

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – October 17, 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: Margaret Holstine, Mike Menath, John Hamon

Staff present: Darren Nash

Applicants and others present: Nelson Bernal, Clark Baird, Stacey Gliem, Jason Rhodes, Rob Carnes

FILE #: Tract 2583 & PD 06-013
APPLICATION: Request to subdivide 3.13 acre site into 9 parcels for single family residential homes.
APPLICANT: Jason Rhodes/Land Rythms
LOCATION: Northwest corner of Union Road and Prospect Avenue
DISCUSSION: Jason Rhodes, Stacey Gleim and Rob Carnes presented the proposed tentative tract map, conceptual foot prints, grading, and proposed landscaping plan. The main topic of discussion was the masonry wall and landscaping along Union Road and Prospect Avenue. Staff had concerns about the location of the wall and not having enough landscaping.
ACTION: No action was taken, the DRC requested that the applicant make the following changes to the plans and bring them back to the DRC for review:
- Revise the plans to set the wall along Union Road farther back to provide for additional Landscaping;
- Provide additional Arborist information regarding the wall location within the oak tree drip line;
- Show the conceptual building envelopes for all of the lots;
- Wrap the wall along the sides of the lots on Prospect;

FILE #: Sign Plans
APPLICATION: Review signs for Gallagher RV sales
APPLICANT: Jeff Gallagher
LOCATION: 1005 Paso Robles Street
ACTION: The Committee denied the sign as proposed and requested that the applicant come back with more detail. The DRC has concerns with the reusing the existing sign structure and the overall design of the signs.

FILE #: PR 06-0165
APPLICATION: Request to subdivide R3 zoned lot into three parcels
APPLICANT: Clark Baird
LOCATION: 1912 Park Street
DISCUSSION: Nelson Bernal and Clark Baird presented the proposed parcel map along with the proposed duplex site plans, architectural elevations and color/material boards. The two story duplex is proposed to be built-out to all setbacks. Staff expressed concern with the mass of the building and whether it meets the neighborhood character. The applicants provided photos of a similar duplex currently being constructed within a few blocks from the subject site.

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ACTION: The DRC recommended that the Planning Commission approve the parcel map request and were favorable of the duplex plans.

FILE #: Sign Plans
APPLICATION: New wall mounted sign
APPLICANT: LA Weight Loss/Sign Craft
LOCATION: Woodland Plaza II
ACTION: The sign plans were approved as submitted.

FILE #: Sign Plans
APPLICATION: Request for new wall mounted sign and monument sign.
APPLICANT: Nicholas Miller
LOCATION: 6305 Buena Vista Drive
ACTION: The wall mounted sign plan was approved as submitted, the DRC requested that the monument sign be revised to better match the building materials, architecture and colors.

FILE #: Sign Plans
APPLICATION: Temporary signs for new bank.
APPLICANT: Coast Hills Federal Credit Union
LOCATION: 803 & 1402 Spring Street
ACTION: The sign plans were approved as submitted.

FILE #: Sign Plans
APPLICATION: Request for new wall mounted sign for existing business.
APPLICANT: Park Avenue Salon/Kyle Gardner
LOCATION: 1324 Park Street
ACTION: The sign plans were approved as submitted.

Adjournment to October 23, 2006, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – October 23, 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: Margaret Holstine, Mike Menath

Staff present: Susan DeCarli, Darren Nash, Talin

Applicants and others present: Jim Smith, Ms. Salamana, Andre Lekai, Pam Jardini, Jim Dummit, Chris Madson, Scott Stokes, Curtis Mortenson, Bill Isaman, Gary Nemeth.

FILE #: Site Plan 06-027
APPLICATION: Review plans for new 2,400 square foot professional office building.
APPLICANT: Andre Lekai
LOCATION: Southwest corner of 10th Street and Oak Street
DISCUSSION: Andre Leqai presented the revised site plans, elevations and color/material board. The plans were revised to have the entrance on the north elevation along 10th Street as requested by the DRC at a previous meeting.
ACTION: The Committee approved the site plan as revised, along with the modification of allowing the handicap parking space to encroach into the 10-foot landscape setback.. The portion of the handicap space within the setback area will need to be a decorative paving (if allowed for by the Building Code), if not standard pavement is OK.

