

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 5, 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: Margaret Holstine, Christy Withers, Ed Steinbeck and Mike Menath

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Gary Nemeth, John Wilkins, Bill Stoll,

FILE #: Site Plan 07-001
APPLICATION: Request to install multi-tenant monument sign.
APPLICANT: Harris Family Properties / John Wilkins
LOCATION: Northeast Corner of Pine & 13th Street
ACTION: The applicants were not ready to present at this meeting. This item will be postponed to a future DRC meeting.

FILE #: PR 06-0078
APPLICATION: Request to subdivide R3 lot into three lots.
APPLICANT: Jeremy Hollis
LOCATION: 320 23rd Street
DISCUSSION: Staff presented the proposed lot split and conceptual building foot prints.
ACTION: The Committee recommended that the Planning Commission approve the Tentative Parcel Map.

FILE #: B 06-0420
APPLICATION: Request to construct duplex on the rear of an existing R3 lot.
APPLICANT: Bill Stoll
LOCATION: 1735 Park Street
DISCUSSION: Bill Stoll presented the site plans and elevations for the proposed duplex. The Committee had concerns with the massing of the structure and the inability to have room for the necessary access to Park Street, placement of AC condensers and trash cans.
The applicant proposed to reduce the size of the duplex from 3,850 square feet to 3,200 square feet which provided for additional rear yard area to better accommodate sidewalks and AC condensers. Trash cans are proposed to be placed in the garage of each unit.
ACTION: The Committee approved the smaller version of the duplex with the requirement of adding a concrete walkway from the duplex to Park Street for each unit.

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FILE #: Plot Plan Review
APPLICATION: Request to construct duplex on the rear of an existing R3 lot.
APPLICANT: Bill Stoll
LOCATION: 1517 Pine Street
DISCUSSION: Bill Stoll presented the site plans and elevations for the proposed 3,200 square foot duplex. The Committee had concerns with the massing of the structure and the inability to have room for the necessary access to Park Street, placement of AC condensers and trash cans. For this unit, the applicant proposed the use of tankless water heaters and stackable washer/dryers to provide additional room to store the trash cans in the garage. The AC condensers would be compact units, but still be placed in rear yard.
ACTION: The Committee approved the duplex with the changes mentioned above.

FILE #: Sign Plan
APPLICATION: Request to install signs
APPLICANT: Paso Robles Ford
LOCATION: 2401 Oakwood
ACTION: The Committee approved the wall-mounted signs as submitted.

FILE #: Sign Plans
APPLICATION: Request to install new wall mounted sign
APPLICANT: Boatman's Furniture
LOCATION: 2745 Theatre Drive
ACTION: The Committee requested that the proposed sign be revised to eliminate the solid yellow back ground. The Committee also requested that the yellow background be removed from the existing sign, since it was not done with DRC approval.

Adjournment to February 12, 2007, at 3:30 PM

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Commissioners Present: Ed Steinbeck, Christy Withers, Margaret Holstine, and Mike Menath

Staff Present: Darren Nash

Applicants and other present: Brad & Janice Eade, Jed Joyce, Vince Vanderlip, Chris Thomas

FILE #: Site Plan Review
APPLICATION: Request to construct an 1100 square foot addition to be attached to the existing house by a breezeway.
APPLICANT: Jed Joyce
LOCATION: 299 Pacific Ave.
DISCUSSION: Jed Joyce presented the site plans and architectural elevations for the proposed expansion. Staff is questioning whether the addition would be attached or detached. If detached based on the square footage being greater than half the square footage of the existing house, would need a Conditional Use Permit.
ACTION: The Committee concluded that the proposed addition would be attached since the addition is connected to the existing house by a breezeway that is structurally connected to the existing roof of the house. With the development of the construction drawings, oak tree information will need to be provided.

FILE #: PR 06-0165
APPLICATION: Review revised plans for duplex
APPLICANT: Clark Baird
LOCATION: 1912 Park Street
ACTION: No action was taken on this item. The applicant has not submitted the revised plan.

FILE #: Tract 2620
APPLICATION: Review house plans for lots 12, 14 & 16
APPLICANT: Vince Vanderlip
LOCATION: Intersection of Via Lantana and Via Magnolia
DISCUSSION: Vince Vanderlip provided architectural elevations and colors/materials for the homes for the three lots.
ACTION: The Committee approved the plans for the three lots and used the information provided as the standard for the rest of the lots. The DRC gave staff the ability to review and approve the rest of the lots, as long as the plans were consistent with the lots approved at this hearing. Staff has the ability to review the future plans for the other lots if necessary.

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FILE #: CUP 07-003
APPLICATION: Request to construct two homes on existing R3 lot.
APPLICANT: Ken Parish
LOCATION: 1131 18th Street (northeast corner of 18th Street and the alley, east of Riverside Ave.)
ACTION: Chris Thomas presented the site plans and architectural elevations for the two units. The units are proposed to be two stories, each would have a two car garage. The units have been oriented away from the oak tree, but will be within the drip line of the tree.
ACTION: The Committee requested that the applicant revise the architectural elevations to include 2x4 stucco trim around all windows, that the 18th Street elevation of the front house be improved. It was suggested that an additional window be put on the second story to break up the wall. This item will need to go to the Planning Commission for approval of the CUP. The DRC would like to see the plans one more time prior to the PC meeting to take a look at the elevation revisions. Additionally, Staff indicated that the applicant will need to provide additional oak tree information including an Arborist Report.

Adjournment to February 12, 2007, at 3:30 PM