

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – January 26, 2009

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: Gary Nemeth, Steve Gregory

Staff Present: Susan DeCarli, Darren Nash

Applicants and others present: Nick Gilman, John McCarthy, Tim Foley, Christy Gabler, David Foote, Steve Peglisi, Mr. and Mrs. Handley

File #: PD 06-012 / B 07-0406

Application: Request to change roofing material from standing seam metal to architectural grade composition. Also review some minor changes in parking lot design.

Location: 2975 Union Road (across from Barney Schwartz Park)

Applicant: Kim Walker

Discussion: Applicant presented alternative architectural quality (50 yr) composition roof material, “Sherwood Green”. The DRC supported the change of materials as requested by the applicant.

The applicant proposed a revised site plan moving all parking to the area west side of the property in a double loaded parking area. The plan would add 2 spaces, comply with parking standards, and maintain the rear overflow, based parking lot.

Action: The DRC approved the revised roofing material to be architectural quality (50 yr) composition roof material, “Sherwood Green”, and modified parking plan.

File #: PD 08-002, CUP 08-002 & Tentative Tract 2962

Application: *Planned Development 08-002 & Conditional Use Permit 08-002:* request to construct a resort project consisting of 291 hotel and casitas rooms. The project would include accessory uses such as restaurant, spa, conference center, trails, pools, parking lots and other accessory uses.

Tentative Tract Map 2962: a request to subdivide the two existing parcels totaling approximately 40.33 acres, into 9 parcels. Additionally, the tract map would further subdivide the 175 casitas units into condominium units, in a manner that would be similar to a time-share unit that would have a limit of stay to no longer than 30 days and be consistent with the requirements of transient lodging.

Location: 3340 & 3350 Airport Road

Applicant: Jerry and Katherine Handley

Discussion: Ms. Gabler provided an overview of the proposed project background, process, site layout and uses. She indicated the applicants would request to dedicate the existing access road to the city. She also provided an overview of major site improvements including sewer extension, site circulation, shuttle coordination, grading, use of Low Impact Development features for storm water management and natural terrain constraints.

Mr. Foote provided an overview of the proposed landscape plan, and described the intent of how the landscaping plan is designed to complement the rural, agrarian landscape of the area with transitions from natural to more formal landscape features.

Development Review Committee Meeting Agenda of January 26, 2009, Page 2

Open areas are proposed to be left natural with some areas planted in vineyard, olive orchards and lavender fields. The plant palate and irrigation system are designed to be drought tolerant.

Steve Peglisi provided exhibits of the proposed architectural theme of the buildings, colors and materials with detailed elevations of an individual casita building. He noted that the existing shell building (in Phase I area) is proposed to be designed with a new "skin" put on it to become a convention center. He described the overall architectural theme as Tuscan – Central Italian. He submitted a detailed prototype elevation and requested that the DRC and PC consider using the detailed elevation/materials as a guide for all the other buildings and that as other buildings / phases are proposed that they only be required to be reviewed and approved by the DRC, and not have to go through Planning Commission for individual approvals. After much discussion, the DRC indicated that it would be adequate for each phase of architecture, site planning and landscaping only be required to receive approval by the DRC if the applicant provides another set of elevations of a larger building such as a hotel, and a set of very specific design guidelines that would apply to all phases of the overall project.

Staff also discussed concern regarding full kitchens in the casitas units and potential conflict with the Airport Plan and General Plan should the resort go out of business.

The DRC requested clarification of how the ownership, development, operation and management of the 9 proposed phases and 58 condo units would be conducted. The applicant explained that the project would utilize a Master developer, management and operation entity to build, maintain and operate the resort. The applicant indicated that owners of units would not have control of the development or management of their properties since they would be required to surrender those rights to the Master Developer. The applicant indicated that sale of properties is only proposed to provide for a means for financing since this is such a large project. The DRC requested the applicant prepare a detailed business operation plan to clearly articulate how the resort would be built out in a consistent manner and be operated by the Master Developer, guaranteeing that individual investors and owners would not be able to utilize their unit as a residence.

This item was continued to February 2, 2009 to provide time for the applicant to prepare the Site, Architectural and Landscape Design Guidelines with additional building elevations of a hotel building, and a detailed business plan.

Adjournment to January 27, 2009, at 7:30