FILE #: PD 06-009
APPLICATION: Mixed use project (restaurant/office/residential)
APPLICANT: Chris Madson
LOCATION: 745 Park Street
DISCUSSION: Staff introduced the project, applicant and architect. The architect presented the project in detail. The DRC asked if this property was historic, and staff answered that it was not. Staff noted that the parking calculations were determined using the old ordinance. The applicant explained the parking needs and request for shared parking. Under this scenario, no parking in-lieu spaces/fees would be needed. It was noted that the neighborhood is in an area of transition from residential to commercial, and that it has been zoned as such. The DRC asked if the applicant was flexible on colors and materials. There was concern with using composition materials for such a large project. Overall, the DRC supported the creative site plan and mix of uses, and effort to break up the massing and walls of the project. They had concerns however that the rear walls were still too massive, unarticulated and needed texture. The DRC suggested use of a wider color and materials palate, with brown brick veneer, adding window trim, vertical balcony details, showing a “bellyband” on the walls (or take out lines).

The applicant was directed to bring the project back to the DRC with these details addressed, and to bring sample materials of cemetatious tile roof and deeper colors. It was also suggested that the applicant talk to the trash company regarding pick up at the alley.
ACTION: Requested the applicant bring a revised project back to the DRC. It was noted that although details need to be worked out, that the DRC thought the project was a very good start and on the right tract.

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FILE #: PD 06-007
APPLICATION: Revised plan/tract for project that was denied by PC in Sept.
APPLICANT: Curtis Mortenson
LOCATION: 80 S. River Road
DISCUSSION: The project architect and engineer provided an overview of the revised project. The density proposed is slightly lower (43 units) than in the previous iteration and includes primarily duplexes with about 10 single family units on the upper area of the site. The site plan incorporates a significant common open space area in the center of the project. Each lot is proposed to provide 2 spaces for the resident and one guest space. Allen Court is now proposed to be a thru-street instead of a cul-de-sac. The unit sizes are smaller (generally between 1490 and 1900 s.f), and two stories.

The DRC suggested providing another pedestrian access through the center of the site to the open space area. The DRC thought it was more suitable to allow a tiered wall with two 6 ft. high walls on the uphill slope in the rear yards, which will help lower the homes 4 ft. It was also requested by the DRC that the applicant provide a plant palate that includes dense shrubs that will provide rear privacy but not exceed the home height for the uphill lots. They also suggested the applicant meet with the neighbors ahead of the Planning Commission meeting. The DRC requested a condition be added for this project (if approved) that a color board be brought back to the DRC with building permits.

ACTION: The DRC recommended this project to the Planning Commission, with the above items addressed.

FILE #: Tract 2796
APPLICATION: 5-lot residential subdivision
APPLICANT: Gene Barre
LOCATION: Northeast corner of Charolais Road and South River Road
DISCUSSION: Pam Jardini presented the tentative tract map. Staff brought up the landscape setback issue and the need to continue the landscape and berming consistent with the residential neighborhood to the south. Also the landscape, berming and fencing proposals need to continue along Charolais. Also discussed was transitioning the fence/wall and slope landscaping from the Deer Park subdivision. There were some concerns regarding the speed of traffic and getting in and out of the driveway.

ACTION: No action was taken, the Committee recommended that the Planning Commission approve the Tract.

FILE #: B 06-0300
APPLICATION: Phase II – 84,000 square foot ware house for wine storage.
APPLICANT: Central Coast Wine Services / Dick Teague
LOCATION: 6305 Buena Vista Drive
ACTION: The DRC approved the plans with the requirement that the architectural elements such as the parapets, and tower elements at the corners of the building.

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FILE #: Sign Plans
APPLICATION: Request for new monument sign.
APPLICANT: American Dream Realty
LOCATION: 1818 Spring Street
ACTION: The Committee approved the sign as revised with a revision of the posts and border to be a different color and plants to be planted at the base. The revised plan will need to be reviewed by Staff.

FILE #: Sign Plans
APPLICATION: Review signs for Gallagher RV sales
APPLICANT: Jeff Gallagher
LOCATION: 1005 Paso Robles Street
ACTION: The item was postponed to the next DRC meeting as a result of running out of time.

Adjournment to October 24, 2006, at 7:30 PM