

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – April 30, 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, Margaret Holstine, and Mike Menath

Staff Present: Darren Nash

Applicants and other present: Gary Nemeth, Christy Gabler, Dave Espinosa, Bill Hawk, Bruce Frasier, Ed Gallagher

FILE#: PD 03-018
APPLICATION: Revised Elevations for 40 unit Senior Housing Project
APPLICANT: Paso Robles Nonprofit Housing Corp.
LOCATION: 801 – 28th Street
DISCUSSION: Ed Gallagher presented the proposed changes to the elevations.
ACTION: The Committee approved the changes to the elevations as proposed.

FILE #: PD 07-006
APPLICATION: Request to construct 17,000 square foot addition to existing facility.
APPLICANT: Emeritus Assisted Living / North Coast Engineering
LOCATION: 725 Creston Road
DISCUSSION: Christy Gabler along with Dave Espinosa presented the site plan, landscape plan, and architectural elevations for the proposed expansion of the existing facility.
The issue of parking was discussed. The expansion would be constructed in an area of an existing parking lot. The applicant's are not proposing to construct any additional parking. It was discussed that a majority of the existing parking is not used as a result of the low trip generation of the project.
ACTION: The Committee recommended that the Planning Commission approve the project as presented and also was in favor of the parking reduction. The parking issue will need to be further discussed at the Planning Commission level.

FILE #: GPA , Rezone 06-004, PD 06-024, CUP 06-011 & PR 06-0272
APPLICATION: Request to change General Plan and Zoning from R1, (half-acre lot size) to R3/RMF-12, and construct a 125 unit Residential Care Facility
APPLICANT: Jon Basila/North Coast Engineering
LOCATION: 2450 Golden Hill Rd.
DISCUSSION: (Christy Withers stepped down for this item due to proximity of the project to her property) Bruce Frasier along with Bill Hawk and Christy Gabler presented the project. There was discussion regarding the proposed General Plan Amendment and Rezone, as well as discussion on the proposed project. The Applicant's presented the site plans, architectural elevations, colors/materials and project landscaping.

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ACTION: No action was taken, the Committee was in support of the project, but asked the applicants to address trash pick up for the duplex units, provide for decorative garage doors,.

FILE #: Code Amendment 07-001 & 07-003
APPLICATION: Request to amend Zoning Code to allow cellular facilities in various zoning districts.
APPLICANT: Ridge Communications/Sprint Wireless
LOCATION: Citywide
DISCUSSION: Staff gave an overview of the proposed code amendment.
ACTION: No action was taken, the discussion of the code amendment will commence at the Planning Commission meeting on May 8, 2007.

Adjournment to May 7, 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

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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?

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Staff Present: Darren Nash

Applicants and other present: Chris Chitty, James Glass, Nelson Bernal

FILE #: Awning Plan
APPLICATION: Request to install new awning
APPLICANT: Shoreline Awning
LOCATION: 1220 Park
ACTION: The Committee approved the awning as submitted.

FILE #: Sign Plan
APPLICATION: New wall mounted sign
APPLICANT: Good Nite Mattress / Chris Chitty
LOCATION: 1301 Riverside Ave.
DISCUSSION: Chris Chitty presented the sign plans.
ACTION: The Committee approved the wall mounted sign as submitted. The Committee also acknowledged the re-face of the existing non-conforming monument sign.

FILE #: Sign Plan
APPLICATION: Replace existing Mid State Bank Signs with new Rabobank signs.
APPLICANT: Bradley Signs
LOCATION: 705 Golden Hill Road
ACTION: The Committee approved the sign plans as submitted with a request that the background of the parking lot directional sign (Sign C) be purple rather than white.

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: Nelson Bernal along with James Glass presented the plans for the rear elevation of the building which had previously been denied by the Committee, since it was not consistent with the condition for the Tract which requires lower floors to step down the hill.
ACTION: By the end of the meeting, the applicant's revised their plans to enclose a portion of the lower deck. This change along with the existing upper floor cantilever, and the decks provided enough variation in the rear elevation, that the DRC was comfortable with the plans meeting the intent of the condition to break up the wall plane.

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