

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – September 17, 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, Tom Flynn and Christy Withers

Staff Present: Darren Nash, Ed Gallagher, Susan DeCarli

Applicants and other present: Gary Nemeth, Tricia Knight, Warren Hamrick, Scott Smabie, John McCarthy,

File #: CUP 07-007
Application: Request to install cellular/wi-fi antenna panels on existing sports light pole.
Location: 801 Niblick Road (Paso Robles High School)
Applicant: Clearwire
Staff: Darren Nash
Discussion: Tricia Knight presented the plans proposing to install three antenna panels on an existing sports lighting pole within the sports fields at the High School.
Action: Based on the proposed facility only having 3 panel antennas and being located on an existing sports light pole the Committee recommended that the Planning Commission approve the request.

File #: CUP 07-014
Application: Request to install cellular facility consisting of a mono-pine tree.
Location: 1249 Creston Road (Dr. Ogden Chiropractic office)
Applicant: Clearwire
Staff: Darren Nash
Action: No action was taken, this CUP has been withdrawn since the existing office is non-conforming and intensifying the use is not permitted. Additionally, the office use would not be considered quasi-public.

File #: CUP 07-006
Application: Request to install cellular facility on existing building.
Location: 1635 Commerce Way
Applicant: Clearwire
Staff: Darren Nash
Discussion: Tricia Knight presented the plans that proposed the cellular facility to be located within the existing building. The antennas would be incorporated into the existing walls.
Action: The Committee recommended that the Planning Commission approve the project.

File #: Tract 2571 - Landscape Plan
Application: Review final landscape plans for tract.
Location: Caballo Road, west of Vine Street, in the vicinity of 36th Street
Applicant: Warren Hamrick
Staff: Darren Nash
Discussion: Warren Hamrick presented the final landscape plans for the Tract.
Action: The Committee requested that the applicant provide the landscaping, decorative paving and decorative pilasters as approved by the Planning Commission with the tract. The Landscape plans were approved as submitted.

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File #: PD 02-018 - Landscape Plan
Application: Review final landscape plans for project.
Location: 801 28th Street
Applicant: Oak Park Senior Housing
Staff: Ed Gallagher
Discussion: Scott Smabie along with Ed Gallagher presented the final landscaping plan, including a flag pole and the monument sign structure. The sign copy will need to come back to Staff for final approval.
Action: The Committee approved the final landscaping plan along with the monument sign structure as proposed.

File #: CUP 07-009
Application: Review revised parking plan for B&B
Location: 1521 Vine Street
Applicant: Van Horn
Staff: Susan DeCarli
Discussion: John McCarthy presented the revised parking plan for the project.
Action: The Committee did not make a recommendation, but did agree that the issue should be forwarded to the full Planning Commission for review.

File #: B 06-0434
Application: Request to revise roof design for proposed duplex
Location: 834 & 836 20th Street
Applicant: Tom Erskine
Staff: Darren Nash
Discussion: Tom Erskine presented the approved building plans for the proposed duplex. The plans indicate removing the existing flat roof and installing a truss/gable roof. After determining the costs to install the new roof structure, Mr. Erskine has decided to not install the new roof and to keep the duplex as is. The modifications to the garages and common wall would still be completed. The construction of the third unit at the west end of the duplex, on the alley would also be constructed.
Action: Although the Committee was in favor of keeping the roof since it would add architectural character to the existing duplex, since the duplex exists the revised roof is not required and therefore can be omitted. The DRC did request that the applicant still provide some porch details over the entry doors as originally shown on the plans. The applicant can work with staff and the building dept. for the details on the porch features.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 24, 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.

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Derrick Lavoie, Shaun Beecham

File #: Site Plan 07-014
Application: Request to construct a two-story home on hillside lot.
Location: 729 Red Cloud (Tract 2593)
Applicant: Derrick Lavoie
Discussion: Derrick Lavoie presented the site plans and architectural elevations for the proposed hillside house.
Action: The Committee approved the plans as submitted, making findings that it complied with conditions of approval for Tract 2593 in relation to the house “stepping down the hill”.

File #: Sign Plans
Application: Request to install new wall mounted sign.
Location: 840 11th Street
Applicant: Wine Country Quilting
Discussion: Shaun from Southpaw Signs presented the proposed wall mounted sign for the quilt business. Shaun also showed a front elevation of the building which indicated sign placement for additional building users.
Action: The Committee was open to the wall mounted signage, but requested that the applicant come back with other options such as projecting signs. With the style of the building and the amount of existing ornamentation, the DRC would like to see other options.

File #: Sign Plans
Application: Request to install additional wall mounted signage.
Location: 709 9th Street
Applicant: Sunset North Carwash
Action: The Committee denied the proposed wall mounted signage proposed to be located on the existing self-serve car wash building located at the front of the lot adjacent to Spring Street. The denial was based on the scale and character of the proposed signage not fitting with the building. The Committee recommended that a monument sign near the corner of the site adjacent to Spring Street would be more appropriate. The monument sign would need to have an architectural base and design that was appropriate for Spring Street and have landscaping around the base.

File #: Sign Plan
Application: Request to install new wall mounted sign
Location: 1636 Spring Street
Applicant: Martin Enciso
Action: The Committee denied the proposed wall mounted sign based on the sign not being located in an appropriate location for the building and not being designed with colors/materials that complemented the building. The sign also showed a phone number, which is not allowed. The DRC suggested that a monument sign may be more appropriate for this location.

File #: Plot Plan Review
Application: Request to construct an addition on existing house.
Location: 100 Piedmont Place
Applicant: Danley/Nelson Bernal
Discussion: The applicant is requesting that the addition be allowed to have a 9-foot interior side yard setback rather than 10-feet. A portion of the existing house is already 9-feet which is non-conforming. The request is to continue the non-conforming setback but not encroaching anymore than 9-feet.
Action: Based on Section 21.20.350 of the Zoning Code which gives the DRC the ability to allow the continuation of a non-conforming setback, as long as the setback does not intensify the nonconformity, the DRC approved the setback request.

File #: Final Landscape & Sign Review
Application: Review final landscaping plan. Review signage plans.
Location: 3450 Riverside Ave.
Applicant: Tom Dorsey
Discussion: The applicant is requesting to not install landscaping along the Highway 101 frontage of the site, since the recent landscaping within the right of way would meet the intent for screening the backside of the site/building.
Action: The Committee will discuss the matter at the next DRC meeting, they wanted additional time to drive by the site and visually access the situation. The Committee approved the wall mounted signage as proposed.

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