

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – February 2, 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: Christy Gabler, David Foote, Steve Peglisi, Mr. and Mrs. Handley, Mike Luther

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
Action: The DRC along with the applicants and Staff took a field trip to the site. No action was taken on this item; it is scheduled to go before the full Planning Commission on February 10, 2009.

File #: Sign
Application: Proposed building mounted sign.
Location: 1317 Park Street
Applicant: Ortman Family Vineyards
Discussion: The DRC reviewed the proposed sign in relation to the Downtown Guidelines for signs and in relation to other signs in the area.
Action: The DRC requested that the applicant rep. Mike Luther from Signorama, redesign the sign to provide more dimension and work better with the character and placement on the proposed building.

File #: Sign
Application: Proposed new building mounted signs.
Location: 1191 East Creston Road
Applicant: The Vons Companies, Inc.
Action: The Committee approved the sign as submitted.

File #: A-Frame
Application: Proposed pedestrian oriented sign.
Location: 532 24th Street
Applicant: La Reyna Market
Action: The Committee approved the sign as submitted, however suggested that the colors be reversed if possible.

Adjournment to February 9, 2009, at 3:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – February 9, 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: Darren Nash, Mat Fawcett

Applicants and others present: Christy Gabler, Larry Werner, Frank Henderson, Ed Hale

File #: PD 08-001 et al

Application:

- **Rezone 09-001:** a request to change the zoning district from Residential Agriculture (RA) to Parks & Open Space (POS), for Parcel 2, and to change the zoning district for Parcels 1 and 3, from Residential Agriculture (RA) to Agriculture (AG).
- **General Plan Amendment 09-001:** a request to amend the land use designation from Agriculture (AG) to Parks & Open Space (POS) for Parcel 2.
- **Planned Development 08-001 & Conditional Use Permit 08-001:** a request to establish a 332-space Recreational Vehicle (RV) Resort on Parcel 2.
- **Lot Line Adjustment PR 07-0293:** Request to adjust the property lines of the existing three parcels to correspond with the proposed project.

Location: North end of Golden Hill Road

Applicant: Paso 160 LLC, Doug McCurdy

Discussion: The applicants along with North Coast Engineering, David Foote, Steve Puglisi presented the proposed resort project.

Action: No action was taken by the DRC; the DRC still had questions and concerns with the ownership structure and the issue of kitchens, but suggested that those issues be further discussed at the Planning Commission hearing which is scheduled for February 10, 2009.

File #: B09-009

Application: Proposal to make improvements to the exterior of an apartment complex, install an eight foot gate, and replace an existing monument sign.

Location: 611 10th Street

Applicant: Jim Scrivner

Action: The project architect brought color boards and gave an explanation of what was being proposed for approval. The DRC thought it was a good improvement but would also like to see the applicant upgrade the windows. The architect agreed, however the applicant did not want to pursue that upgrade as of now. The DRC approved the improvements.

File #: Site Plan 09-001
Application: Proposal to change exterior color of existing Carl's Jr.
Location: 2201 Theater Drive
Applicant: Carl Karcher Enterprises
Action: The applicant's representative gave a brief description of what color scheme the applicant would like to improve the existing Carl's Jr. with. However the DRC could not make the finding that the color scheme would be in substantial compliance with the commercial center's colors and materials. The applicant agreed to come back at a later date with a color scheme that is more in conformance with the center's. The DRC continued the item.

Adjournment to February 10, 2009, at 7:30