

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 4, 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

Staff present: Darren Nash, Susan DeCarli

Applicants and others present: Pamela Jardini, Chris Sickelton, Charles Darrow, Randal Moos, Chris Sickelton, Dick Willhoit, Bob Clouston, Stephen King

FILE #: Sign Program
APPLICATION: Review request for directional sign program for the River Oaks Community.
APPLICANT: Estrella Associates - Dick Willhoit
LOCATION: Buena Vista Drive & River Oaks Drive
DISCUSSION: Dick Willhoit presented the sign program to the Committee. The main point of discussion the off-site signs (Signs A & B).
ACTION: The Committee approved the sign program for all of the signs, except for signs A & B. It does not appear that the Sign Ordinance would allow signs A&B, since they would be off-site. The Committee did request that the applicant provide additional information on visibility and site distance.

FILE #: Sign Plan
APPLICATION: Request to install wall mounted sign, and A-frame Sign
APPLICANT: Downtown Brew/Tim Hodge
LOCATION: 1108 Pine Street
ACTION: No action was taken, it appears that staff does not have the most recent plans.

FILE #: PR 06-0124
APPLICATION: Request to subdivide R2 lot into two parcels
APPLICANT: PR Real Estate Investment/Randal Moos
LOCATION: 419 15th Street
DISCUSSION: Pamela Jardini, along with Randal Moos & Charles Darrow presented the proposed subdivision along with a conceptual site plan and conceptual elevations for a new house on Lot 2.
ACTION: No action was taken, the Committee recommended that the Planning Commission approve the parcel map. The applicants are to provide a revised plot plan for the new lot that utilizes side by side parking rather than tandem.

FILE #: Site Plan 06-028
APPLICATION: Request construct a second dwelling unit
APPLICANT: Chris Sickelton
LOCATION: 1314 Crown Way
DISCUSSION: Chris Sickelton presented the site plans and elevations for the proposed second unit. The unit would be 1,200 square feet, two story unit. The unit would be located on an existing slope.
Staff brought up concerns about the visibility of the unit from Golden Hill Road, as well as changing the character of the rear yards of this neighborhood by constructing this unit on the slope.

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ACTION: The Committee recommended that the item be reviewed by the Planning Commission, so that the visibility and neighborhood/back-yard views can be discussed.

FILE #: PD 06-015/Rezone 06-003

APPLICATION: Mixed-Use project, rezone to conform to General Plan designation

APPLICANT: Sundance Enterprises/Bob Clouston

LOCATION: 1028 21st Street

DISCUSSION: Staff presented an overview of the project. Mr. Clouston noted that the project is intended to provide housing for his employees and their families. He indicated that he tried to provide an attractive, quality project similar to a project in Sonoma, but didn't want to "overbuild" in the neighborhood. He noted that it would be well maintained, no clutter, etc.

Commissioner Holstine noted that the project was primarily residential, and that if not in MU district would not be permitted as many units. She indicated that typical MU projects include more of a balance of uses, including retail, office and residential.

John Hamon indicated that the architectural form looks like a motel. He wanted to know if the applicant had considered other designs.

The DRC members had general concern that the units were too large, and that although there is no specific percentage of a MU project required to be non-residential to residential, that it appeared that the office component of the project and MU aspect was being pursued to allow the maximum number of units. Given the size and maximum number of units being proposed, it seemed to restrict the creativity and livability of the project. The DRC recommended the applicant consider alternative designs.

ACTION: The project was continued to the next DRC meeting.

Adjournment to December 11, 2006, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – December 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: Margaret Holstine, Mike Menath, John Hamon, Withers

Staff present: Darren Nash, Susan DeCarli

Applicants and others present: Tim Hodge, Norma Moye,

FILE #: Sign Plan
APPLICATION: Request to install wall mounted sign, and A-frame Sign
APPLICANT: Downtown Brew/Tim Hodge
LOCATION: 1108 Pine Street
ACTION: The Committee approved the A-frame sign, the carved wood wall mounted sign and the use of the pennants on a temporary basis as discussed in the Sign Ordinance for banners.

FILE #: Sign/Awning plan
APPLICATION: Request to install new canvas awning with signage.
APPLICANT: Yunagi's Sushi
LOCATION: 1221 Park Street
DISCUSSION: Staff presented the plans for the canvas awning with signage on the awning.
ACTION: The Committee approved the plans as submitted.

