

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 19, 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: Eugene Keem, Rand Salke, Norma Moye, Brandon Jenkins, Warren Hamrick, Joel Jennings, Don Edward, Diane McKinley, Laura McKinley

FILE #: Site Plan 07-005
APPLICATION: Request to construct new 4,600 square foot retail/office with drive through coffee.
APPLICANT: Eugene Keem
LOCATION: 1405 Spring Street
DISCUSSION: Rand Salke presented the site plans, architectural elevations and color/material boards for the project.
ACTION: The Committee approved the project as submitted, pending verification by Staff that the parking spaces comply with the downtown parking Ordinance.

FILE #: Sign Plans
APPLICATION: Request to construct new wall mounted signs and monument signs.
APPLICANT: Sclaris/The Sign Place
LOCATION: 2121 Spring Street
ACTION: The Committee approved the signs as submitted with the omission of the Sclaris signs above the entries and required that the monument sign at the entrance drive on Spring Street be scaled down to be no more than 4-feet tall. The approval of the 5 products and services was based on the signs being in scale with the long linear building.

FILE #: Sign Plan
APPLICATION: Request to construct new wall mounted sign.
APPLICANT: Natalie Riser/Apropos
LOCATION: 1229 Park Street
ACTION: The Committee approved the sign as proposed.

FILE #: Sign Plans
APPLICATION: Request to install projecting sign
APPLICANT: Ed Sellers/Southpaw Signs
LOCATION: 1220 Park (Acorn Building)
ACTION: The Committee approved the sign as proposed.

Development Review Committee Meeting Minutes of March 19, 2007, Page 2

FILE #: PD 07-003
APPLICATION: Request to construct two (2) 15,000 square foot office/manufacturing buildings.
APPLICANT: Germaine Properties, LLC / Warren Hamrick
LOCATION: Lot 18 of Tract 2269
ACTION: Warren Hamrick presented the site plan, grading plan, landscape plan, along with the architectural plans for the proposed project. Staff indicated that the parking lot needed to be revised to design out of the oak tree critical root zones.
ACTION: The Committee recommended that the Planning Commission approve the project with the requirement to redesign the portion of the parking lot to stay out of the CRZs.

Adjournment to March 26, 2007, at 3:30 PM

Development Review Committee Meeting Minutes of March 19, 2007, Page 3
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 AGENDA

3:30 PM Monday – March 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.

FILE #: PR 06-0078
APPLICATION: Present revised floor plans to reorient front doors of the units, as requested by the Planning Commission.
APPLICANT: Jeremy Hollis
LOCATION: 320 23rd Street
ACTION: No action was taken, this item was postponed to the next DRC meeting.

FILE #: PD 97-005 Amendment
APPLICATION: Request to construct new 4,900 square foot storage building.
APPLICANT: Treana Winery
LOCATION: 4280 Second Wind Way
ACTION: The Committee recommended that the Planning Commission approve the PD Amendment to allow the construction of the 4,800 square foot building. The recommendation is based on the building have colors, materials, trellis and landscaping that are consistent with the existing buildings. Also, the building is significantly setback from Dry Creek Road.

FILE #: Site Plan 07-006
APPLICATION: Request to construct new canopy over existing outdoor facilities. The canopy would be located between the two existing buildings. Canopy was part of original entitlement, looking for DRC review for substantial compliance.
APPLICANT: Treana Winery
LOCATION: 4280 Second Wind Way
ACTION: The Committee approved the canopy, making the finding that the proposed plans were substantially compliant with the canopy approved with PD 97-005.

FILE #: Sign Plans
APPLICATION: Request to install new wall mounted sign for the Post Office branch. Applicant revised sign plans per DRC direction to reduce the size of the sign on the front parapet. The other two signs were eliminated.
APPLICANT: One Stop Market
LOCATION: 2331 Spring Street
ACTION: The Committee approved the sign as revised.

