

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Tuesday – January 16, 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 ProTem Margaret Holstine, Christy Withers, Mike Menath

Staff present: Darren Nash, Susan DeCarli

Applicants and others present: Councilman Nemeth, Brenda and Bob Clouston, Stephen King, Bill and Brenda Ostrander, Laura Joines, Tom Di Santo, Ruel Czach, Theodore and Mrs. Hamm, Bill Jacobson, Nick Gilman, Tom Erskine, Joe Douhan

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: The DRC noted that the architectural details, colors, materials and general quality of the project has improved since last reviewed. Commissioner Menath noted that it looked less like a hotel. However the other DRC members re-iterated that the building form is still similar to a hotel and that because of the MU overlay, the applicant is requesting more residences than could otherwise be considered in R3. It was noted that the site plan and density is “packed in”. Staff clarified open space requirements, and noted that the site plan provides the minimum requirements, but that it is not as usable the way it is designed.

The applicant indicated that the project will not allow storage of junk and that they are planning to occupy the commercial use, and would ensure that the site is kept clean and safe, and something to be proud of. The applicant noted that they need to balance what they can get in rent with what they can afford to build. Commissioner Holstine commented that the city wants to make sure the project doesn't become a slum in the future. Commissioner Withers noted that the rear windows, balconies and overhangs are an improvement from the previous design. The applicant noted that the exterior finish would utilize authentic Mediterranean details and smooth finish stucco.

The DRC discussed the location of the trash enclosure and condensers. The applicant said the units range in size from 800 to 1,150 s.f.

Commissioner Holstine inquired if other properties on the block are proposing or not adverse to rezoning the property consistent with the General Plan, since otherwise, it would be “spot zoning”. She also indicated concern that the project primarily had residences vs. commercial uses, and did not meet her expectations for MU projects.

ACTION: The DRC was neutral on recommending this project to the Planning Commission. They supported the added architectural details and noted that the project would improve the area. The DRC did not support the site plan design, density and usability of the open space due to too many units proposed and how it was arranged.

FILE #: CUP 06-010
APPLICATION: Request to construct new auto repair facility
APPLICANT: CMR Properties
LOCATION: Northwest corner of 12th Street and Paso Robles Street
DISCUSSION: The applicant's representative provided an overview of the proposed project which includes a shell building with 5 separate shops and 8 bays. The project would be owned by a single owner, which would help in maintaining the site in a clean manner (with CC&Rs). Auto repair uses would be restricted to not allow auto painting or rebuilding, but be "quick and dirty" auto repairs.

The DRC had concerns with: lack of interior office/waiting areas, blank front wall articulation, storage of vehicles at the front of the lot, minimal landscaping/no landscaping on front elevation, potential views of junk from freeway, storage of junk visible from Paso Robles Street, tandem/stacking of cars.

ACTION: The applicant was requested to address these issues, and provide photographs of other auto repair projects that the applicant owns in Southern California, and return to the DRC.

FILE #: B 06-0434
APPLICATION: Request to construct new duplex
APPLICANT: Tom Erskine
LOCATION: 836 20th Street
ACTION: The Committee approved the duplex plans as submitted with the requirements to add window/door trim on all four elevations and to use a 40-year Architectural Comp roofing.

FILE #: Site Plan 06-020
APPLICATION: Request to construct new 3,600sf office building
APPLICANT: Hamm
LOCATION: 1503 Park Street
DISCUSSION: The applicant provided an overview of the proposed office building. Staff shared previous iterations of the project with the DRC to help understand how the project got to where it is. The revised project includes an entrance oriented toward Park Street, and a main entrance toward the parking lot. The architect noted that the design of the office and site planning was driven by the desire to protect the two large oak trees on the side of the property on 15th Street. The revised plan also locates the building 10 feet from the front property line to be consistent with the character of the residences on Park Street.

The office building is proposed to be approximately 2500 s.f., which would require 6 parking spaces. The applicant has proposed 9 spaces,

however, he will work with staff to ensure the required back up space is provided.

The architectural design is in keeping with the historic guidelines of Area A. The building includes Victoriana architectural forms and materials.

ACTION: The DRC supported the project, but requested the applicant bring back a colors and materials board next week before approving.

FILE #: PD 06-020

APPLICATION: Request to construct 9 live/work units

APPLICANT: William Ostrander

LOCATION: 721-731 Pine Street

DISCUSSION: Staff and the applicant provided an overview of the proposed project. The applicant indicated the project is planned to have a modification from what was being presented, that would “flip” the site plan whereby the rear residences adjacent to the alley would be located on the south side of the site, away from the oak trees. Modifications would also move the piazza to the south side and locate the pedestrian access one unit to the south. The street front appearance would not change from what the DRC was reviewing.

The applicant stated that the units (including residence and commercial space) would be individually owned. He then described the energy efficient design components of the project, including the “barrel vault” roof design, pervious paving, and heating/cooling system.

Commissioner Holstine noted concerns that roofline design might not fit in with the downtown or be consistent with the applicable Historic Guidelines. Staff described the storefront features and noted that the Area B Guidelines do not specific a particular historic design them, and that the area has an eclectic mixture of architecture. The applicant and his architects provided more in-depth detail on traditional barrel-vault roof design and how they feel the project fits in within the surrounding context of development, and will bring diversity to the area.

