

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – August 11, 2014**

**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, Al Garcia, Vince Vanderlip**

**Staff Present: Darren Nash**

**Applicants and others present: Dagney Peterson, Ron Wulff, Ted Plemons, Chet Voss**

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**File #:** Plot Plan Review  
**Application:** Review conceptual plans for the replacement of a home damaged by fire.  
**Location:** 531 Bonita  
**Applicant:** Peterson / Ron Wulff  
**Discussion:** Ron Wulff provide a conceptual site plan and floor plan proposing to reconstruct a house that was seriously damaged by fire with non-conforming setbacks. Also requested was to extend a non-conforming setback for the construction of a new garage. It was indicated that the location of the previous house was on the property line (zero setback). The proposed new house and garage would have a 3-foot setback, which is an improvement from the previous. Staff indicated that the Uptown Town Center Specific Plan allows the reconstruction of a house damaged to an extent of 50% or more to be reconstructed to a non-conforming setback with the approval of a Conditional Use Permit (CUP).  
**Action:** No action was taken, the DRC concluded that the conceptual site plan seemed reasonable and supported the processing of the CUP.

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**File #:** Sign Review  
**Application:** Review request for new wall mounted sign.  
**Location:** 630 First Street  
**Applicant:** Well Seen Signs  
**Action:** The sign was approved as proposed.

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**File #:** B14-0088  
**Application:** Review details of hay barn building.  
**Location:** Hughes Parkway  
**Applicant:** Paso Robles Horse Park  
**Discussion:** The DRC went to the site to look at the current progress and location of where the hay barn would be located.  
**Action:** The hay barn was approved as proposed.

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Adjournment to August 18, 2014, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – August 18, 2014**

**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, Al Garcia, Vince Vanderlip**

**Staff Present: Darren Nash**

**Applicants and others present: Mark Massi, Scott Yoshida, Christy Gabler**

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File #: Tentative Tract 3060  
Application: Request to subdivide 6.39 acre site into 14 lots for the development of single family homes.  
Location: 1644 Kleck Road  
Applicant: Mark Masi / North Coast Engineering  
Discussion: Christy Gabler presented the proposed tract map. It was discussed that the proposal is to create the parcels and no development is proposed at this time. It is anticipated that the lots will be sold to individual builders for development on a lot by lot basis. There will be a condition that home plans along with grading plans will be submitted to the DRC for review. It was discussed that all lots except for lots 1 and 2 will not be able to be pad graded for a slab on grade house. Custom foundations will need to be designed to work with the slope of each lot. There will be a landscape and lighting district to incorporate and maintain the road side bio-swales and retention basins. The tract is proposed to be developed / recorded in two Phases, where Phase I would be lots 1-8 and Phase II would be Lots 9-14. The existing house would remain on proposed lot 11 and the existing detached structure would remain on lot 12, until sometime the current owner is ready to sell those lots. There was discussion on whether the detached accessory building could stay on Lot 11 or if it would need to be removed prior to recording Phase II.  
Action: No action was taken; the DRC recommended that the Planning Commission approve the tract.

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File #: Plot Plan Review  
Application: Review architectural details for single family residences for consistency with PD 06-006/Tract 2805.  
Location: Lots 1, 2 & 3 of Tract 2805, west end of Kleck Road  
Applicant: Ron Berry  
Discussion: Staff presented the site plans and architectural elevations for lots 1, 2 & 3.  
Action: The DRC concluded that the plans were acceptable, but requested additional information be brought back to the DRC which would include, revised elevations for Lot 1 that show window trim details. Also requested was sample colors and materials for at least one home that would represent what the general theme of the homes would be.

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Adjournment to August 25, 2014, at 3:30 pm