

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 14, 2008

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 Hodgkin, Ed Steinbeck, Tom Flynn

Staff Present: Mat Fawcett, Darren Nash

Applicants and other present: Tobey Osgood

File #: B07-0481
Application: Pad grading for a new single family house.
Location: 734 Renate Way
Applicant: Andy & Michelle Brown
Action: The Committee found that the site plan meet section 21.16E.140(B) findings that state the pad grading for the single family house does not create adverse visual impacts when viewed from public streets or other vantage points open to the public and the lot is 1 acre or larger, therefore the committee approved the site plan.

File #: B 07-0420 / CUP 07-004
Application: Review final plans building plans for cell site.
Location: Paso Robles Golf Course – 1600 Country Club Dr.
Applicant: Sprint / Omni Design Group
Action: The Committee approved the proposed plans, making the necessary findings that the plans comply with the conditions of approval for CUP 07-004.

File #: B 07-0399
Application: Review plans for roof equipment screen.
Location: 1221 Park Street
Applicant: Yanagi Sushi
Action: No action was taken, the Committee requested that the item be postponed to allow additional time to visit the site and review the situation.

File #: PR 05-0282
Application: Request to subdivide 1 acre lot into two half acre lots.
Location: 706 Pino Way
Applicant: Stein / Dan Stewart
Discussion: Staff presented the proposed parcel map along with a conceptual house foot print.
Action: The Committee had some concerns with the slope of the property and wanted to insure that future builders conformed with the grading ordinance, to insure proper hillside development techniques. Staff indicated that specific conditions of approval requiring constructive notice to future property owners would be provided. The Committee suggested that the parcel map go forward to the Commission for discussion and action.

File #: PR 05-0417
Application: Request to R2 lot into two parcels.
Location: 807 Vine Street (NWC of Vine & 8th St.)
Applicant: Reneau/EMK
Discussion: Staff along with Tobey Osgood (EMK) presented the proposed map along with conceptual site plans and elevations for a house on the newly created parcel 2.
Action: The Committee recommended that the project go forward to the Planning Commission.

File #: Sign Plan
Application: Request to install new monument sign.
Location: 535 Creston Road
Applicant: Grace Baptist Church
Discussion: The internally illuminated monument sign is a replacement of a previous sign that was damaged.
Action: The Committee approved the sign with the conditions that the sign not be over 6-feet in height including the base.

Adjournment to January 22, 2008, at 7:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM **Tuesday** – January 22, 2008

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 Hodgkin, Ed Steinbeck, Margaret Holstine

Staff Present: Mat Fawcett, Darren Nash

Applicants and other present: Steve Rarig, Dennis Bradshaw, Wayne Stewart, Brett Campbell

File #: PD 07-012
Application: Request to construct new 26,000 square foot warehouse building for existing manufacturing business.
Location: 3115 Propeller Drive
Applicant: Lubrizol
Discussion: Steve Rarig presented the site plan, elevations, landscape plan and color board for the proposed building.
Action: The Committee discussed that the proposed architecture and materials for the building appeared to be consistent with other industrial/aviation buildings within and around the Airport.

File #: PD 07-016
Application: Request to construct new two-story commercial building on vacant lot.
Location: 1321 Spring Street
Applicant: Dennis Bradshaw
Discussion: Wayne Stewart along with Brett Campbell and Dennis Bradshaw presented the site plan, architectural drawings and colors of the proposed building.

Staff indicated and showed the original plans that were submitted and indicated that the applicant's revised the plans as suggested by Staff to incorporate some design elements that are recommended in the Downtown Design Guidelines.
Action: The Committee were in favor of the revised plans and recommended that the project be approved by the Planning Commission. The DRC did request that the applicant provide more specific color and materials board for review at the Commission hearing.

File #: B 07-0399
Application: Review plans for roof equipment screen.
Location: 1221 Park Street
Applicant: Yanagi Sushi
Action: The Committee approved the screen plan as submitted, with a requirement that the screen be extended across the entire length of the rear wall (adjacent to the parking lot).

