

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 12, 2015

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: Vince Vanderlip, Doug Barth, Al Garcia

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: Mike Badner, Monte Soto, Santo Riboli, Steve Riboli, Steve Puglisi, Mandi Pickens, Michael Danmeyer

File #: Site Plan 14-007
Application: Review minor changes in site plan, including location of outdoor common open space, and floor plans.
Location: Oak Hill Road (across road from Canyon Creek Apts.)
Applicant: Williams Homes – Mike Badner
Discussion: The applicants provided a presentation of the project modifications, including narrowing lots on the west side of the property to provide a couple open space areas. Changes also include elimination of the paseo-type open space between lots on the east side of the property. The DRC suggested adding side wall articulation to the west facing wall of lot 19.
Action: The DRC approved modifications, and requested final site and building design be brought back to the DRC prior to issuance of building permits.

File #: GPA/Rezone/PD 14-005
Application: Request to apply Mixed Use Overlay zoning to the existing R-1 zoned lot to establish restaurant, retail and four residential units to the existing Winery.
Location: 2610 Hwy 46 East – Northwest corner of Hwy 46 East and Buena Vista Dr.
Applicant: San Antonio Winery / Kirk Consulting
Discussion: The applicants provided a presentation on the overall site plan, proposed uses, and architecture. Discussion was held regarding the height of the proposed tower/necessity. With the existing topography and visibility of the site and the need to provide visual interest, proportionate scale of relative to other site improvements, the DRC supported consideration of a height exception to allow 50 feet in height. Off-site sidewalk/crosswalk concerns were also discussed. The City Engineer will review potential circulation improvements with resubmittal of more detailed plans.
Action: The DRC recommended the applicant submit detailed plans for review by Planning Commission, including a 50 foot tall tower element. The DRC also supported the proposed mixed uses and rezone to accommodate the project.

File #: B15-0009
Application: Review single family home in Hillside Development District.
Location: 42 Terrace Hill
Applicant: Kelli Esparham/Nelson Bernal
Discussion: The DRC reviewed the home design plans.
Action: The DRC recommended approval of the building permit for the home as submitted.

Adjournment to January 19, 2015, at 3:30 pm