

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 16, 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 and Christy Withers

Staff Present: Darren Nash

Applicants and other present: Elaine Hollingsworth

FILE #: Sign Plan
APPLICATION: Request to install new sign faces in existing sign cabinet.
APPLICANT: Heritage Realty – Elaine Hollingsworth
LOCATION: 631 Spring Street
ACTION: The committee approved the sign with a requirement that the sign background be off-white. The applicants need to bring a sample of the off-white color into staff for review.

FILE #: Landscape Plans
APPLICATION: Review landscape plans for new industrial tract.
LOCATION: Tract 04-310, East of Golden Hill Road, North of Wallace Dr. (extension of Tractor Way).
APPLICANT: Colin Weyrick / Steve Caminiti
ACTION: Staff presented the proposed parkway landscaping plans to the DRC. The DRC approved the plans as submitted, with the Street Superintendent review the plans for compliance. The oak trees may need to be replaced with a better parkway tree.

Adjournment to July 23, 2007, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 23, 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 Christy Withers

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Gary Nemeth, Bill Isman, Scott Stokes, Curtis Mortenson

File #: PD 06-006 & Tract 2847
Application: Request to modify guest parking
Applicant: Curtis Mortenson
Location: East of Cary Street, South of Navajo Ave.
Action: The Committee approved changing the plan to allow for visitor parking on the private streets, rather than between the street and the buildings.

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
Action: The Committee approved the architectural elevations and colors and materials for the two new buildings. The site plans need to be reviewed by staff to ensure proper parking and trash enclosure placement.

File #: E06-0192 & 07-0003
Application: Review grading plans and Arch. Plans homes for two hillside lots.
Location: West of Locust, between 18th and 19th
Applicant: Canaday / Boushong /Ken Nagahara
Action: This item was postponed, since the appropriate information for the two lots was not submitted in time for the meeting.

Adjournment to July 24, 2007, at 7:30 PM

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:00 PM Monday – July 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.

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 Christy Withers

Staff Present: Darren Nash

Applicants and other present: Dino Putrino, Bob Fisher, Rudy & Joanie Wallat, Luo Nunno, Mike Nunno, Bob Tomaszewski

File #: CUP 07-012

Application: Request to install a new cellular mono pole within the existing sports fields at the Paso Robles High School.

Location: 801 Niblick Road

Applicant: Ridge Communications / PR Joint Unified School District.

Discussion: Dino Putrino on behalf of Ridge Communications presented the proposed mono-pole that would be located in the existing sports fields at the Paso Robles High School. An existing 65-foot light pole would be removed and replaced with a new 83-foot tall monopole that would contain lighting similar to the other lighting. The existing light poles at the high school vary in height from 75 to around 90-feet tall. There would be four locations for flush mount cellular antennas to be located on the pole beneath the sports lighting. The pole would be a tapered design which would be 24-inches at the base tapering down to around 18-inches.

Staff did remind the DRC of the code language of cellular facilities to be camouflaged and that they are not to be noticeable. The discussion before the Committee was if the proposed exposed antennas would be acceptable since they were being placed on a mono-pole that would blend in with sports lighting in a remote area such as the ball fields. Or, would the proposed not meet the intent of the ordinance.

Action: The Committee concluded that given the remoteness of the site and the fact that there are tall sports lights in the area of the proposed mono-pole that the exposed antennas appeared to be adequate and blend in with the other tall light poles. The equipment building was also discussed along with the fencing, both the building and the fencing are compatible with other buildings and fences in this area of the school. The Committee recommended that the CUP be approved by Planning Commission.

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File #: B 06-0461, 06-0459 & 06-0460
Application: Review final details for three new buildings for the Highlands project.
Location: 205, 209 & 211 Oak Hill Road (east of Old South River Road, south of Niblick Road.
Applicant: DeBeikes
Discussion: The DRC reviewed the building permit plans for 3 of the 4 buildings for determination of conformance with plan approved by the PC. The DRC did find that the permits were in substantial conformance with the approved plans. They requested staff follow up on ensuring fixtures such as backflow devices, etc. are screened from public view.
Action: DRC approved plans in substantial conformance with PC approval.

File #: B 07-0192
Application: Request for an addition to the existing house within the Westside Historic area.
Location: 1744 Vine Street
Applicant: Rudi and Joannie Wallat
Discussion: Bob Fisher presented the proposed remodel, which would include revisions to all exterior elevations and complete reconstruction of the roof.
Action: The DRC reviewed the plans which included design, materials and colors that comply with the original design of the house.

File #: B 07-0012 & 07-010
Application: Review building plans for two 50,000 square foot buildings for compliance with the Planning Commission approval of PD 01-030.
Applicant: Nunno, LLC
Location: 3500 Dry Creek Road
Discussion: Bob Tomaszewski along with Mike and Lou Nunno presented the building plans including colors and materials and landscape plans.
Action: The Committee approved the building plans making findings of substantial compliance with PD 01-030.

File #: Sign Plan
Application: Request to install new faces in existing monument sign.
Applicant: Dave Sterns – Card Room
Location: 1124 Black Oak Drive
Action: The Committee approved option 2 for the replacement sign. The DRC requested that the sign back ground be green or tan to match the building and that the metal sign cabinet be painted green to match the building roof.

Adjournment to August 6, 2007, at 3:30 PM