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File #: PD 07-006
Application: Review architectural plans for substantial compliance. Revised plans request to construct one-story building rather than two, as originally approved.
Location: 1919 Creston Road
Applicant: Peter Givas on behalf of Creston Village
Action: The DRC made the finding that the one story project would be in substantial compliance with PD 07-006. They requested that staff work with the applicant to make sure that the site planning for the project did not change significantly.

File #: Sign Plan
Application: Request to install two wall mounted signs on new building
Location: 2630 Danley Court
Applicant: Cal Coast Irrigation
Action: The sign was approved as submitted.

Adjournment to January 22, 2008, at 07:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 28, 2008

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 Hodgkin, Ed Steinbeck

Staff Present: Darren Nash, Susan DeCarli

Applicants and other present: Gary Nemeth, Elisha Stanard, Anthony (Lowe's), John McCarthy, Tim Foley, Doug Mondo

File #: PD 06-012
Application: Review final architectural details and site/landscape plans
Location: Union Road, across from Barney Schwartz Park
Applicant: Fox Hollow Tennis Club / Kim Walker
Discussion: John McCarthy along with Tim Foley presented the final site plan, grading plan, architectural elevations and site details (benches, tables, bollard...etc.).
Action: The Committee made the findings that the materials and plans complied with the plans approved by the Commission for PD 06-012. It was suggested that other permeable concrete type materials be researched for use in the parking lot areas if possible.

File #: Tract 2772
Application: Review final parkway landscape plans and sign program
Location: Airport Road Business Park, southwest corner of Airport & Dry Creek
Applicant: Mondo/McCarthy
Discussion: John McCarthy and Doug Mondo presented the plans for the entry walls/signage, median/bio-swale landscaping and standard monument sign plans for the business park.
Action: The Committee approved the plans as submitted.

File #: Landscape Plans
Application: Review entry improvement plan.
Location: Tract 2529, Caballo Road (near Vine Street & 36th Street)
Applicant: Warren Hamerick
Action: The Committee approved the plan for the entry landscaping, paving, gate/pilasters. The DRC requested that staff review the larger scale plans for the pavers materials and the pilaster materials. If they do not appear to comply with the original plans and comments from the previous DRC meetings, Staff can bring them back to the DRC for further discussion.

File #: PD 93-010 Amendment
Application: Request to amend existing development plan to allow for three new warehouse buildings.
Location: 4251 Dry Creek Road
Applicant: Warbirds Museum/Gary Corripo
Action: The Committee recommended that the Commission approve the amendment with conditions that other architectural amenities such as trellis features, paint and trim and parking lot landscaping be consistent with existing buildings.

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File #: PD 06-023

Application: Review construction drawings for Lowe's building.

Location: North of Highway 46 East, west of Golden Hill Road.

Applicant: Lowe's

Discussion: Staff provided an overview of approved Conditions of Approval specifically applicable to that require DRC approval, including use of building materials, screening of rooftop mechanicals, etc. and other issues to discuss including the materials for garden center screening. Elisha (architect representing Lowe's) described and discussed the materials and exhibits brought in for consideration for use in tilt up construction. She discussed manufacturing process and other technical details of how the materials would be used in the revised (more detailed) elevations. Cement materials include cultured stone, faux board & batten, stucco, and base materials to simulate split face block. The DRC members discussed where these simulated materials would be placed on the building, and generally all DRC members supported the revised elevations and materials. Elisha further discussed that the garden center would include screening with 3 materials: black tube steel, metal mesh and cloth mesh. The DRC supported garden center enclosure materials. The architect noted that the roof mechanicals would be screened by the parapet, but that if in review of the building permit, it was not to staff satisfaction, that this issue would be brought back to DRC. Additionally, they proposed a revised, less reflective corrugated and standing seam shed roof materials.

Action: The DRC unanimously approved the revised elevations and materials.

Adjournment to February 4, 2008, at 03:30 PM