



**City of Paso Robles  
Development Review Committee Agenda**

**TELECONFERENCE MEETING ONLY**

**3:30 PM Monday – June 6, 2022**

Development Review Committee meetings will be held by teleconference only until further notice as permitted by AB 361, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act. The meeting will be virtual because state and local officials are recommending measures to promote social distancing.

**Commissioners present:** Roberta Jorgensen, Mark Koegler, and Ty Christensen

**Staff present:** Warren Frace, Katie Banister, and Lori Wilson

**Applicants and others present:** Pam Jardini, Neil Miller, Julia Oberhoff, Roberto Leo, Wes Willhoit, Dick Willhoit, and Bryan Ridley

---

**Item 1**

File #: [PR 21-0191 / VAR22-01 / P22-0009](#)

Requested Action: Recommendation to Planning Commission

Application: 2-lot tentative parcel map and variance for lot width

Location: 90 12<sup>th</sup> Street

Applicant: Pamela Jardini, Planning Solutions

Discussion: Staff presented the project, which is a two-lot subdivision. Commissioners asked questions about the feasibility of the proposed building envelopes and the purpose of the variance. The building envelopes are intended to demonstrate it is possible to build on the created lots while meeting applicable development standards. The applicant reports the envelopes are adequate for a two-story residence. The variance is required because while the lot is large enough to meet the minimum lot size, it is too narrow to meet the minimum lot width. The existing lot is oversized for the neighborhood and the existing lot width is from the 1880's. The variance would allow the property owner to develop at the same density as other R1-zoned properties in the vicinity.

Action: The DRC forwarded the application to the Planning Commission.

---

**Item 2**

File #: [SPR 22-12 / P22-0061](#)

Requested Action: DRC Final Action

Application: River Oaks Community Center Addition

Location: 800 Clubhouse Drive

Applicant: Estrella Associates

Discussion: The project is the expansion and repurposing of an existing building into a community center for new phases of the River Oaks development. The amenity was conceptually approved by the City Council in 2016 with the revised design manual for the development.

Action: The DRC determined the project is in substantial compliance with the 2016 River Oaks II Design Manual.

---

**Item 3**

File #: [SPR22-11 / P22-0060](#)

Requested Action: DRC Final Action

Application: River Oak Spa Addition

Location: 800 Clubhouse Drive

Applicant: Estrella Associates

Discussion: The project is the expansion of the River Oaks Spa commercial facility with new amenities for both commercial guests and homeowners including a new swimming pool and yoga space. The amenity was conceptually approved by the City Council in 2016 with the revised design manual for the development.

Action: The DRC determined the project is in substantial compliance with the 2016 River Oaks II Design Manual.

---

**Item 4**

File #: [SPR22-03 / P22-0011](#)

Requested Action: DRC Final Action

Application: Park Ferme – new live/work unit behind an existing mixed-use building. *Linked plans include two options for exterior colors and materials.*

Location: 1319 Park Street

Applicant: Bryan Ridley, Bracket Architecture

Discussion: This is the second review of the project integrating comments made by DRC members at the first review on May 23, 2022. Two options were presented. Both options include a new board-form concrete veneer and Main Street Commercial architectural detailing to freshen the appearance of the front building, which was preferred in the previous review. Option A includes vertical metal siding and vertical wood siding for the rear live/work building. Option B includes a board-formed concrete veneer and vertical wood siding with more regularly sized and spaced windows for the rear building. DRC members asked questions about the north facing elevation, which was not provided and will not have window openings due to being located on a property line; the height of the building, which includes a request for a height exception to accommodate a rooftop penthouse giving access to a roof deck; the operation of the live-work unit, which intended for an office-type user; and parking, which will be provided in part by the payment of the in-lieu fee for two spaces.

Action: The Development Review Committee approved Option B with no height exception for the penthouse (height exception is approved for mechanical screening to be approved by staff) and an emphasis on transparency for pedestrian interest in front windows of the existing commercial space (windows shall not be tinted)