FILE #: PD 05-019
APPLICATION: Request to construct new commercial/office building
APPLICANT: Theatre Drive Partners (Pankey)
LOCATION: 1446 Spring Street
DISCUSSION: Staff presented the revised plans which eliminated the basement and the third floor. The reduction in square footage is in relation to the required parking. The proposed architecture colors and materials is relatively the same as the previous submittal. The applicant is ready for this project to go forward to the Planning Commission now that the in-lieu parking fees have been established by the City Council.
ACTION: The Committee recommended that the Planning Commission approve the project as proposed.

FILE #: B 06-0061
APPLICATION: Review final details for new three story building
APPLICANT: Norton
LOCATION: 811 12th Street
DISCUSSION: Staff presented the proposed construction drawings for the building along with the Planning Commission approved plans. The architectural elevations in the construction set were an older version that did not show all of the details as indicated on the Planning Commission approved set. Staff had a verbal conversation with Ken Nagahara, who acknowledged the old plans and will be getting staff revised plans consistent with the Planning Commission approved plans.
ACTION: Based on the revised plans being consistent with the Planning Commission approved set, the DRC approved the construction drawings. Staff will insert the revised plans in the current building set.

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FILE #: PD Amendment
APPLICATION: Review request to amend conditions to allow 2-story homes on lots 1-7, 40 & 23 of Tract 2593
APPLICANT: City Initiated
LOCATION: Red Cloud and Navajo
DISCUSSION: Staff presented some grading exhibits along with conceptual plans that show how a two story home would be the best design for the hillside lots. The two-story home would appear one story from the street, but would have a second floor underneath the main floor. This design would be the best was to get the most square footage of the home without a significant amount of grading. This approach would only grade (remove dirt) in order to construct the walls for the second floor and an area for a 10-foot rear yard. This design would best meet the goals of the grading ordinance, since there would not be any visible slopes. The DRC did discuss visual impacts to the adjacent neighbors to the rear (homes on Bolen Drive). While the original intent was to lessen the impact to their homes by constructed two story homes, although the proposed design would be two-story, it would keep the home closer to Red Cloud Road, which would keep the homes further away from the Bolen Drive homes.
ACTION: No action was taken, this item will be reviewed at the Planning Commission meeting on January 9, 2007, where the neighborhood will be notified of the meeting.

FILE #: Plot Plan Review
APPLICATION: Review request for 2-story home on hillside lot.
APPLICANT: James Glass
LOCATION: 727 Red Cloud (Lot 5, Tract 2593)
DISCUSSION: Staff presented the proposed two-story house. Lot 5 is one of the lots that was discussed in the previous item. This type of home would seem to be the best design for the hillside lots.
ACTION: No action was taken, until the amendment to Tract 2593 is approved by the Commission to eliminate the condition that prohibits 2-story homes on lots 1-7.

FILE #: PD 06-015/Rezone 06-003
APPLICATION: Mixed-Use project, rezone to conform to General Plan designation
APPLICANT: Sundance Enterprises/Bob Clouston
LOCATION: 1028 21st Street
ACTION: This item was deferred to a future DRC meeting.

FILE #: PD 00-016 Amendment
APPLICATION: Request to omit requirement to add 11 additional parking spaces.
APPLICANT: Oak Creek Commons
LOCATION: Nicklaus Drive
DISCUSSION: Staff discussed the original condition of PD 00-016 regarding the parking spaces.
ACTION: No action was taken, the item will be scheduled before the Planning Commission on January 9, 2007.

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FILE #: Site Plan Review
APPLICATION: Request to construct solar panels on roof of existing carports.
APPLICANT: Oak Creek Commons
LOCATION: Nicklaus Drive
ACTION: The Committee approved the solar panels to be constructed on the roofs of the existing carports.

FILE #: CUP 06-008
APPLICATION: Request to construct highway oriented sign. Review photos of sign mock-up.
APPLICANT: Taco Bell
LOCATION: 1107 24th Street
DISCUSSION: Staff presented the proposed plans along with the recently submitted photo simulations of the sign.
ACTION: No action was taken, the CUP will be scheduled to go before the Planning Commission in the near future. Issues of whether additional highway oriented signs would meet Gateway Standards.

