

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 14, 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, Mike Menath, Margaret Holstine

Staff Present: Darren Nash

Applicants and other present: Mark Whip, Ray Peloso, Tim Woodle, Gary Nemeth

FILE #: PD 05-008
APPLICATION: Request to construct 14,000 sf office building.
APPLICANT: Arciero/ Pults & Associates
LOCATION: 1344 Oak Street
DISCUSSION: Tim Woodle presented the site plans and elevations for the revised building. The building is 14,725 square feet as opposed to the previous 55,000 square foot version.
ACTION: The Committee recommended that the Planning Commission approve the PD, since it would appear to address the traffic, parking and massing issues that were concerns with original building.

FILE #: B 07-0100
APPLICATION: Review plans for single family home on hillside lot.
APPLICANT: Jim Guthrie
LOCATION: 309 Maplewood Ct.
ACTION: The Committee approved the site plans and elevations for this lot.

FILE #: Plot Plan Review
APPLICATION: Interpretation of side yard setback in relation to proposed addition of SFR.
APPLICANT: Walt Beck
LOCATION: 946 St. Ann Drive
DISCUSSION: The applicant is requesting to add a single story addition to the existing single story house. The addition would require a 5-foot setback to the interior side yard. A portion of the house on the other side is within in 5-feet as well. Because of the width of the lot being larger than 65-feet, the zoning code would require at least one side to be 10-feet. Many of the homes on the block have 5-foot setbacks.
ACTION: Based on the 5-foot setback request being consistent with other homes on the block, and based on the side yard measurement of the house on either side, at the point of the addition would still have at least 15-feet, the Committee approved the addition having a 5-foot side yard setback..

FILE #: Sign Plan
APPLICATION: Review wall mounted, multi-tenant sign.
APPLICANT: Bill Ridino
LOCATION: 1400 Railroad Street
ACTION: The wall mounted sign was approved as submitted.

Adjournment to May 18, 2007, at 7:00 am

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 21, 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, and Mike Menath

Staff Present: Darren Nash, Susan DeCarli, Ed Gallagher

Applicants and other present: Gary Nemeth, Nick Gilman, Scott Smaby, Dick Cressey

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 applicant's representative presented the revised site plan and elevations to the DRC. Staff noted that a few technical details were still forthcoming regarding landscaping, parking dimensions, etc. Overall, the DRC was supportive of the redesign and indicated that the elevations would fit in well in the surrounding area on Paso Robles Street.
ACTION: The DRC recommended approval of this project to the Planning Commission.

FILE#: Plot Plan
APPLICATION: Review plans for shooting range structure to be placed in existing parking lot.
APPLICANT: Weatherby
LOCATION: 1605 Commerce Way
DISCUSSION: Scott Smaby and Dick Cressey presented the site plan, photos, elevations and colors and materials of the proposed shooting structure. The structure is for private use by Weatherby to test the guns manufactured in the facility. The facility would be located within the existing parking lot, along the southern property boundary.
ACTION: The Committee approved the structure along with the requirement to put new vinyl slats in the existing chainlink fencing, landscape the existing interior and exterior planters (including the removal of the existing eucalyptus tree).

FILE#: PD 03-018
APPLICATION: Review revised exterior colors.
APPLICANT: Paso Robles Nonprofit Housing Corp. / Oak Park Senior Housing
LOCATION: 801 – 28th Street
ACTION: The Committee approved the revised colors as submitted.

FILE #: Sign Plan
APPLICATION: Request to install new wall mounted sign.

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APPLICANT: Coastal Crop Care
LOCATION: 2203 Wisteria
ACTION: The Committee approved the sign plan as submitted.

FILE #: Sign Plan
APPLICATION: Install new projecting sign for Subway.
APPLICANT: John Walker
LOCATION: 1210 Park Street (Mastagni – Acorn Bldg.)
ACTION: The Committee approved the sandblasted non-illuminated projection sign as submitted.

FILE #: Sign Plan
APPLICATION: Replace existing “EB Games” sign with new “Game Stop” sign.
APPLICANT: John Walker
LOCATION: 94 Niblick Rd.
ACTION: The Committee approved the sign plan as submitted.

FILE #: Sign Plan
APPLICATION: Replace existing “Quiznos” sign with new “Quiznos” sign.
APPLICANT: John Walker
LOCATION: 747 Spring Street
ACTION: The Committee approved the replacement sign with a request to scale down the sign to better fit the existing wall scale.

FILE #: Sign Plan
APPLICATION: Install new wall mounted signs and a monument sign for Marriot Courtyard.
APPLICANT: John Walker
LOCATION: 120 South Vine St.
ACTION: The Committee approved the signs as submitted, but requested that the monument sign be revised to incorporate an architectural base that constructed of corresponding materials of the hotel building.

FILE #: Plot Plan
APPLICATION: Review request to construct new car port over existing parking area.
APPLICANT: Austin Payne
LOCATION: 19 Hillcrest Drive.
DISCUSSION: Staff presented the plot plan for a new carport over the existing parking area. The carport will not be able to meet the 20-foot front setback to Hillcrest Dr. There are is another carport next door that has a non-conforming front setback. The applicant may be requesting a variance, but wants to get some feedback from the DRC prior to going forward with a variance.
ACTION: No action was taken; the DRC members will drive by the neighborhood to review the property. This issue will come back to a future DRC meeting when the applicant can be available to present.

Adjournment to May 22, 2007, at 7:30 PM