

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – November 7, 2011**

**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: Steve Gregory, Doug Barth**

**Staff Present: Darren Nash**

**Applicants and others present: None**

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File #: BP 11-0249  
Application: Landscape Plan  
Location: 598 Red Cloud  
Applicant: Rob Arciero  
Action: The landscape plan was approved as submitted. Note: the slopes along Navajo and Red Cloud were planted with the Tract improvements. The DRC approved the plan for the rest of the front yard.

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File #: Plot Plan  
Application: Flagpole, 25 ft high  
Location: 2303 Signora Rosa Court  
Applicant: Mario Rodriguez (423-4211)  
Action: The DRC approved the plan for the flag pole.

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The DRC agreed to add the following item to the agenda:

File #: Sign Plan  
Application: Review request for new awning cover with signage for Sole Tree.  
Location: 835 12<sup>th</sup> Street  
Applicant: Piper Sundquist/Shoreline  
Action: The DRC approved the plan for the awning.

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Adjournment to November 14, 2011, at 3:30 pm

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – November 14, 2011**

**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: Doug Barth, Chuck Treach**

**Staff Present: Darren Nash**

**Applicants and others present: Brian Thorndyke, Scott Ehrke, Larry Gabriel**

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File #: SP 11-001(revised)  
Application: 3,400 square foot office building with one residential unit.  
Location: 1213 Vine St.  
Applicant: Scott Ehrke/Brian Thorndyke  
Discussion: Larry Gabriel presented the revised plans for the proposed new office building at 1213 Vine Street. The proposed plans would replace the previously approved plans by the DRC on April 18, 2011. The applicants are not sure if the space above would be a residential unit or additional office space. Larry Gabriel indicated that the architectural elements would include a 36-inch eave overhang, two contrasting body colors and a 2.5-inch stained wood trim around the windows. Staff indicated that a 15-foot front setback is required (plan shows 10) and 1 additional parking space is required for a total of 8. The use in the second floor will depend on whether more than 8 parking spaces are needed.  
Action: The DRC was in favor of the project as presented with the changes in the front setback and parking spaces as discussed by Staff.

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Adjournment to November 21, 2011, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – November 21, 2011**

**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: Steve Gregory, Doug Barth**

**Staff Present: Darren Nash, John Falkenstien**

**Applicants and others present: Jim Foschaar, Chris (Alliance Towing manager), Mark Wathen, Mike Nimon**

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File #: CUP 11-007  
Application: Review landscape plan.  
Location: 2360 Tractor Street  
Applicant: Alliance Towing  
Action: The DRC approved the landscape plan as submitted.

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File #: Tract 2369-4&5  
Application: Review house model plans, and site planning details.  
Location: West end of Montebello Oaks and Kleck Road  
Applicant: Wathen Castanos Homes  
Discussion: Mike Nimon along with Mark Wathen presented the proposed model home architectural elevations, colors and materials, conceptual front yard landscape plans along with the proposed fencing plans. The model homes would be built on the first 30 lots that have been approved for pad grading. For the lots that cannot be pad graded, different house design will be submitted. Staff indicated that the Landscape Ordinance required that the turf areas needed to be separated from pervious surfaces such as the driveway and sidewalks by 24-inches.  
Action: The DRC approved the model plans making the findings that the proposed models plans seemed consistent with the type of homes in Phases 1-3 of Montebello Estates. The DRC indicated that the landscape plans will need to be revised to comply with the Landscape Ordinance in relation to the 24-inch separation.

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File #: 21<sup>st</sup> Street Project  
Application: Review light fixture detail.  
Location: 21<sup>st</sup> Street between Spring and Riverside  
Applicant: City Initiated  
Discussion: John Falkenstien discussed the proposed decorative light fixture with the DRC. He indicated that the fixture was an approved PG&E design.  
Action: The DRC was in favor of the use of the proposed decorative light fixture.

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Adjournment to November 28, 2011, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – December 5, 2011**

**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.**

**Staff Present: Darren Nash**

**Applicants and others present: Mike Schick, Ken Butts, Tom Rae, Mike Rowitzer, Dave Ormonde, Bill Pippin, Conrad Langile, Shaun Beachum, Jane Kerr**

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**File #:** PD 11-006  
**Application:** Request to construct a new 21,000 square foot warehouse building.  
**Location:** 3025 Buena Vista Drive  
**Applicant:** Applied Technologies/Omni Design Group  
**Discussion:** Tom Rae from Omni Design Group presented the site plan, architectural elevations and conceptual landscape plan for the new building. The plans include removing the existing turf between the existing building and the drainage canal along Airport Road. The design includes a new detention basin in the area that would hold the on-site drainage prior to it flowing to the drainage canal. The plan showed the basin to be hydro-seeded. Staff indicated that the detention basin should be landscaped in a manner that would work for the LID requirements. The applicants also indicated that the colors for the building were going to change to add a blue accent color.  
**Action:** The DRC made recommendation that the Planning Commission approve the project with the requirement that the applicants revise the landscape plan to include the detention basin and revise the color board prior to the project going to the Planning Commission in January.

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**File #:** Tract 2573  
**Application:** Review final Tract details in relation to Final Map.  
**Location:** Montebello Oaks Drive & Arciero Way, west of Union Road  
**Applicant:** Conrad Langille  
**Discussion:** Conrad Langille along with Bill Pippin are in the process of trying to record Tentative Tract 2573. Their intent is to get the tract recorded so that the lots can either be sold as a group to another home builder, or on a lot by lot basis to individual home builders. The PD conditions for the Tract (Res. 06-0061, No. 5-9) require some final details to come back to the DRC prior to recordation. Since the conditions are set up in a manner that anticipated that one developer with model homes would build-out the tract, it is evident that the conditions do not lend to allowing for sale of the lots to individual builders. The information requested in the conditions can be reviewed by either staff and/or the DRC in the future as individual builders provide home plans for each lot. The applicants did indicate that they would like the

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requirement for the entry pillars omitted since it appears that the pillars were intended to be placed at the entry of Tract 2572 and have been installed.

Action: The DRC agreed that in order to get the map recorded that the details outlined in Conditions No. 5-9 of Resolution 06-0061 can be deferred until the time in which the lots are ready to be built. The DRC also agreed that the entry pillars that were installed for Tract 2572 are adequate and additional pillars need not be required for Tract 2573.

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File #: Sign Plan  
Application: Review request for new monument sign for dentist office.  
Location: 1036 & 1038 Vine Street  
Applicant: Southpaw Signs  
Action: The DRC approved the sign as proposed.

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File #: Site Plan 11-010  
Application: Review plans for new/replacement cart storage building.  
Location: 1600 Country Club Drive  
Applicant: R&H Golf  
Action: The DRC approved the design for the new cart building as proposed. The final colors for the building will be reviewed with Staff prior to issuance of a building permit.

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Adjournment to December 12, 2011, at 3:30 pm