Commissioner Holstine asked about the parking requirements and how many spaces where proposed. Staff noted that the project would comply with the parking requirements if the Planning Commission approved of a Shared Parking Agreement.

Commissioner Withers indicated she supports the design and energy efficiency proposed with this project. Commissioner Menath noted that there area a lot of other potential roof designs between the barrel-vault and flat roofs. Commissioner Holstine stated that she liked the project except for the roofline.

ACTION: The DRC recommended this project be forwarded to the full Planning Commission for consideration.

Adjournment to January 22, 2007, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 22, 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: Ed Steinbeck, Christy Withers, Margaret Holstine, and Mike Menath

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Randy Dettmer, Scott Coe, John McCarthy, Kim Walker, Kimberly McIntire, Spencer Synikowski, Tim Foley,

FILE #: Site Plan 06-020
APPLICATION: Request to construct new 3,600sf office building
APPLICANT: Hamm
LOCATION: 1503 Park Street
ACTION: The Committee approved the color & material boards as submitted.

FILE #: Site Plan 06-030
APPLICATION: Remodel of existing building
APPLICANT: Coast Hills FCU/Randy Dettmer
LOCATION: 1402 Spring Street
DISCUSSION: Randy Dettmer and Scott Coe presented the site plan and plans for the exterior remodel. Colors & Materials were also presented. It was discussed that all roof mounted equipment would be screened behind existing 4-foot parapet.
ACTION: The Committee approved the project as submitted with the requirement of adding a trellis feature on the front elevation.

FILE #: PD 06-012
APPLICATION: Request to construct tennis & swim club
APPLICANT: Kim Walker / John McCarthy
LOCATION: North side of Union Road, across from Barney Schwartz Park
DISCUSSION: John McCarthy presented the site plans, landscape, architectural elevations for the project. There was discussion on the project phasing and timing of the landscaping along Union Road. The septic area was discussed, the applicants are planning on this area being a lawn area for a passive recreation area. The overflow parking area was discussed, the applicants are requesting that this area be based with phase I and then improved with the construction of Phase II.
ACTION: The Committee was in favor of the project and thought it would be a nice project for this area and compliment Barney Schwartz Park.

FILE #: Sign Plan
APPLICATION: Request to install new channel letter sign
APPLICANT: Subway
LOCATION: 106 Niblick Road (Woodland Plaza II)
ACTION: The wall mounted sign was approved as submitted.

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FILE #: Site Plan
APPLICATION: Review plan for second unit on R2 lot.
APPLICANT: Todd Everson
LOCATION: 1928 Vine Street
ACTION: The Committee approved the site plans and architectural elevations for the new house.

Adjournment to January 22, 2007, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 29, 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: Ed Steinbeck, Christy Withers, Margaret Holstine, and Mike Menath

Staff Present: Darren Nash

Applicants and other present: John Wilkins, Bryan Loucks, David Einung, Bob Burgess, Lynn Hanger

FILE #: Site Plan 07-003
APPLICATION: Request to construct single family house on hillside lot.
APPLICANT: Bryan Loucks/David Einung
LOCATION: South end of Chestnut Street, south of 12th Street.
DISCUSSION: David Einung and Bryan Loucks presented the site plan, elevations and grading plan for the proposed single family house.
ACTION: The Committee approved the plans for the house as submitted. The oak trees will need to be preserved as required, unless Council approves removal.

FILE #: Sign Plan
APPLICATION: Request to install multi-tenant monument sign.
APPLICANT: Harris Family Properties / John Wilkins
LOCATION: Northeast Corner of Pine & 13th Street
DISCUSSION: John Wilkins presented the sign plans. The sign would be constructed out of a premanufactured plastic material that would be stuccoed to match the building. The individual signs would be a routed sign board with vinyl letters. The sign would be up-lit from a shielded fluorescent light mounted on the ground.
ACTION: The Committee was in favor of the sign structure itself, but requested that the applicant bring back plans to show what will happen at the base of the sign. Will it be landscaped or decorative material?

FILE #: PD 05-013
APPLICATION: Review alternatives for the roll-up doors for the new building.
APPLICANT: PR Ford / Bob Burgess
LOCATION: Wallace Drive
ACTION: The Committee approved the use of the roll doors rather than the grid-sectional doors, with the requirement that the doors be a contrasting blue, and that all the other doors on the other building elevations as well as the lube building be painted to match.

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FILE #: Sign Plan
APPLICATION: Review request for new wall mounted sign.
APPLICANT: SLO Co. BBQ
LOCATION: 630-B 1st Street
ACTION: The Committee approved the wall mounted sign with a requirement that the letters be scaled down from 16.5 inches to 14-inches.

FILE #: Awning/Sign Plan
APPLICATION: Request to install new canvas awning & wall mounted sign
APPLICANT: Marlo Interiors
LOCATION: 815 12th Street
ACTION: The Committee approved the awning and signage plans as submitted.

FILE #: Awning/Sign Plan
APPLICATION: Request to install new canvas awning with signage
APPLICANT: Orchid Hill Vineyard
LOCATION: 1140 Pine Street
ACTION: The Committee approved the awning and signage plans as submitted.

FILE #: B 06-0569
APPLICATION: Review revised architectural elevations for single family residence.
APPLICANT: Belle Mason
LOCATION: 1026 Chesnut Street
ACTION: The Committee approved the revised plans as submitted.

Adjournment to February 5, 2007, at 3:30 PM