

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – September 18, 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: Brent Flynn, Hugh Murphy, Matt Masia**

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FILE #: Street Furniture  
APPLICATION: Request to install tables & chairs on sidewalk  
APPLICANT: Dining with Andre  
LOCATION: 1032 Pine Street  
ACTION: The Committee approved the street furniture as presented.

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FILE #: Sign Plans  
APPLICATION: Review new signs for Chili's Restaurant  
APPLICANT: John Walker / Chili's  
LOCATION: 2001 Theatre Drive  
ACTION: The sign plans were approved as submitted.

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FILE #: Site Plan 06-017  
APPLICATION: Request to remove existing Taco Bell building and build new one.  
APPLICANT: Engen Enterprises  
LOCATION: 1107 24<sup>th</sup> Street  
DISCUSSION: Brent Flynn (owner) and Hugh Murphy (architect) presented the site plans, elevations and landscape plan for the Taco Bell project. The project would remove the existing building and parking lot and build new. There were a few different alternatives proposed.  
ACTION: Also discussed was CUP 06-008 a request for a highway oriented sign. The Committee approved the project as submitted. No action was taken on CUP 06-008 related to the request for a highway oriented sign. The DRC requested that the applicants do some height analysis and photo simulations for the proposed sign.

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FILE #: PD 05-018  
APPLICATION: Review building plans for Paso Robles Ford  
APPLICANT: PR Ford  
LOCATION: Wallace Drive & Oakwood  
ACTION: The Committee approved the building plans as submitted, making the findings for substantial compliance with the original approved plans.

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FILE #: PR 06-0127  
APPLICATION: Request to subdivide R3 lot into two parcels so that each of the existing houses would be on a separate lot.  
APPLICANT: Maddelein  
LOCATION: 1916 Park Street  
ACTION: No action was taken, the applicant requested that this project be put on hold.

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FILE #: PR 06-0096  
APPLICATION: Request to create a 1-acre parcel from a larger 6.39 acre parcel.  
APPLICANT: Geraldine Ottman  
LOCATION: 1644 Kleck Road  
ACTION: The committee reviewed the proposed subdivision and recommended that the Planning Commission approve the parcel map.

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FILE #: E 06-0156  
APPLICATION: Review of grading plan for primary residence and 2<sup>nd</sup> unit.  
APPLICANT: Belle Mason  
LOCATION: 1026 Chesnut Street  
DISCUSSION: Staff presented the proposed grading plans for the main house and the second unit. The architectural plans were also presented for the second unit.  
ACTION: The Committee requested that this item be continued to the next meeting in order to allow the project applicant to provide additional information such as colors and materials and information on the main house.

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Adjournment to September 25, 2006, at 3:30 PM

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 25, 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, Ed Gallagher**

**Applicants and others present: Carol McColley, Nelson Bernal, Doug Londgren, Mike Perkins, Terry Chavis, Bob Winslow, David Jordon**

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**FILE #:** Sign Plans  
**APPLICATION:** Review wall mounted sign and Pylon sign for Idler's project  
**APPLICANT:** Sign Outlet / Idler's  
**LOCATION:** 2361 Theatre Drive  
**DISCUSSION:** Carol McColley from the Sign Outlet presented plans for the wall mounted signs for Idlers, as well as the details for the Pylon sign for the site.  
**ACTION:** The Committee approved the wall mounted signs for the Idlers building and the square footage allotted for the future tenants that will be within the Idlers building. The specific signage for the tenants will need to come back to the DRC. The Pylon sign was reviewed but not approved. The Committee was concerned about the proposed cabinet "can-type" signs requested below the Idlers sign on the pylon sign. The asked Carol to come up with a design that would separate the signs into individual signs rather than one big cabinet sign. The owner of the storage facility that will be constructed behind Idlers was also at the meeting along with his real estate agent. They had concerns with the Pylon sign and the representation of the mini-storage project on the sign. Staff noted that the original PD approval of the project which included that mini-storage project did not show the mini-storage business on the Pylon sign. The plans only showed a monument sign for the storage business. Staff indicated that he would need to work with the owners of the Idlers building to determine who was to be on the sign, in respect of the tenants/owners, however that it did not appear that the Planning Commission anticipated that the storage project would be on the Pylon Sign, and that this issue would need to be resolved.

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**FILE #:** E 06-0156 & B 06-0158  
**APPLICATION:** Review of grading plan for primary residence and 2<sup>nd</sup> unit.  
**APPLICANT:** Belle Mason  
**LOCATION:** 1026 Chesnut Street  
**DISCUSSION:** Doug Londgren of Semmes construction presented the grading plans for both the main house and the second unit. Colors and materials for both buildings were also presented.  
**ACTION:** The Committee approved the colors and materials with the condition that the applicant use Architectural Grade composition rather than the rolled-metal as proposed. The Committee also approved the grading for both buildings and that it would meet the intent of the grading ordinance since there would not be visible exposed slopes. The main house would have a raised foundation and there would be a series of retaining walls to keep manufactured slopes to a minimum.

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FILE #: Site Plan 06-016  
APPLICATION: Review plans for new duplex  
APPLICANT: Robert Garcia  
LOCATION: 2821 Oak Street  
DISCUSSION: Neslon Bernal presented the site plans, elevations and colors/materials for the proposed duplex. He also presented photographs of a similar duplex in the same neighborhood that Palomar also built.  
ACTION: The Committee approved the project as submitted with the requirement that a stucco bump-out wainscot be added to the front elevation and turn the corners of the building 36-inches. Also requested was a stucco feature that would bump-out in the gable areas.

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FILE #: Site Plan 06-023  
APPLICATION: Request for substantial compliance with PD 01-025 & CUP 01-022, for the construction of a new mini-storage facility.  
APPLICANT: David Jordan (Previously Victor Gheza project)  
LOCATION: 2501 Theatre Drive (flag lot behind Big Oak Auto Center)  
DISCUSSION: Bob Winslow of EDA along with Terry Chavis and David Jordon presented the site plans, elevations and color/materials for the mini-storage project. The facility would have a reduced square footage and be mainly one-story except for the most southerly building and the care taker unit. The previous approved project was all two-story. The main issue discussed was the screening and landscape setbacks for the perimeter buildings. The DRC wanted to insure that the buildings along with the stem walls were screened with landscaping. The plans indicated 10-foot landscape setback on the north and south sides and a 15-foot setback on the west/rear side.  
ACTION: The Committee approved the project, making findings of substantial compliance with CUP 06-023. The Committee was OK with the stemwalls of the buildings could be precision block but required the walls to be painted with elast-meric paint to match the building. The setback areas will be required to be heavily landscaped, with a condition that the landscape plan come back to the DRC for review. The DRC requested that the beige color be put around the windows of the care taker building.

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Adjournment to September 25, 2006, at 3:30 PM