

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – January 8, 2007

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: Susan DeCarli, Darren Nash

Applicants and other present: Jeff Gallagher, Peter Danciart, Craig Smith, Dan Chatham

FILE #: CUP 04-008
APPLICATION: Review proposed landscape plan
APPLICANT: Jeff Gallagher / Gallagher's RV Sales
LOCATION: 1041 Paso Robles Street
ACTION: The Committee approved the applicant's landscape plans, which included leaving the existing rose garden along the front elevation as is, and planting two 15-gallon trees along with 5-gallon oleander bushes along the fence line adjacent to the highway.

FILE #: PR 06-0236
APPLICATION: Request to subdivide 12,500 square foot R2 zoned lot into four parcels and construct four units.
APPLICANT: Legacy Park Partners/Craig Smith Architects
LOCATION: 2225 Park Street
DISCUSSION: Peter Danciart along with Craig Smith presented the parcel map along with the site plans and elevations for the proposed units. They explained that the design concept for the units was to accomplish a more sustainable project. Some of the sustainable components include solar heating, natural light & shading, solar panels and grey water storage.
ACTION: The Committee had concerns with the design and architectural elements of the four units and concluded that they do not meet the character of this area of the City. The Committee did recommend that the project move forward to the Planning Commission so that the project can be discussed by the whole Commission.

FILE #: PD 98-014
APPLICATION: Review architectural elevations for 3,500 square foot expansion to existing building (Phase II).
APPLICANT: San Luis Bay Motors/Sawyer Construction
LOCATION: 2700 Theatre Drive
ACTION: The Committee approved the plans for the expansion as proposed with a requirement that landscape strip along the southern property edge adjacent to the street be planted in a manner consistent with the existing landscape along the street for phase I. Additionally, the existing wall pack lights on the Phase I building shall be replaced with properly shielded fixtures, subject to Planning Review.

Development Review Committee Meeting Minutes of January 8, 2007, Page 2

FILE #: Site Plan 06-020
APPLICATION: Request to construct new 3,600sf office building
APPLICANT: Hamm
LOCATION: 1503 Park Street
ACTION: No action was taken, the applicant did not show up to the meeting.

FILE #: B 06-0300
APPLICATION: Review revised rear elevation for phase II addition.
APPLICANT: Paso Robles Wine Services
LOCATION: 6305 Buena Vista Dr.
ACTION: The Committee approved the revised plans for the rear elevation of the Phase II building.

FILE #: Sign Review & Parking Plan
APPLICATION: Request to construct two new wall mounted signs & to install an overflow parking area on the adjacent lot to the north (also owned by Morro Bay Cabinets).
APPLICANT: Morro Bay Cabinets
LOCATION: 1720 Commerce Way
ACTION: The Committee approved the two wall mounted signs as submitted. The Committee also approved the parking lot expansion plan for the neighboring parcel to the north.

FILE #: Sign Review
APPLICATION: Review new wall mounted sign
APPLICANT: Island Grill
LOCATION: 925 Golden Hill Road
ACTION: The Committee approved the sign plan as submitted, with a requirement that before the sign can be installed, that the illegal banners/signs be removed.

FILE #: PR 06- 0134
APPLICATION: Request to subdivide R2 lot into two parcels
APPLICANT: Linda Fay Manning
LOCATION: 737 Oak Street
ACTION: The Committee recommended that the Planning Commission approve the parcel map as proposed with all the necessary conditions of approval related to neighborhood scale and character.

Adjournment to January 9, 2007, at 7:30 PM