

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – August 14, 2006**

**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.**

**Commissioners present: Chair John Hamon, Margaret Holstine, Christy Withers and Mike Menath**

**Staff present: Darren Nash**

**Applicants and others present: George Duck, Scott Vincent, Barak Miles, Chuck Treach, Ty Hamilton, Nancy Becker**

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**FILE #:** PD 06-010 & Tentative Tract 2839  
**APPLICATION:** Request to construct 8 commercial/light-industrial buildings totaling 24,000 square feet. In conjunction with the development plan is a subdivision map that would subdivide the 2.6-acre site into 8 parcels.  
**APPLICANT:** JRW Group  
**LOCATION:** Lot 12 of Tract 2269 (northwest corner of Germaine & Wisteria)  
**ACTION:** The Committee recommended that the Planning Commission approve the project.

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**FILE #:** Sign Plan  
**APPLICATION:** Request to construct monument sign  
**APPLICANT:** George E Duck Jr.  
**LOCATION:** 405 14<sup>th</sup> Street  
**ACTION:** The monument sign was reviewed against the sign ordinance and Historic Guidelines and was approved for compliance with the requirement that the sign not exceed the 4-foot height.

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**FILE #:** Fence Plan  
**APPLICATION:** Review plans for fence installation  
**APPLICANT:** Nancy Becker  
**LOCATION:** 1803 Arciero Way  
**ACTION:** The white vinyl split rail fence was approved as submitted. The DRC requested that high quality vinyl fencing materials be used. The DRC requested that if possible the applicant use the concrete style split rail fencing material.

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**FILE #:** CUP 06-005  
**APPLICATION:** Church use  
**APPLICANT:** Cristen Decious  
**LOCATION:** 821 Pine Street, Unit A  
**DISCUSSION:** The applicant presented their request and noted that they would like to modify their previous request, to increase the maximum number of persons allowed to attend services to 100 people, and to permit evening meetings on Wednesday and Sunday nights and to allow special events 3 times per year for 3 days. The applicant indicated that they would request their congregation use parking spaces available at Robbins Field to reduce parking impacts on surrounding businesses. Staff noted that this use may be approved by the Planning Commission to allow

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shared parking of facilities nearby, and indicated that the church would generally have different hours and days of peak parking needs than retail and office uses in the area which have daytime, Monday through Friday parking needs.

The DRC questioned the applicant in regard to potential concerns related to uses within 600 feet that may wish to expand or establish uses that require an ABC liquor license. The applicant stated that they do not have any problems with nor would they protest ABC license referrals.

**ACTION:** The DRC recommended approval to the Planning Commission.

Adjournment to August 21, 2006, at 3:30 PM

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – August 21, 2006**

**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.**

**Commissioners present: Chair John Hamon, Margaret Holstine, Mike Menath, Christy Withers**

**Staff present: Darren Nash, Ed Gallagher**

**Applicants and others present: Gary Nemeth, Steve Rarig, Lloyd Campbell, Scott Campbell, Ken Coffee, Vickie Mullins, Tim Woodle, Norma Moye**

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**FILE #:** Development Plan Review  
**APPLICATION:** Request to review preliminary plans for development plan (pre-application review)  
**APPLICANT:** Cal Coast Irrigation  
**LOCATION:** Golden Hill Business Park (Wisteria)  
**DISCUSSION:** Steve Rarig along with Lloyd and Scott Campbell presented the preliminary site plans and elevations. The project also proposed large outdoor storage yards as an accessory to the project.  
**ACTION:** No action was taken. The Committee did ask the applicants to provide additional architectural elements on all four elevations as well as work on coming up with a landscaping plans for the outdoor storage yards. The applicant will work on submitting the project for a Development Plan which will be reviewed by the DRC and ultimately go before the Planning Commission.

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**FILE #:** Sign Plans  
**APPLICATION:** Request to replace sign panels in existing monument sign with new ones.  
**APPLICANT:** Coldwell Banker Premier Real Estate  
**LOCATION:** 704 Spring Street  
**ACTION:** The signs were approved as submitted, with the request to reduce the amount of white background.