FILE #: PD 06-009
APPLICATION: Mixed use project (restaurant/office/residential)
APPLICANT: Chris Madson
LOCATION: 745 Park Street
ACTION: This item was postponed to the December 19th DRC meeting.

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

Planning Related Appeal Process

Decisions or determinations by the City's staff, Development Review Committee (DRC) or Planning Commission can be appealed by any interested person (applicant, neighbor, public official, or other interested party). The appeal process is described by Chapter 21.23.A of the City's Municipal Code, and is summarized as follows:

- a. An appeal of a staff determination or interpretation will be heard by the Planning Commission. There is no charge to the appealing party.
- b. The DRC is a subcommittee of the Planning Commission. Their role is to review design details as outlined in Chapter 21.23 B of the Municipal Code. Any decision, determination or recommendation of the DRC may be appealed to the full Planning Commission. There is no charge to the appealing party. In the absence of an appeal to the City Council, the Planning Commission is the final authority on Lot Line Adjustments, Parcel and Subdivision Maps, Conditional Use Permits, Planned Developments, design details and Zoning Code interpretations. Decisions and determinations by the Planning Commission are appeal able to the City Council. Appeals to the City Council require a \$200 fee deposit as adopted by City Council Resolution No. 03-66 toward covering the City's processing costs, including required public notice(s).

When must an appeal be filed?

An appeal must be filed within fifteen (15) calendar days of the decision. Upon receipt of an appeal, the matter will be scheduled for consideration before the appeal body as soon as feasible. Appeal applications can be obtained from the City's website at www.prcity.com, anyone in the Community Development Department or by calling (805) 237-3970.

What is the effect of filing an appeal?

If an appeal is filed, the body considering the appeal will consider the request as if it were a new application. Opportunities will be provided for all interested parties to speak and/or provide evidence to support approval or denial of the appeal.

There is no penalty for filing an appeal. The City cannot and will not penalize anyone for filing an appeal. Each application for a land use or other entitlement is handled on a "first-come-first-served" basis. (The City keeps a "log" of applications filed, and any of the public is welcome to confirm the order of processing for each application.)

How Can I Get More Information on Appeals?

Please check the City's website at www.prcity.com, call the Community Development Department at (805) 237-3970, or stop by City Hall at 1000 Spring Street, Paso Robles, CA 93446.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – December 19, 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: Mike Menath, Christy Withers

Staff present: Darren Nash

Applicants and others present: Gary Nemeth, Jim Dummit, Chris Madson

FILE #: PD 06-015/Rezone 06-003
APPLICATION: Mixed-Use project, rezone to conform to General Plan designation
APPLICANT: Sundance Enterprises/Bob Clouston
LOCATION: 1028 21st Street
ACTION: This item was not discussed at this meeting, it will be scheduled for a future DRC meeting.

FILE #: PD 06-009
APPLICATION: Mixed use project (restaurant/office/residential)
APPLICANT: Chris Madson
LOCATION: 745 Park Street
DISCUSSION: Jim Dummit and Chris Madson presented the revised plans for the project. Changes were made to colors and materials as requested previously by the DRC.
ACTION: The Committee recommended that the Planning Commission approve the project, although there were still some concerns with the building elevation on the alley and the lack of that would help break up the large expanse of flat wall. There were concerns regarding the potential for graffiti on the wall. This issue will need to be discussed further at the Planning Commission level. The DRC also requested that the color boards be revised to show all the revised colors and materials.

THE DRC UNANIMOUSLY RECOMMENDED ADDING THE FOLLOWING ITEMS:

FILE #: PD 00-020
APPLICATION: Request to amend landscape plan to substitute 15-gallon shrubs with 5-gallon shrubs.
APPLICANT: Rob Thovsky
LOCATION: Ramada Drive
ACTION: The Committee approved the applicants request to use 5-gallon shrubs rather than 15-gallon as indicated on the plans. The use of 5-gallon shrubs would be consistent with what is typically required for projects in the City.

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 reviewed the plans for the 3,500 square foot expansion. The Committee concluded that additional architectural elements such as an awning similar to the front elevation should be placed on the south elevation of the

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expansion. It was discussed that landscaping could help as well. The Committee requested that the applicant bring the plans back to the DRC for review with the necessary changes.

Adjournment to January 8, 2007, at 3:30 PM