

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 26, 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, Margaret Holstine, and Mike Menath

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Nick Gilman, Bill Jacobsen, Stan Packer, Clark Baird, William Ostrander

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 applicants representative presented photographs of other similar projects they have established. The Commission was not favorable to the other projects presented, or the proposed project. On behalf of his client, the applicants representative requested this item move forward on to the full Planning Commission.
ACTION: The Committee did not support this project, and recommended that the project be forwarded to the Planning Commission.

FILE #: PD 06-020
APPLICATION: Request to construct 9 live/work units
APPLICANT: William Ostrander
LOCATION: 721-731 Pine Street
DISCUSSION: The applicants presented revised elevations showing how the project would more realistically be viewed from street level. The applicant also noted that they proposed to move the roof element inward 3' so that it would not appear as visible. The applicant also discussed the parking reduction further in an effort to explain how this proposed project would be suitable for a parking reduction. The DRC had a more positive response to the revised information, but is looking forward to even more detailed elevations to convey how the proposed project would appear. The applicant also noted that they would be planting larger than typical street trees (72" box). The DRC supports the mixed use project, and looks forward to refined details on the project.
ACTION: The Committee recommended that the project be forwarded to the Planning Commission.

FILE #: PR 06-0165
APPLICATION: Review revised plans for duplex
APPLICANT: Clark Baird
LOCATION: 1912 Park Street
DISCUSSION: The applicants presented the revised site plan and architectural elevations which reduced the size of each unit by approximately 128sf. The rear yard setback was increased from 10-feet to 13-feet. The plan showed the addition of the a/c condensers and the walking path.

ACTION: The Committee recommended that the revised plans be forwarded to the Planning Commission.

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: Staff presented the revised plot plan that showed the addition of landscaping at the base of the proposed sign.
ACTION: The Committee recommended that the Planning Commission approve the sign.

FILE #: B 06-0217
APPLICATION: 5,000 square foot wine crush facility
APPLICANT: Dry Creek LLC (Mondo)
LOCATION: 2500 Dry Creek Road
DISCUSSION: Staff presented the proposed building which included a color/material board showing the use of architectural composition shingles and a masonite type horizontal siding.
ACTION: The Committee approved the colors and materials based on the building not being visible from Dry Creek Road.

FILE #: Sign Plans
APPLICATION: Request to install new wall mounted sign
APPLICANT: Boatman's Furniture
LOCATION: 2745 Theatre Drive
ACTION: The Committee approved the sign as submitted, with the removal of the yellow back ground on the existing sign.

FILE #: Sign Plans
APPLICATION: Replace existing sign with new sign
APPLICANT: Rocky Munari
LOCATION: 1502 Spring Street
ACTION: The Committee approved the sign as submitted.

FILE #: B 05-0504
APPLICATION: Earthquake retrofits of existing building
APPLICANT: Torez / Congdon
LOCATION: 1420 Spring Street
DISCUSSION: The building is currently being reconstructed to address the seismic retrophit requirements. The form of the building nor the square footage is proposed to change. Staff presented the colors and materials proposed.
ACTION: The Committee approved the colors and materials as submitted.

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Adjournment to February 26, 2007, at 7:30 PM