

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 1, 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: Darren Nash

Applicants and other present: Shaun Beecham, Mitch Culver,

File #: Sign Plans
Application: Request to install new wall mounted sign.
Location: 840 11th Street
Applicant: Wine Country Quilting
Discussion: Continuing the discussion from the September 24th DRC meeting, Shaun from Southpaw signs presented the proposed plans for wall mounted signs along with some samples of dimensional type signage. Shaun discussed the possibility of projection signs on the building.
Action: The Committee approved the original request for the use of wall mounted signs for all signs on the building in the indicated areas. Guidelines were approved that include the use of non-illuminated dimensional signs. There was discussion of the use of projection signs rather than wall-mounted, but the wall mounted was preferred based on being more visible and complimenting the existing architectural elements of the building.

File #: Site Plan 07-015
Application: Request to construct last phase of existing master plan (CUP 87-011), consisting of the construction of one 11,250 square foot building and one 5,000 square foot building for industrial/warehousing.
Location: 4212 Cloud Way
Applicant: Mitch Culver
Discussion: Mitch Culver presented the site plans, architectural elevations for the proposed buildings. This project would complete the last phase of the master development plan (CUP 87-011). The buildings would be metal industrial type buildings that would match the colors, materials and architecture of the existing phase II buildings.
Staff discussed the need to set the building back approximately 25-feet to match the existing Cloud Way landscape setback, as well as the need to install a trellis feature on the building. Staff also had concern with the lack of landscaping within the parking area and the area along side of the parking lot proposed to be base material. Mitch explained that the based area is for future leach fields that may need to be installed and that the driveways and parking areas would be paved per City Ordinance.
Action: The Committee approved the project as submitted, with a condition that in the future when sewer is provided for the project that the based area in this phase of the project would need to be improved with landscaping. The DRC was OK with the parking lot landscaping as submitted, since there would be planters between the building and the parking areas. The DRC did require the 25-foot landscape setback along with the requirement to construct a trellis at the front of the building.

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File #: PD 06-014
Application: Request to construct 5-unit apartment complex.
Location: 3441 Spring Street
Applicant: Sorrentino
Action: No action was taken, the applicant was not ready to present the project.

File #: Site Plan 07-018
Application: Request to construct 3 apartment units
Location: 1902 Pine Street (vacant lot just south of 1910 Pine St.)
Applicant: Sorrentino
Discussion: Nelson Benal, Justin Sorrentino & James Glass presented the site plans, architectural elevations and colors/materials for the proposed three units. The main topic of discussion was the parking design and the private/common open space.
Action: In order to make the common open space function better with the orientation of the three units, it was determined that if Unit 1 (front unit) could be flipped so that the private area for the unit could be on the north side of the building, which would allow for the area between unit 1 and the duplex (units 2 & 3) to be common space.
Action: The Committee approved the three units, with the final details to go back to staff for review.

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 have to plant landscaping along the eastern side of the building (between the building and the freeway fence). Since the Caltrans landscape project is underway and numerous trees and shrubs have been planted on the freeway side of the fence, the applicant is requesting that additional landscaping is not necessary.
Action: The Committee prior to the meeting had a chance to go out and drive the freeway frontage of the project. The Committee concluded that based on the existing mature trees and with the newly planted Caltrans planting, that the freeway front would be adequately landscaped, and since there is no outdoor storage proposed with this project that no additional landscaping is necessary. There is a requirement that this area of the site be kept in a neat and clean manner.

The wall mounted signs for the building were approved as submitted.

File #: Sign Plans
Application: Request to install new monument sign.
Location: 6305 Buena Vista
Applicant: Paso Robles Wine Services
Action: The Committee approved the multi-tenant monument sign as submitted.

File #: Sign Plans
Application: Request to install new monument sign.
Location: 1111 Vine Street
Applicant: Douglas Moore
Action: The Committee approved the monument sign as submitted. Staff will need to insure that the proposed materials match the existing building.

File #: Sign Plans
Application: Request to install new wall mounted sign.
Location: 102 South Niblick
Applicant: Paso Robles Wine Services
Action: The Committee approved the exchange of the existing sign as submitted.