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**FILE #:** Sign Plans  
**APPLICATION:** Request construct two new monument signs  
**APPLICANT:** People's Self Help Housing  
**LOCATION:** 400 Oak Creek Road (Canyon Creek Apts.)  
**ACTION:** The signs were approved as submitted.

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**FILE #:** Site Plan 06-022  
**APPLICATION:** Remodel existing building  
**APPLICANT:** Vickie Mullins / Pults & Associates  
**LOCATION:** 800 11<sup>th</sup> Street  
**DISCUSSION:** Tim Woodle along with Vickie Mullins presented the plans for a one-story remodel of the existing building. The plan includes the reconstruction of the existing parking lot to bring it into conformance with the current parking space dimensions and handicap accessibility. The number of spaces would be reduced to 17 spaces.  
**ACTION:** The DRC approved the project as submitted.

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FILE #: Site Plan 04-031  
APPLICATION: Request to review setbacks  
APPLICANT: Doyle White  
LOCATION: 920 16<sup>th</sup> Street (Southeast corner of 16<sup>th</sup> and Pine Street)  
DISCUSSION: The applicant requested to reduce the interior side yard setback (along the southerly property boundary) to 5-feet rather than 10-feet for the two story duplex. The original plan showed 10-feet, the Zoning Code would allow 5-feet since the lot is within Blocks 1-196 and is Zoned R3.  
ACTION: The DRC approved the setback reduction. The applicant did bring in a letter from the adjacent neighbor to the south who was not opposed to the setback request.

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Adjournment to August 21, 2006, at 3:30 PM

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – August 28, 2006**

**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.**

**Commissioners present: Chair John Hamon, Margaret Holstine, and Mike Menath**

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

**Applicants and others present: Jamie Kirk, Kelly Gearhart, Jeff Schneiderdit, Gary Nemeth**

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**FILE #:** PD 00-020  
**APPLICATION:** Request for changes to landscaping plan along western property boundary.  
**APPLICANT:** McDonalds Corp.  
**LOCATION:** 1849/1859 Ramada Drive  
**DISCUSSION:** Staff presented a revised plan for the project which include omitting the previously proposed Sequoia trees since there is not enough room between the drive-thru curb and the retaining wall. The area would be landscaped with shrubs and vines. The applicant proposed to plant trees in the Caltrans right of way.  
**ACTION:** The landscaping change was approved as requested. The DRC requested that the applicant bring back the revised landscaping plans that shows the existing landscaping in the Caltrans right of way along with the proposed.

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**FILE #:** B 05-0189  
**APPLICATION:** Build new two-story office building on vacant lot. The building has been constructed. DRC needs to review and approve request for painted masonry for the side walls of the building and the trash enclosure. Original plans showed stucco finish.  
**APPLICANT:** Kelly Gearhart  
**LOCATION:** 1528 & 1526 Spring Street  
**DISCUSSION:** Kelly Gearhart and Jamie Kirk presented photos of the finished building. The occupancy of the building was held up by Planning since the building was not finished in stucco per the approved plans.  
**ACTION:** The Committee upheld their previous position of requiring the building and the trash enclosure to be finished in stucco per the original approved plan.

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**FILE #:** Site Plan 06-021  
**APPLICATION:** Plans for unit on newly created R2 lot.  
**APPLICANT:** Casey Ferreira  
**LOCATION:** 540 Oak Street (in alley)  
**DISCUSSION:** Staff presented the site plans, floor plans, architectural elevations along with the color/material board.  
**ACTION:** The Committee approved the plans as submitted with the requirement that the garage be modified to meet the requirement for two parking spaces. A minimum of 19'6" x 20' deep is the required inside diameter for garages.

