

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – July 2, 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, Ed Steinbeck

Staff Present: Darren Nash, Susan DeCarli

Applicants and other present: Gary Nemeth, Ken Munde, Doug McCurdy, Lisa Monreal/PMC consultant, Larry Werner, Bob Bryant, Nick Gilman, Mark Bryant, Tom Zehnder, Wes Willhoit, Vance Graham

File #: PD 07-007

Application: Construct a new outdoor plant nursery

Location: Spring Street between 2nd and 3rd Streets

Applicant: Hometown Nursery (Bob Bryant)

Representatives: Nick Gilman

Discussion: The DRC discussed the project's location at the entrance to the city and while the DRC indicated that the nursery is a welcomed use at the proposed site, there were discussions if there is the possibility for additional materials, such as red brick could be incorporated into the building and decorative fencing to match the materials of the Veteran's Memorial Bridge. Nick Gilman and Bob Bryant indicated that the concrete used in the retaining wall and fence pilasters were modeled after elements of the bridge, but they did not feel that addition of brick to the building would lend itself to the style of building they are trying to achieve.

Action: The DRC was in favor of the project and recommended that the Planning Commission approve the project, but indicated that the final building materials may be a point of discussion with the full Planning Commission. Design issues the Commission should focus in on include:

- Articulation in the Spring Street retaining wall & decorative fencing to allow for periodic planting between the wall and sidewalk;
- Inclusion of alternative building materials such as brick or other type of wainscot material;

File #: General Plan Amendment and Rezone 06-005

Application: Request to change designations from AG to Parks and Open Space

Location: North end of Golden Hill Road (just north of Erskine Industrial)

Applicant: Ken Munde

Discussion: Staff introduced the discussion noting that this item is being brought forward to the DRC to provide early education and input regarding the proposed amendments. Staff also provided background and history on the process for these amendments to date, including the referral process with the Airport Land Use Commission, amendments to the Airport Land Use Plan and City TOT ordinance. Staff discussed policy issues and noted

Development Review Committee Meeting Minutes of July 2, 2007, Page 2

issues that will need to be addressed when a development plan is considered in the future including: traffic, land use compatibility,

biological resources (oak trees, SJKF, vernal pools, etc.) The applicant and representatives provided a brief overview of the project they intend to submit should the amendments be approved. The applicants indicated they will be proposing a 600 space luxury RV park at this location. The applicants representative discussed potential economic benefits of the future project that he feels would be better than agricultural use of the site. The DRC inquired about traffic impacts, and the applicants representative suggested that the intended project will not produce a lot of traffic above what already occurs.

Action: No action was taken since this was an informational item only.

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: Tom Zehnder, Wes Willhoit and Vance Graham presented the revised plans which eliminated two of the homes to bring the total unit count down to 51. The applicant's indicated that the removal of the two units freed up some space for yard area and setbacks. Also changed in the plans was the change of four of the models that only had one car garage to a two-car version, which would provide 9-units with a one car garage.
ACTION: No action was taken, the DRC suggested that the project move forward to the Planning Commission. And requested that staff outline in the staff report to the Commission that the Committee does have concerns with setbacks, open-space, fencing, and architecture of the units.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 9, 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, Ed Steinbeck

Staff Present: Darren Nash

Applicants and other present: Gary Nemeth

FILE #: Fence Plan
APPLICATION: Request to 4-foot high chain-link fence on street side yard.
APPLICANT: Arlene Sheffield
LOCATION: 506 3rd Street (Southeast corner of 3rd St. and Vine Street)
DISCUSSION: Staff presented the request by Arlene Sheffield to replace the existing 3-foot tall wire fence with a 4-foot tall chain link fence along the Vine Street side yard. The existing 3-foot tall fence would remain on the front/ 3rd Street frontage.
ACTION: The Committee approved the chain link fence as requested.

File #: PD 07-008
Application: Construct a new 10,500 square foot industrial building in existing complex.
Location: South end of Vanderlip Court
Applicant: Ole & Paul Viborg
Representatives: Nick Gilman
Discussion: Staff presented the site plan and architectural elevations for the project.
Action: Given the location of the proposed project and that the building matches the other three buildings on the site, the DRC was OK with the project as presented. The DRC recommended that the Planning Commission approve the Development Plan.

File #: Site Plan 07-010
Application: Request to construct two new 2,300 square foot commercial buildings.
Location: 1518 and 1524 Spring Street
Applicant: Kelly Gearhart
Discussion: Staff presented the floor plans, architectural elevations and colors and materials for the two buildings. The building would be similar to the existing building that was recently built by Mr. Gearhart, adjacent to this site.
Action: The Committee was favorable with plans as submitted, but requested to see the site plans for the buildings to review the parking layout. Site Plan 07-010 will be continued to a future meeting, so that the site plans can be reviewed.

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