

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – June 4, 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, Christy Withers, Mike Menath

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Steve Soenke, Tim Woodle, Alan Little, Steve Babcock, Robert Rosales, Bob Wilcox, Chris Bouche

FILE #: PD 04-025, Tract 2696 & Tract 2697
APPLICATION: Paso De Vino, 146- unit condominium complex
APPLICANT: Alan Little
LOCATION: Experimental Station Road
DISCUSSION: Steve Babcock, representative for Alan Little, applicant noted the following:

Site Plan modifications

- New color schemes
- More trash enclosures
- Moved tot lot
- Reduced street width to increase setbacks 5 – 7 ft. with a couple streets 24 ft. wide
- Added landscaping between carports
- Added eaves
- Noted project includes 4 architectural plans

DRC Comments:

- Suggested common open space areas be more visible from living spaces of homes/look out onto open space
 - Vary building setbacks along the streets
 - Mix housing types and add more architectural styles
 - Sidewalks and street trees, concern front landscape areas too small to allow for canopy trees
 - Cluster units to open up open space
 - Generally not satisfied with site layout, that it lacks creativity and quality pedestrian environment, and repeated buildings on all streets. Suggested the applicant redesign the project instead of making minor changes
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FILE#: Site Plan 07-008
APPLICATION: Request to construct a carport on the existing building
APPLICANT: Kuehl Nicolay
LOCATION: 1703 Spring Street
DISCUSSION: Steven Soenke, Architect for the project presented the site plan and architectural elevations for the carport. The carport would have a flat roof

and a stucco finish to match the other portions of the building adjacent to the carport.

ACTION: The Committee approved the addition of the carport as requested.

FILE#: Sign Plans
APPLICATION: Review sign program for Taco Bell
APPLICANT: Atlas Sign & Awning
LOCATION: 1107 24th Street
ACTION: The Committee approved the building awnings, signs and the monument sign.

FILE #: Sign Plan
APPLICATION: Request to construct three monument signs
APPLICANT: Vina Robles / South Paw Signs
LOCATION: 3700 Mill Road
DISCUSSION: Tim Woodle presented the three monument signs. They are requesting the signs be larger than the typical 6-foot tall, 32-square feet because of the site being larger than 20-acres. Section 21.19.070.C.2.b of the Sign Ordinance allows signs to be up to 12-feet high and 100 square feet in area.
ACTION: The Committee approved the signs as proposed.

FILE #: Sign Plan
APPLICATION: Review new wall mounted signs and monument sign
APPLICANT: Coast Hills Bank
LOCATION: 1402 Spring Street
ACTION: The Committee approved the wall mounted signs along with a new monument sign and flag pole.

FILE #: Sign Plan
APPLICATION: Review new wall mounted signs and monument sign
APPLICANT: Robobank
LOCATION: 845 Spring Street
ACTION: The Committee approved the change of the existing Mid State Bank signs to Rabobank as requested, except that the parking lot directional signs be revised to have a purple back ground with white letters. The DRC also did not approve the monument sign, they would like to see the sign incorporate design and materials to match the building.

Adjournment to June 11, 2007, at 3:30 PM

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Commissioners Present: Margaret Holstine, Christy Withers, Mike Menath

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Gary Nemeth, Tammy Seale, Cindy Lewis, John McCarthy, Warren Hamrick

FILE #: PD 05-020
APPLICATION: Request to construct 5 new commercial buildings.
APPLICANT: Jim Reed
LOCATION: South end of Paso Robles Street, east side of street at Hwy 101 off ramp.
DISCUSSION: Planning consultant Tammy Seale presented an overview of the proposed project, staff presented policy consistency findings, and the applicant's representative presented details of the project. It was noted that the buildings were designed with 4-sided architecture and parking is proposed at 1:500. Site circulation, parking, ingress/egress and landscaping were discussed as well as information regarding the wetlands alteration component of this project. The applicant indicated that they were working with the applicable resource agencies on restoration plans and permits. Staff also indicated that the city may wish to work with the applicant regarding the eastern portion of the property and consistency with the City's goals in the draft Salinas River Plan.
ACTION: The DRC supported the project design and recommended approval to the Planning Commission.

FILE#: Site Plan 07-011
APPLICATION: Remodel exterior elevations of existing building
APPLICANT: American Commercial Equities / Warren Hamrick
LOCATION: 1244 Park Street (Old Idler's Building)
DISCUSSION: Warren Hamrick presented the floor plans and architectural elevations for the building remodel. The project would include the use of the existing building including the basement and mezzanine area. Tenant improvements will be necessary depending on the user. At this time there is no request to expand the square footage of the building or add a second floor, although from the exterior the building will look like a 2-story building.
ACTION: The Committee approved the Site Plan as presented.

Development Review Committee Meeting Agenda of June 11, 2007, Page 2

FILE#: PR 07-0032
APPLICATION: Request to subdivide R2 lot into two parcels and request to demo existing rear house and build new house.
APPLICANT: Bill Baier
LOCATION: 402 9th Street (Southeast corner of 9th and Olive Street)
ACTION: This item was continued to the DRC meeting on June 18th.

FILE #: CUP 07-009
APPLICATION: Request to operate a Bed & Breakfast establishment
APPLICANT: Van Horn
LOCATION: 1521 Vine Street
DISCUSSION: Staff introduced the project, and the applicant's representative presented the details of the site and Use Permit. The DRC indicated support for the general use of the site as a Bed and Breakfast, however, they had concerns regarding the required parking. The applicant has proposed to locate 6 parking spaces in the rear of the site off the existing paved alley in two rows of 3 cars to be parked in tandem. The DRC noted logistical impracticalities of this parking arrangement, but did not support locating parking spaces in the front yard (with a new curb cut on Vine St.) or removing the rear garden area for parking. If the Commission were to approve this application it was noted that they would need to make specific special findings as to why it is acceptable in this location, as there is no precedence for the type of parking arrangement. Staff noted that an arborist report would be required if parking were proposed within the CRZ area of the oak tree.
ACTION: The DRC suggested moving this project forward to Planning Commission with no recommendation for approval or disapproval, and noting concerns regard parking, but supporting the proposed use.

FILE #: Sign Plan
APPLICATION: Request to install new wall/roof mounted signage
APPLICANT: Sunset North Carwash
LOCATION: 709 9th Street
ACTION: The Committee approved the two roof mounted signs. The signs are not illuminated and would not extend above the roof ridge line. The sign plans also include the removal of the existing non-conforming pole sign.

FILE #: Sign Plan
APPLICATION: Review new wall mounted sign.
APPLICANT: Industrial Specialties
LOCATION: 2103 Wisteria Lane, Unit 1
ACTION: The Committee approved the sign as submitted.

Adjournment to June 12, 2007, at 7:30 PM