: Staff provided an overview of issues to review and specific Conditions of Approval that require approval of DRC for this project. The project architect provided a thorough presentation of the architectural details of the shops, major 2, and pad 2 buildings. (Major 1 is Lowe's reviewed separately, and majors 3, 4, and 5 are not complete.) The DRC was impressed with the attention to detail on the buildings, however they requested pad 2 apply more articulation to the facades, and bring that building back for subsequent review. The DRC supported the overall final architecture of the project, the site plan (with RV spaces) and landscape plan. The applicant will provide 15 gal trees/shrubs with 2 trellis' to camouflage the backflow devices at the entrances. The DRC listened to information presented on the lighting plan, but had concerns regarding the proposed height of the parking lot light standards and continued consideration of that issue to the next meeting to

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allow time for additional research. The sign program was not ready for  
presentation and was continued until the next meeting.

Action: The DRC approved the architectural elevations, site plan and landscape plan.

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File #: Plot Plan. Added to the agenda on the 25<sup>th</sup> of February 2008.

Application: A request to install a four foot tall front and side yard fence with four foot six  
inches columns for a corner lot.

Location: 1720 Filbert Street

Applicant: Michael Stang

Action: The Committee approved the height of the fence as submitted.

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Adjournment to February 26, 2008, at 7:30