

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 30, 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

Applicants and others present: Gary Nemeth, Michael Peachy, Jim Smith, Ron Grider, Martin Gomes, Jose & Maria Marquez

FILE #: PR 04-0189
APPLICATION: Request to subdivide 1-acre site into three parcels for single family homes.
APPLICANT: Marquez/Gomes
LOCATION: 319 4th Street (see attached vicinity map)
DISCUSSION: Ron Grider presented the project plans. The plans have been revised from the last time that the DRC saw the project.
ACTION: The Committee recommended that the Planning Commission approve the Parcel Map.

FILE #: PD 06-016
APPLICATION: Request to construct 16,000 square foot office/manufacturing building.
APPLICANT: NCI Affiliates
LOCATION: Southeast corner of Linne Road and Fontana Road (just west of the existing building at 500 Linne Road)
DISCUSSION: Michael Peachy presented the project.
ACTION: The Committee recommended that the Planning Commission approve the project. For the staff report to the Planning Commission the DRC wanted the client to submit additional information on the fencing, detention basin landscaping and the colors/materials for the proposed storage building. The DRC requested that the storage building be consistent with and compliment the main building in terms of colors and materials.

FILE #: Sign Plans
APPLICATION: Install new signs
APPLICANT: First Bank
LOCATION: 840 Spring Street
ACTION: The Committee approved the signs as submitted.

FILE #: Sign Plans
APPLICATION: Request to install new sign face
APPLICANT: Parkside Cafe
LOCATION: 1102 Pine St.
ACTION: The Committee approved the signs as submitted.

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FILE #: Sign Plans
APPLICATION: Request to install new wall mounted sign
APPLICANT: Home Electronics Source
LOCATION: 2365 Theatre Drive (Inside the Idlers building)
ACTION: The Committee approved the signs as submitted.

FILE #: Sign Plans
APPLICATION: Request to install new wall mounted sign
APPLICANT: Home Town Sleep Center
LOCATION: 2365 Theatre Drive (Inside the Idlers building)
ACTION: The Committee approved the signs as submitted.

FILE #: Sign Plans
APPLICATION: Review signs for Gallagher RV sales
APPLICANT: Jeff Gallagher
LOCATION: 1005 Paso Robles Street
ACTION: The Committee approved the revised sign plans utilizing the structure, but requested staff work with the applicant on down scaling the sign copy on the two sign faces.

FILE #: Sign Plans
APPLICATION: Request to install new wall mounted sign
APPLICANT: Fatte's Pizza
LOCATION: 155 Niblick Road
ACTION: The Committee approved the signs as submitted.

FILE #: Sign Plans
APPLICATION: Request install new monument sign at the Links Golf Course
APPLICANT: Kelly Gearhart / The Links at Vista del Hombre
LOCATION: 5151 Jardine Road
ACTION: The Committee approved the signs as submitted.

FILE #: Sign Plans
APPLICATION: Request to install new projecting sign
APPLICANT: Southpaw Signs / Hotel Chevall, LLC
LOCATION: 1021 Pine Street (Gilson Hotel)
ACTION: The Committee approved the signs as submitted.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 6, 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, Withers

Staff present: Darren Nash, Susan DeCarli

Applicants and others present: Gary Nemeth, Bruce White, Teri White, Ken Nagahara, Jeremy Hollis

FILE #: CUP 06-009 & PR 05-0302
APPLICATION: Request to convert existing residence into a professional office, and to subdivide the site into parcels.
APPLICANT: Bruce White
LOCATION: 1337 Vine Street
DISCUSSION: Bruce and Teri White along with Ken Nagahara presented the site plans and architectural elevations for the proposed conversion of the existing residence to a professional office. Along with the office conversion is a request to remodel the existing two-story barn building in the rear to a two-story building that would compliment the primary building in architecture and colors. The rear building is proposed to be office on the first floor and one residential unit on the second floor. The buildings would be on separate parcels (a previous parcel map split the lot, still in tentative map state) with reciprocal parking and access. In order to make the parking numbers work the applicants are requesting that the two spaces for the residential unit be shared with the office parking lot on the rear lot. In addition the applicant is requesting to use four tandem parking spaces on the front parcel. The four spaces would be installed on the existing driveway on the north side of the building and would be solely used for the front office building.
ACTION: No action was taken, the DRC did recommend that the CUP be approved along with the shared residential parking. The use of the four tandem parking spaces would be the main topic of discussion and will need to be discussed further at the Planning Commission hearing.

FILE #: PR 06-0078
APPLICATION: Request to subdivide R3 lot into 3 parcels.
APPLICANT: Jeremy Hollis
LOCATION: 820 23rd Street
DISCUSSION: The DRC discussed the proposed lot split orientation and new parcel dimensions. Further discussion on the existing oak tree and tree protection measures were addressed. The DRC considered the site plan and elevations for the new parcel 2. No issues of concern were raised. Staff noted that the overall density of the existing property could allow no more than 3 units total, and that should this lot split be approved that a condition of approval would be added to this effect applicable to both parcels.
ACTION: The DRC recommended approval of the proposed lot split to the Planning Commission.

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FILE #: B 06-0453
APPLICATION: Request to construct detached garage to replace original carport.
APPLICANT: Chris Lynds
LOCATION: 516 & 518 Ferro Lane
DISCUSSION: Staff presented the proposed garage plans that would replace what once was a carport. The carport was originally approximately 4-feet from the interior side property line. The new garage is proposed to be approximately 3-feet.
ACTION: The Committee approved the garage along with the requirement that the garage utilize the original 4.3 foot setback.

FILE #: Sign Plan
APPLICATION: Request to install new wall mounted sign.
APPLICANT: Shoot the Moon Outfitters
LOCATION: 842 Paso Robles Street
ACTION: The Committee approved the wall mounted sign as submitted, with the condition that the recently installed free standing sign be removed since it does not meet the sign ordinance and has not been approved by the DRC.

Adjournment to November 13, 2006, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 13, 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

Applicants and others present: Gary Nemeth, Stacey Gleim, Pamela Jardini, Jason Rhodes, Matthew Riley, Norma Moye

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: The applicants presented the revised plans from the last DRC meeting which included additional information regarding the location of the decorative masonry wall along Union Road and Prospect Road. The plans also included larger building envelopes for the homes.

Staff brought up the concern about the proposed wall along Union Road changing to pilasters and tubular steel within the oak tree drip lines. The wall would not meet the zoning code requirement for decorative masonry along an arterial. It was suggested to continue the decorative masonry wall, but to construct the wall out of the driplines. This would seem reasonable since the lots are so deep. Also the open see through fencing would not screen the rear yards which property owners usually want, therefore some other form of privacy fencing might be constructed later that would not match the decorative wall. Staff also had concern with the wall not continuing along Prospect Ave. on Lot 4, to match the wall on Lot 9.

ACTION: No action was taken, the Planning Commission did recommend that the Planning Commission approve the Tract and PD as long as the plans were revised to provide for a decorative masonry wall along the Union Road that would be located out of the oak tree driplines. The wall would need to be setback 3-feet on Lot 9 and landscape provided between the sidewalk and the wall. A fencing/landscape detail needs to be provided for the street side yard of Lot 4.

FILE #: Sign Plan

APPLICATION: New wall mounted sign.

APPLICANT: Matthews Restaurant

LOCATION: 1215 Spring Street

ACTION: The Committee approved the signs as submitted. Staff indicated that if the applicant wanted a portable a-frame sign, that it be submitted for DRC review.

Adjournment to November 14, 2006, at 7:30 PM