

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – April 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: Christy Withers and Mike Menath**

**Staff Present: Susan DeCarli, Darren Nash**

**Applicants and other present: Ken Nagahara, Ken Munde**

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**FILE #:** Code Amendment 07-002  
**APPLICATION:** Revise transient occupancy definition.  
**APPLICANT:** City Initiated  
**LOCATION:** City Wide  
**DISCUSSION:** Staff provided background information on why the City has initiated a code amendment to define Transient Occupancy uses and to provide regulations for Vacation Rentals. The TOT ordinance amendment is proposed to clarify the occupancy time limitations, which defines the difference between residential uses and transient uses. Additionally, staff explained the implications of not regulating vacation rentals and how this use could impact residential neighborhoods (i.e. parking, noise, trash, removal of housing stock, etc.) Staff also explained concurrent amendments to the Airport Land Use Plan that will affect transient uses by also providing consistency in regulations.

Ken Munde, resident, requested the DRC consider longer-term transient occupancies for RV parks.

**ACTION:** DRC recommended this Code Amendment be forwarded to the Planning Commission for the second meeting in May, as presented.

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**FILE #:** Site Plan 07-007  
**APPLICATION:** Request to install street furniture & fencing.  
**APPLICANT:** Timmy T's  
**LOCATION:** 625 12<sup>th</sup> Street  
**ACTION:** The Committee approved the furniture & fencing plan as submitted. Any of the other items such as the wine barrels may need to be removed in order to keep the 4-foot clearance on the sidewalk.

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**FILE #:** Sign Plan  
**APPLICATION:** Request to install new signage  
**APPLICANT:** North County Hearing Aid  
**LOCATION:** 735 Pine St.  
**ACTION:** The Committee denied the signs and requested that the applicant come back with designs that better fit the residential character of the building.

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**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)

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ACTION: The Committee denied the revised plan, since it did not meet the intent of the Conditions for the Tract which require lower stories to step down the hill.

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FILE #: B 07-0004  
APPLICATION: Review plans for single family house on hillside lot.  
APPLICANT: Alan Kroeger  
LOCATION: 725 Red Cloud (Lot 6)  
DISCUSSION: Ken Nagahara presented the revised site plan and architectural elevations.  
ACTION: The Committee approved the revised submittal since the lower stories of the building were expanded along with the decks to step down the hill.

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FILE #: Sign Plan  
APPLICATION: Install new monument sign for Maplewood Estates.  
APPLICANT: Jim Guthrie  
LOCATION: Southwest corner of Pacific Ave. & Maple Street  
ACTION: The Sign was approved as submitted.

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FILE #: CUP 07-002  
APPLICATION: Install new cellular facility in existing building.  
APPLICANT: ClearWire  
LOCATION: 1111 Riverside Ave. (Cool Hand Lukes)  
ACTION: Since this project would be an example of a camouflaged facility, the DRC recommended that the Planning Commission approve the CUP.

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Adjournment to April 23, 2007, at 3:30 PM

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:00 PM Monday – April 23, 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 and Mike Menath**

**Staff Present: Darren Nash, Susan DeCarli, John Falkenstien**

**Applicants and other present: Councilman Nemeth, representatives for the Regency Center (representative list in project file)**

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**FILE #:** PD 06-025 & CUP 06-013  
**APPLICATION:** 290,000 sf regional shopping center  
**APPLICANT:** Regency Centers  
**LOCATION:** North of Hwy 46 East, West of Golden Hill Road, South of Dallons Drive.  
**DISCUSSION:** Staff presented a brief introduction to the project and the applicant and representatives. The applicant representatives provided a detailed presentation of the site design, architecture, traffic issues, drainage, and landscape plan. The DRC noted concerns related to: the design of the project as it relates to the site being an important gateway and an opportunity to design a special project at this location, the need for 4-sided architecture, the “sea of parking”, site design including orientation of the buildings with fast food restaurants along the freeway and strip mall appearance of the building footprints, and awkward site circulation. The DRC also noted concern with the proposed size and height of the monument sign. Other concerns include the need for more parking lot landscaping, pedestrian connections, variation in building rooflines, and to propose a project that goes beyond “typical” site planning and architecture.  
**ACTION:** The DRC recommended the applicants revise the site plan to reduce the amount of parking visible from the highway, increase pedestrian linkages and landscaping, cluster the restaurants more toward the entrance area, move mid-major and shop footprints so that the project does not present a strip mall appearance, and increase architectural details of all buildings. The DRC requested modifications be made to the project and for the applicant to bring the project back to the DRC before moving forward to Planning Commission.

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**FILE #:** B06-00607 & B 06-00608  
**APPLICATION:** Review construction plans for the construction of multiple industrial/manufacturing buildings for substantial compliance with PD 06-010.  
**APPLICANT:** JRW Group  
**LOCATION:** Lot 12, Tract 2269, Wisteria Ln. (Golden Hill Industrial)  
**ACTION:** The Committee made the findings that the proposed building plans are in substantial compliance with the original Planning Commission approved plans. Staff needs to review revised parking lot plan.

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FILE #: PR 05-0378  
APPLICATION: Request to subdivide existing duplex  
APPLICANT: Dan Conner  
LOCATION: 519/521 3<sup>rd</sup> Street  
ACTION: The Committee recommended that the Commission approve the parcel map.

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FILE #: Sign Plan  
APPLICATION: Request to install new signage  
APPLICANT: Ambitions Salon  
LOCATION: 2626 Spring St.  
ACTION: The committee approved the sign as submitted with a requirement that the phone number be removed, and any other signage on site go through the sign permit process.

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FILE #: Sign Plan  
APPLICATION: Request to install new signage  
APPLICANT: Coastal Crop Care  
LOCATION: 2203 Wisteria Ln.  
ACTION: The Committee denied the sign, requesting that the sign shape be revised to compliment the building as well as the sign colors.

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FILE #: Sign Plan  
APPLICATION: Replace existing monument sign with new monument sign  
APPLICANT: LPL Financial Services  
LOCATION: 565 8<sup>th</sup> Street  
Action: The Committee approved the monument sign as submitted.

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FILE #: Sign Plan  
APPLICATION: Request to install new signage  
APPLICANT: North County Hearing Aid  
LOCATION: 735 Pine St.  
ACTION: No action was taken, revised plans have not yet been submitted.

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Adjournment to April 24, 2007, at 7:30 PM