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

Planning Related Appeal Process

Decisions or determinations by the City's staff, Development Review Committee (DRC) or Planning Commission can be appealed by any interested person (applicant, neighbor, public official, or other interested party). The appeal process is described by Chapter 21.23.A of the City's Municipal Code, and is summarized as follows:

- a. An appeal of a staff determination or interpretation will be heard by the Planning Commission. There is no charge to the appealing party.
- b. The DRC is a subcommittee of the Planning Commission. Their role is to review design details as outlined in Chapter 21.23 B of the Municipal Code. Any decision, determination or recommendation of the DRC may be appealed to the full Planning Commission. There is no charge to the appealing party. In the absence of an appeal to the City Council, the Planning Commission is the final authority on Lot Line Adjustments, Parcel and Subdivision Maps, Conditional Use Permits, Planned Developments, design details and Zoning Code interpretations. Decisions and determinations by the Planning Commission are appeal able to the City Council. Appeals to the City Council require a \$200

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fee deposit as adopted by City Council Resolution No. 03-66 toward covering the City's processing costs, including required public notice(s).

When must an appeal be filed?

An appeal must be filed within fifteen (15) calendar days of the decision. Upon receipt of an appeal, the matter will be scheduled for consideration before the appeal body as soon as feasible. Appeal applications can be obtained from the City's website at www.prcity.com, anyone in the Community Development Department or by calling (805) 237-3970.

What is the effect of filing an appeal?

If an appeal is filed, the body considering the appeal will consider the request as if it were a new application. Opportunities will be provided for all interested parties to speak and/or provide evidence to support approval or denial of the appeal.

There is no penalty for filing an appeal. The City cannot and will not penalize anyone for filing an appeal. Each application for a land use or other entitlement is handled on a "first-come-first- served" basis. (The City keeps a "log" of applications filed, and any of the public is welcome to confirm the order of processing for each application.)

How Can I Get More Information on Appeals?

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DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 8, 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: Warren Hamerick

File #: PD 06-014
Application: Request to construct 5-unit apartment complex.
Location: 3441 Spring Street
Applicant: Sorrentino
Action: The applicant's requested that the item be postponed to the next DRC meeting.

File #: B 05-0560
Application: Request to construct water feature and two arbors.
Location: 500 South River Road
Applicant: Kennedy Club Fitness
Discussion: Warren Hamerick presented conceptual drawing and site plan for the proposed waterfall feature, that would be located near the entrance stairs and front parking lot. The feature would be located in the front setback area, adjacent to South River Road. Also presented were plans for two shade structures that would be located over the entry sidewalk to the main entrance to the facility. Signage was also discussed, which included signage constructed within the rock features of the water fall, a wall mounted sign incorporated into the planter wall at the entrance stairs and a wall mounted "K" on the building tower element. The signage on the waterfall rock would be considered a monument sign and be limited to 32 square feet.
Action: The Committee approved the water feature, the two trellis structures, and the proposed signage as presented.

File #: Sign Plans
Application: Review replacement of existing signage with new signage
Location: 190 Niblick
Applicant: Woodland Chevron/Rob Tachovsky
Action: The Committee approved the canopy replacement signage as presented, and directed staff to work with the applicant for the other replacement signage for the facility. The Committee requested that staff work with the owner to bring any illegal temporary signage into conformance.

File #: Sign Plans
Application: Request to install new wall mounted sign.
Location: 92 Niblick Road (Woodland Plaza)
Applicant: J. Walker Signs / AT&T
Action: The Committee approved the new wall mounted sign as submitted.

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File #: Sign Plans
Application: Request to install existing signage with new sign faces.
Location: 2725 Black Oak Dr.
Applicant: Carl's Jr./Sign Works
Action: The Committee approved the replacement signage as submitted.

File #: Site Plan 07-016
Application: Request to construct new shade structure on side of building adjacent to the alley.
Location: 1401 Park Street
Applicant: Cliff Branch
Discussion: Staff presented the shade structure, which included the site plan, architectural elevations, including the colors and materials.
Action: The Committee approved the structure as presented. The Committee requested that staff research whether additional parking would be necessary with the added seating area.

File #: B 06-0614
Application: Request minor changes to plans for single family house.
Location: 1930 Vine Street
Applicant: Ryan Adams
Action: The Committee approve the changes which consist of changing the front elevation design to have a typical gable consistent with the garage and entry porch, rather than a California style hip. The Committee also approved the removal of the fire place chimney.

The Committee unanimously agreed to add the following item:

File #: B 07-0149
Application: Review construction drawing for substantial compliance with PD 06-016.
Location: Corner of Linne and Fontana
Applicant: NCI Affiliates
Action: The Committee reviewed the site plans, architectural elevations, fencing and landscaping with the conceptual plans approved by the Planning Commission. Also requested by the applicant was to replace the proposed wrought iron fencing at the rear of the site to black coated chain link fencing.
Action: The Committee concluded that the construction drawings are in substantial compliance with the PD 06-016. The Committee requested that staff further review plans to insure that roof equipment is screened and that the backflow device is also screened.

Adjournment to October 9, 2007, at 7:30 PM

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