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FILE #: PD 06-003  
APPLICATION: Request to construct an 11,880 square foot office/retail building.  
APPLICANT: Roger Sharp  
LOCATION: Northeast corner of Golden Hill Road and Union Road  
DISCUSSION: Jeff Schneidereidt presented the project. The DRC discussed frontage improvements in relation to the future roundabout intersection. It was noted that the project was designed to not affect the intersection project. Interim curb and gutter improvements will be constructed as determined appropriate by the City Engineer. The DRC also confirmed parking requirements were addressed. The committee supported the 4 sided architecture and overall project design.  
ACTION: The Committee recommended that the Planning Commission approve the project.

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Adjournment to September 4, 2006, at 3:30 PM

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – September 11, 2006**

**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.**

**Commissioners present: Chair John Hamon, Margaret Holstine, Mike Menath, Christy Withers**

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

**Applicants and others present: Gary Nemeth, Steve Babcock, Ron Gentry, Mr. & Mrs. McElwain, Randy from Twin Cities on behalf of Gentry & McElwain.**

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**FILE #:** Tract 2696  
**APPLICATION:** Request to construct 146-unit condominium project.  
**APPLICANT:** Alan Little  
**LOCATION:** South side of Experimental Station Road, west of Buena Vista  
**DISCUSSION:** Staff noted that this project is a combined plan incorporating 3 properties into one site. The applicant's representative described the project layout, circulation, and architecture. DRC discussion noted that it appears single family oriented however it did not include 4-sided architecture. The street width of 25 ft. was noted and that it would be red curbed for no onstreet parking. The DRC suggested the closed off streets incorporate pedestrian accesses to Experimental Sta. Road. Other concerns expressed included that it looked too dense and had square box houses proposed, the streets were too linear with no variation in setbacks, minimal landscaping, no street trees, no sidewalks, fencing too closed off feeling, need more upscale garage doors/carriage house style. Suggestions made include adding bulb-outs, street trees, stamped concrete intersections, grass strips to green up driveways, picket-type side/garden style fencing, add all tile roofs, vary setbacks, add rich/deep varying colors, smooth finish stucco, carriage house garage doors, concrete ped paths.  
**ACTION:** No action was taken, the DRC was not satisfied with the project as it is currently proposed, and requested modifications be made for reconsideration the DRC before proceeding to Planning Commission.

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**FILE #:** B 06-0244  
**APPLICATION:** Review plans to construct a new duplex on R3 lot.  
**APPLICANT:** Bill Stoll  
**LOCATION:** 1517 Pine St.  
**ACTION:** No action was taken, the applicant requested that the item be postponed to allow him more time to get the necessary information.

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**FILE #:** B 06-419  
**APPLICATION:** Review plans to construct new house on R2 lot.  
**APPLICANT:** Bill Stoll  
**LOCATION:** 429 Vine Street (Vacant lot in rear on Olive Street)  
**ACTION:** No action was taken, the applicant requested that the item be postponed to allow him more time to get the necessary information.

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FILE #: B 06-0420  
APPLICATION: Review plans to construct new duplex on R3 lot.  
APPLICANT: Bill Stoll  
LOCATION: 1735 Park Street  
ACTION: No action was taken, the applicant requested that the item be postponed to allow him more time to get the necessary information.

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FILE #: PR 06-0089  
APPLICATION: Request to subdivide 7,000 square foot R2 lot.  
APPLICANT: Ron Gentry  
LOCATION: 521 Vine Street  
ACTION: The Committee recommended that the Planning Commission approve the parcel map. The Committee did request that the parking for the existing house on Vine Street be placed in the front yard area rather than off the alley as originally proposed.

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FILE #: PR 06-0091  
APPLICATION: Request to subdivide 7,000 square foot R2 lot.  
APPLICANT: Alan McElwain  
LOCATION: 529 Vine Street  
ACTION: The Committee recommended that the Planning Commission approve the parcel map. It was requested that the applicants look into removing some of the concrete in the front yard and install new landscaping.

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Adjournment to September 12, 2006, at 7:30 PM