

**PLANNING COMMISSION /  
DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:00 PM Monday – November 9, 2015**

**Meeting Locations:**

**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. Reconvened at the River Oaks Hot Springs Spa, 800 Clubhouse Drive, Paso Robles, California.**

**DRC Members Present: Vince Vanderlip, John Donaldson and Doug Barth, Bob Rollins, and Darrell Cooper**

**Staff Present: Warren Frace, Susan DeCarli, Darren Nash**

**Applicants and others present: Dick Wilhoit, Wes Wilhoit, John Wilbanks, and John Rickenbach**

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**File #:** GPA 13-002, SPA 13-001, Rezone 13-001

**Application:** Proposal to modify the General Plan Land Use Designation and Zoning from Agriculture to Residential, and to amend the Borkey Area Specific Plan to accommodate expansion of the River Oaks Development. The proposed expansion includes 271 new residential lots, expansion of the spa resort, and pavilion, in addition to other ancillary improvements.

**Location:** Southwest area of Subarea A of the Borkey Area Specific Plan, west of Buena Vista Drive, east of North River Road, and north of River Oaks residential neighborhood.

**Applicant:** Wes Wilhoit, VP, Estrella Associates

**Action:** The applicants provided a presentation on the background of the project, and an overview of project details. The applicant then provided answers to questions of the DRC and Commissioners. At approximately 4:00 pm, the DRC, Commissioners, staff and applicants continued the meeting to an on-site tour. The participants (not including Commissioner Rollins) met at the River Oaks Hot Spring Spa, and toured the project site. This was an “information only” presentation and tour. No action was taken by the DRC.

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Adjournment to November 16, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 16, 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 and Doug Barth**

**Staff Present: Darren Nash, Warren Frace**

**Applicants and others present: None**

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File #: B 15-0747  
Application: Request for an addition to an existing house, which includes extending a non-conforming setback.  
Location: 235 Oak Street  
Applicant: Mary Nicholson  
Discussion: Staff presented the plan that requested to add an addition to an existing house that has a current non-conforming setback to an interior side property line (northern property line). The existing building appears to be very close (inches) from the property line at the back corner of the house and widens out to less than 2-feet at the existing front corner. The proposed addition would extend on the side line and continue to get farther away from the property line, but still appears to be less than 4 feet. The existing house has a side setback to the southern property line of over 10-feet.  
Action: The DRC recommended that the applicant provide the required 5-foot side setback for the addition area, since it would be new construction. The DRC indicated that if the applicant could provide the rationale for allowing the non-conforming setback to bring back additional information for DRC review.

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File #: Sign Plan  
Application: Request for new wall mounted sign for Alert-O-Lite  
Location: 1850 Ramada Dr.  
Applicant: Alert-O-Lite  
Action: The DRC approved the sign as proposed, with the revision that it would not be internally illuminated.

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File #: Sign Plan  
Application: Request for new monument sign for First United Methodist Church  
Location: 915 Creston Rd.  
Applicant: All Signs & Graphics  
Action: The DRC approved the sign with a request that the amount of information being displayed on the sign to be reduced, so that the font size could be increased to be easier to read. Since the creation of these minutes, the applicant provided a revised sign plan that removed the phone number and website information on the sign.

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Adjournment to November 23, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 23, 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 and Doug Barth**

**Staff Present: Darren Nash, Warren Frace**

**Applicants and others present: Mary Nicholson, David McCabe, Donovan Schmit, Troy Larken, Sean Beachamp, Lori Anderson**

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File #: B 15-0747  
Application: Request for an addition to an existing house, which includes extending a non-conforming setback.  
Location: 235 Oak Street  
Applicant: Mary Nicholson  
Discussion: Mary Nicholson along with David McCabe presented the same plans that were reviewed by the DRC on November 16<sup>th</sup>, with the request that the DRC allow the addition to retain a non-conforming setback. The plans along with a survey provided indicated that the setback of the new addition would be less around 3.5-feet.  
Action: The DRC did not approve the reduced setback and requested that the applicant meet the 5 foot side setback for the new construction.

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File #: Sign & Awning Plan  
Application: Review plans to replace the existing sign and awning. Also proposed is new paint and stone finish to the building façade.  
Location: 1122 Pine Street – Pappy McGregors  
Applicant: Donovan Schmit  
Discussion: Plans were provided by the applicants that proposed putting a rock façade on the front of the building below the awning, installing a new wall mounted sign with decorative trim, and recovering the existing awning with canvas. Staff indicated that the materials did not seem to flow with the style of the existing building and correspond to the portion of the building above the awning. The applicants agreed that other things could be done to better incorporate the entire front building elevation. They are going to work on a new design and bring back plans at a future date.  
Action: No action was taken.

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File #: Roof Material Change  
Application: Review request to change roof materials from tile to composition shingles.  
Location: 1020 Creston Rd.  
Applicant: LDS Church  
Discussion: Lori Anderson brought samples of composition roofing to show to the DRC.  
Action: The DRC approved the change of roof material to composition with the requirement that it be a heavier “presidential” style comp. After the DRC meeting staff was contacted by the applicant indicating that they will be using the “presidential” style composition material.

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Adjournment to November 30, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – November 30, 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 and Doug Barth**

**Staff Present: Darren Nash, Warren Frace**

**Applicants and others present: None**

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File #: CUP 14-014  
Application: Review final details (lighting, landscaping, pedestrian signage).  
Location: 2244 Spring Street  
Applicant: Lucky Luke's Food, Inc. / Little Caesar's  
Discussion: Staff presented the landscape plan, the exterior light fixture detail, and proposed ped crossing signage.  
Action: The DRC approved the landscape plans with the note that staff work with the landscape designer to verify tree type. The DRC requested that the sign replace the word "Peds" with Sidewalk.

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File #: B 15-0103  
Application: Review grading and building plans for hillside lot.  
Location: 75 21<sup>st</sup> Street  
Applicant: Watkins  
Discussion: The grading plans propose to grade a pad for the house on the 1 acre lot. Staff indicated that with the subdivision of Tract 2521 (Bertoni) that Resolution 04-019 anticipates pad graded lots and includes conceptual grading exhibits for each lot. The proposed grading plan was compared to the conceptual exhibit and seemed to be similar in terms of the grading concept.  
Action: The DRC approved the grading plan. The DRC did request that staff verify the type of vertical siding and whether it has "bats" to cover the seams. Staff did verify that there will be a 1x3 batt every 16-inches.

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Adjournment to December 7, 2015, at 3:30 pm