

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – June 18, 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: Gary Nemeth, Tammy Seale, Bob Burgess, Jennifer Christensen, Ty Christensen, Steven King, Paul Loubet, Carol Florence, Dave Barnette, Lisa Monreal

FILE #: CUP 07-008
APPLICATION: Request to construct 30-foot pole sign
APPLICANT: Paso Robles Ford
LOCATION: 2401 Oakwood
DISCUSSION: Bob Burgess presented the plans for the proposed pole sign, along with photos of other existing pole signs in the neighborhood.
ACTION: The Committee reviewed the proposed plans with the findings from Section 21.19.040.H of the Sign Ordinance along with the Design Standards listed in Resolution 96-35 that specifically apply to pole sign in the Hwy 46-Golden Hill Road area, and based on the sign meeting the criteria and being similar to other highway oriented signs at the Highway 46 East / Golden Hill Road intersection, recommended that the Planning Commission approve the CUP.

FILE #: Sign Plan 07-013
APPLICATION: Construct new professional office building
APPLICANT: Jennifer & Ty Christensen
LOCATION: 1921 Spring Street
DISCUSSION: Steven King presented the site plan, architectural elevations, floor plans and color/material board to the DRC. The project would consist of a 1,600 square foot professional office with an approximate 1,400 square foot 2-bedroom residential apartment on the second floor.

The plans include the construction of an 8-space parking lot that will be accessed from the alley. While the 8-spaces would meet the requirement of the parking ordinance for the office uses (1 per 200sf) the applicants area requesting that the two spaces required for the residence be shared with the office parking. Section 21.22.130 of the Parking Ordinance would allow joint use parking between night time & day time users after review and approval by the Planning Commission.

The construction of the new building would necessitate the removal of the existing house. Since the house is in the City's Historic Inventory, the demolition request would have to be taken before the City Council.

ACTION: The Committee approved Site Plan 07-013, pending the Planning Commission approval of the joint use parking for two spaces and City Council approval of the demolition of the existing house.

FILE #: PD 06-013 & CUP 06-013
APPLICATION: Commercial Retail Shopping Center
APPLICANT: Regency Centers
LOCATION: North of Hwy 46 East, West of Golden Hill Road
DISCUSSION: Staff provided a historical background on the project and previous DRC comments/direction to the applicant.

Carol Florence (representative) provided an overview of issues and identified how the applicant has addressed issues raised previously. This includes; 4-sided architecture, drainage, increase landscaping, modified a couple pads along Hwy. 46, added pedestrian linkages and enhancements. She also differentiated how this project will not repeat some of the design features not favored at the Target center including better pedestrian linkages, locating plazas between buildings for usable outdoor areas, and in particular noted that all site work and landscaping will be done at one time so that trees and landscaping won't appear piecemeal. Additionally, it was noted that the applicant will install large trees, 15" - 24" box trees to assist in obtaining tree canopy for the parking lot sooner.

DRC members had questions regarding how this project addresses design direction in the draft Gateway Study, screening of mechanicals, how parapets and screening will be addressed, screening of loading areas, maintenance of the 30 ft. setback along the highway, straight roofline on backside of Major 1 (Lowe's), and that the tower sign is too tall. These issues were answered and addressed by staff and the applicant. Staff noted that major modifications to the site plan building locations were not incorporated for various reasons, which were explained by the applicant.

Commissioner Menath was generally concerned that the site layout was "not right" for this highway location.

ACTION: The majority of DRC recommended approval of this project to the Planning Commission. Commissioner Menath withheld (was neutral) on his recommendation.

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)
DISCUSSION: Staff presented the proposed parcel map requesting to subdivide the 9,000 square foot parcel so that the existing house oriented on 9th Street would

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be on proposed Parcel 1, and a new Parcel 2 would be created. A new house would be constructed on Parcel 2. The existing house located on proposed Parcel 2 would be removed.

Staff also presented the proposed site plan and architectural elevations for the proposed house that would be built on Parcel 2. The house was reviewed to the Westside Historic Guidelines.

ACTION: The Committee reviewed the tentative parcel map and recommended that the Planning Commission approve the subdivision. The Committee approved the site plan, elevations and colors & materials for the proposed house and made a finding that the proposed house does comply with the Westside Historic Guidelines. These approval are pending the issuance of a demolition permit for the existing house at the rear of the site.

FILE #: Sign Plan
APPLICATION: Review wall mounted signs.
APPLICANT: Paso Robles Children's Museum
LOCATION: 642 13th Street
ACTION: The signs were approved as submitted with a request that the words "Paso Robles" be removed from the sign, since the original "Paso Robles Fire Station" signage is to remain.

Adjournment to June 25, 2007, at 7:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 25, 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, Ed Steinbeck

Staff Present: Darren Nash, Ed Gallagher

Applicants and other present: Rick Jeffrey, Lauren Luker, Jeff Silva, Larry Werner, Dick Willhoit, Wes Willhoit, Tom Zehnder, Gary Nemeth

FILE #: PD 06-017 and Tract 2890
APPLICATION: 58 Residential Units for Seniors and 5,300 sq ft of commercial space
LOCATION: 3328 Spring Street (former Paso Robles Ford Site)
APPLICANT: Spring Street LLC (Rick Jeffrey), Larry Werner/Lauren Luker
DISCUSSION: Ed Gallagher and Lauren Luker presented the PD plans and explained the density bonus, the tentative tract map (condominium), street abandonment (10 feet of the 80 foot width of 34th Street), and the oak tree removal request.
ACTION: Recommend Planning Commission approval of applications

FILE #: PD 06-022 & Tract 2887
APPLICATION: Request to construct 53 small lot single family residential lots.
APPLICANT: Estrella Associates - Willhoit
LOCATION: 700 Experimental Station Road (Existing storage lot)
DISCUSSION: Dick Willhoit, Wes Willhoit and Tom Zhender, Architect, presented the proposed 53-unit single family residential project on the 4.3-acre site. The tentative tract map, model layout plan, overall project site plan and open space plan were discussed.

Most of the time spent at this DRC meeting was focused on the density of the project, the setbacks for the residential units, public/private open space and parking.

Density: It was indicated at the meeting by Staff that based on the square footage of the site and based on the R3 zoning, and RMF-12 Land Use designation, that the maximum number of units the project could have is 51. It was confirmed by the DRC and agreed upon by the applicant's that the project needed to lose two units.

Setbacks: the project site plans indicate that many of the units would have setbacks to the side property lines that would be less than 5-feet; some units would have a zero setback. Garage doors setbacks for some of the units would be less than 20-feet, which does not meet the zoning code in relation to providing enough room in front of the garage door to park a car. Additionally, there are various lots that do not meet the front and rear setbacks as well.

Parking: It was indicated by the applicant's that all of the units have two car garages except for 13 units which have a one car garage. The units that have two car garages are tandem garages. Since most of the setbacks for the houses that have a one-car garage do not meet the 20-foot setback requirement, there is not

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enough room to park a car in the driveway. That being said, the 13 units do not meet the requirement that all SFR, including condominiums have two covered parking spaces.

ACTION: No action was taken, this item is scheduled to come back to the DRC on July 2nd. It is anticipated that further discussion will take place regarding the issues listed above as well as further discussion on architecture and fencing.

Adjournment to June 26, 2007, at 7:30 PM