Adjournment to March 12, 2007, at 3:30 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 Monday – April 2, 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, Meg Williamson

Applicants and other present: Jeremy Hollis, Jim Saunders

FILE #: PR 06-0078
APPLICATION: Present revised floor plans to reorient front doors of the units, as requested by the Planning Commission.
APPLICANT: Jeremy Hollis
LOCATION: 320 23rd Street
ACTION: The DRC reviewed the preliminary site plan proposed for the duplex structure, and considered other potential orientations. The DRC preferred the orientation of the site and buildings as originally proposed. The DRC did not suggest any modifications to the applicant's site plan as discussed by the Planning Commission.

FILE #: Misc. 07-001
APPLICATION: 4th Street Master Plan
APPLICANT: PM&D / Saunders
LOCATION: Between Spring & Pine, north & south sides of 4th Street
ACTION: Staff presented an overview and background information on the 4th Street Master Plan, street realignment, and policy basis for this project. Details of the conceptual site plans and elevations were also presented. Staff and the DRC discussed issues related to potential parking demands, traffic circulation, view impacts, building design and intended uses. It was noted that development plans for the future buildings and site plans will be reviewed by the City as each phase of the development moves forward. The DRC recommended the Planning Commission recommend approval of the environmental determination and Master Plan to the City Council.

Item added to agenda:

FILE #: Sign Permit
APPLICATION:
APPLICANT: Luann J. Arneson
LOCATION: 1244 Pine Street, Ste. 102
ACTION: The applicant proposed a projecting sign for a beauty salon. The design includes silver lettering on a light green background, with copper shading behind the lettering. The DRC approved the proposed sign indicating that it would be attractive and fit in well with the building and the downtown area.

Adjournment to April 9, 2007, at 3:30 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?

Development Review Committee Meeting Agenda of April 2, 2007, Page 3

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 Monday – April 9, 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: Michael Brewer, Barbara Partridge, John Partridge, Ken Nagahara

FILE #: Sign Plan
APPLICATION: Request for new wall mounted sign.
APPLICANT: Norm Bridge
LOCATION: 1315 Spring Street
ACTION: The wall mounted sign was approved as submitted. Future signs for additional tenants to this building will need to be consistent with the Bridge Sport center Sign. Square footage of the future signs may need to vary to comply with the sign ordinance related to linear footage of the building.

FILE #: B06-0283, B06-0282, B06-0285
APPLICATION: Review plans for three homes on hillside lots.
APPLICANT: Michael Brewer/Hedges
LOCATION: West end of 11th Street, west of Chestnut Street
DISCUSSION: Michael Brewer, (along with John & Barbara Partridge who were present to discuss Lot 3) presented the plans for the three lots. The plans included grading plans, site plans, colors & materials and architectural plans for the homes. Staff indicated that Michael Brewer needed to revise some of the plans (Lots 1 and 2) to indicate the proper stem wall foundations that will be necessary to work around the oak trees. Also Lot 2 has a retaining wall and driveway within the drip line of an oak tree as well.
ACTION: The Committee approved the general architecture, colors and materials for the three homes. The applicants will need to work with staff to revise the plans to be consistent with the grading and oak tree ordinances.

FILE #: B 07-0001
APPLICATION: Review plans for single family house on hillside lot.
APPLICANT: James Glass/Nelson Bernal
LOCATION: 727 Red Cloud (Lot 5)
DISCUSSION: Staff presented the revised rear elevation for the building which included multiple decks including a covered deck element.
ACTION: The Committee denied the plans since it did not meet the condition for Tract 2593, which requires that the lower floors step down the hillside, and not have a single wall plane.

Development Review Committee Meeting Agenda of April 9, 2007, Page 2

FILE #: B 07-0004
APPLICATION: Review plans for single family house on hillside lot.
APPLICANT: Alan Kroeger
LOCATION: 725 Red Cloud (Lot 6)
DISCUSSION: Staff presented the revised rear elevation for the building which included multiple decks.
ACTION: The Committee denied the plans since it did not meet the condition for Tract 2593, which requires that the lower floors step down the hillside, and not have a single wall plane.

FILE #: B 07-0057
APPLICATION: Review plans for single family house on hillside lot.
APPLICANT: Jim Netz / Stephanie Dettwiler
LOCATION: 428 Calle Alto (Lot 3 of Tract 2529)
ACTION: The Committee approved the plans as submitted, indicating that the design was a good plan for the hillside lot.

Adjournment to April 10, 2007, 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.