

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – June 13, 2016**

**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:** John Donaldson, Shannon Agredano, and Scott Brennan

**Staff Present:** Darren Nash

**Applicants and others present:** Stive Dickus, Larry Gabriel

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File #: Sign Plan  
Application: Review new wall sign for Domino's Pizza.  
Location: 2138 Spring Street  
Applicant: Coast Monument Signs  
Action: The sign was approved as proposed.

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File #: Site Plan 16-010  
Application: Review plans for outdoor fence and furniture, and new awning.  
Location: 811 12<sup>th</sup> Street  
Applicant: Steve Dickus/Larry Gabriel  
Discussion: Steve Dickus and Larry Gabriel presented the plans showing the proposed outdoor fencing and benches. Also included was the proposed awning. No signage was proposed at this time.  
Action: The DRC approved the outdoor furniture, fence and awning subject to final approval of the fencing location by the City Engineer.

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**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**4:00 PM Monday – June 20, 2016**

**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.**

The following item has been continued to June 21, 2016 at 4:00pm, as a result of their not being a quorum of DRC members available for the meeting:

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File #:	General Plan Amendment 14-001, Rezone 14-001, Vesting Tentative Tract 3069, Oak Tree Removal 14-005
Application:	This is a proposal to subdivide three (3) existing parcels, (APNs 025-435-029, 030, and 031) totaling 212 acres into 13 lots that would total 77.3 acres, and one (1) 134.7 acre remainder lot. Along with the subdivision is a request to amend the General Plan and Zoning designations of the 77.3 acres (Lots 1-13), and rezone lots 9, 10 & 11 of Tract 2778, adjacent to proposed Tract 3069. Request to remove one (1) oak tree.
Location:	East end of Wisteria Lane, east of Golden Hill Road, North of Highway 46 East.
Applicant:	Tom Erskine / Justin Vineyards and Winery, LLC

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**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**4:00 PM Tuesday – June 21, 2016**

**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: Sheree Davis, Shannon Agredano, and Bob Rollins**

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

**Applicants and others present: Tom Erskine, Jamie Kirk, Rob Miller**

The following item has been continued from the June 20, 2016 DRC meeting:

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File #: General Plan Amendment 14-001, Rezone 14-001, Vesting Tentative Tract 3069, Oak Tree Removal 14-005

Application: This is a proposal to subdivide three (3) existing parcels, (APNs 025-435-029, 030, and 031) totaling 212 acres into 13 lots that would total 77.3 acres, and one (1) 134.7 acre remainder lot. Along with the subdivision is a request to amend the General Plan and Zoning designations of the 77.3 acres (Lots 1-13), and rezone lots 9, 10 & 11 of Tract 2778, adjacent to proposed Tract 3069. Request to remove one (1) oak tree.

Location: East end of Wisteria Lane, east of Golden Hill Road, North of Highway 46 East.

Applicant: Tom Erskine / Justin Vineyards and Winery, LLC

Discussion: Darren Nash gave an overview of the project, including location, proposed General Plan Amendment changes, and proposed zoning designations changes. The Circulation Element, Parallel Routes policies were discussed, along with how the project was providing the connection road consistent with the policies.  
Tom Erskine indicated that he was not in favor of the condition of approval requiring dedication of the Huer Huero River area in fee to the City. He indicated that he would be amenable to an easement for water discharge purposes, not for pedestrian/bike trail purposes. Mr. Erskine indicated that he would provide an easement for the trail along the northern boundary of the site for a connection with Airport Road.

Action: No action was taken; the project will be reviewed by the full Planning Commission on July 12, 2016.

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## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – June 27, 2016**

**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: Tom Burgett, John Donaldson, Scott Brennan**

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

**Applicants and others present: Christy Gabler**

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File #: Vesting Tentative Tract 3060 Amendment  
Application: Request to amend tract map to reduce number of lots from 14 to 7.  
Location: 1644 Kleck Road.  
Applicant: Mark Masi / North Coast Engineering  
Discussion: Christy Gabler of North Coast Engineering presented the proposed revised subdivision map, indicating that the reason for the requested reduction in lots is the elimination of the requirement to construct the road from Montebello Oaks Drive to Kleck Road. With the new design, since there are fewer lots, the lots can be served by two separate private driveways.  
The question of utility undergrounding was brought up, and whether it was necessary for this project since the line is off site (along the southern tract boundary). Staff indicated that utility underground when on or adjacent to the project site is a standard condition of approval.  
Action: The DRC recommended that the Planning Commission approve the amendment to the Tract Map.

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