

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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

Staff Present: Darren Nash, Mathew Fawcett, Susan DeCarli

Applicants and other present: Larry Werner, Doug McCurdy, Ken Munde, Christy Gabler

File #: PD 08-001, CUP 08-001 et al
Application: Rezone, General Plan Amendment, Development Plan & CUP to establish 380 space RV resort.
Location: North end of Golden Hill Road
Applicant: Paso 160 – McCurdy/Munde, North Coast Engineering
Discussion: Larry Werner gave an overview of the project, including a discussion on the request for the GPA & Rezone to Parks and Open Space. Also discussed was the intent to limit the future land uses on Parcel 3. The project's architectural plans, including site plans, elevations of the buildings, grading plans were discussed. There was some time spent on review the project views and impacts on the Circle B homes along Golden Hill Road. The site oak tree plans were reviewed, including a general overview of the oak trees proposed for removal.
Action: No action was taken; the project is currently going through the environmental review process. Staff concluded the meeting by outlining some of the issues that will need to be addressed in the staff report and environmental review, which include but are not limited to: oak trees, grading, traffic, timing of road improvements and traffic impacts. Field trips will be scheduled in the future to provide an opportunity for the Commission and Council to tour the site.

File #: Sign
Application: Review plans to replace existing sign faces with new faces for Bank of America.
Location: 1511 Spring Street
Applicant: Coast Sign, Inc.
Action: The DRC did not want to see a complete band around on the building elevations facing Spring Street or 15th Street which was proposed to be internally illuminated. They suggested having the letters and logo centered and internally illuminated without the red band. As for the monument sign, they also suggested just to have the letters illuminate and not the red background. The DRC will review the re-submittal.

File #: Sign
Application: Request to install new wall mounted signs.
Location: 210 Oak Creek Road
Applicant: Willow Creek Clothing
Action: The signs were approved as submitted.

Adjournment to the DRC meeting on July 21, 2008 at 3:30

DEVELOPMENT REVIEW COMMITTEE MINUTES
3:30 PM Monday – July 21, 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.

Attendees: Ed Steinbeck, Margaret Holstine, Mathew Fawcett, Gary Nemeth, Larry Gabriel, Brian Beckham, Tim Woodle, Ray Peloso, Susan DeCarli

File #: PD 08-009
Application: Construct new 2-story building
Location: 608 12th Street
Applicant: Susan Robitaille/Newlin Hastings/Larry Gabriel
Discussion: The applicant's representative provided an overview of the project. DRC discussed floor plan and elevations, and relationship of the building to the sidewalk and adjacent buildings. Applicant indicated there would be at least 8 ft. of sidewalk between outdoor eating area and curb. The DRC was concerned that the façade was a little busy, and that the cement wainscoting details did not fit in with the downtown and that it should be all the same level (standard wainscot level).
Action: The DRC continued this until the next meeting on 7/28/08 so that the applicant could provide alternative materials for the wainscoting and elevation showing it all the same level. DRC also wants to ensure that Mainstreet has reviewed the plans prior to DRC action.

File #: SP 08-010 & PD 03-016 Amendment
Application: 30 unit addition to existing La Quinta hotel.
Location: 2615 Buena Vista Dr.
Applicant: Pults & Associates / Arciero & Sons. Inc.
Action: DRC recommended approval to the Planning Commission. No issues of concern were discussed.

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 625 12th Street
Applicant: Chris Anderson / Mission Pizza
Discussion: The DRC had questions regarding the materials and specific colors proposed for the sign. Also, wanted to check on use of "PPK" on sign since those letters are used in association with another pizza restaurant.
Action: Continued until next meeting so that applicants may attend to answer questions.

File #: Sign Plan
Application: Request to reface existing pole mounted sign.
Location: 532 24th Street
Applicant: Gary Pederson
Discussion: The DRC did not support the proposed resurface design. The DRC requested staff work with the applicant to modify the sign so that it appears more professionally designed and of higher quality. Requested the sign structure be renovated too as it appears dilapidated. Also requested staff research if this sign structure is still permitted.
Action: DRC continued the sign application to have staff work with the applicant on a re-submittal to address code compliance issues.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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: Ron Johnson & Ed Steinbeck

Staff Present: Darren Nash, Mathew Fawcett, Susan DeCarli

Applicants and other present: Larry Gabriel, Bryan Beckham, Norma Moye

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 625 12th Street
Applicant: Chris Anderson / Mission Pizza
Action: The DRC requested that the sign company provide a computer generated plan that clearly showed the details of the sign.

File #: PD 08-009
Application: Construct new 2-story building
Location: 608 12th Street
Applicant: Susan Robitaille/Newlin Hastings/Larry Gabriel
Discussion: Larry Gabriel along with Bryan Beckham presented the project, including the site plan, elevations and color/material boards. There was general discussion on the architecture of the building in relation to the character of this area of the City. Norma Moye brought up some questions related to trash pick-up and sidewalk fencing.
Action: The Committee was generally in favor of the project and recommended that the Planning Commission approve the project.

File #: PD 06-025
Application: Request to install new wall mounted sign.
Location: Regency Shopping Center
Applicant: Bed Bath & Beyond
Action: The DRC reviewed and approved the final site plan and elevations for Major 2, Bed Bath and Beyond.

File #: Site Plan 08-006
Application: Review final colors
Location: **Combine Street – Lots, 15, 16, 17, 27 & 28**
Applicant: Paso Vintage Oaks, LLP, Chamblin-Landis / Larry Gabriel
Action: No action was taken, the DRC requested additional information.

File #: Plot Plan
Application: Request to permit a four foot front yard fence.
Location: 1609 Via Rosa
Applicant: Keith Libby
Action: The DRC approved the request as submitted.

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File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 2107 Wisteria Ln.
Applicant: AKC Services / Carrier
Action: The DRC approved the request as submitted.

File #: Site Plan 08-011
Application: Tandem parking request with conversion of an existing workshop into a second residential unit on an existing R2 lot.
Location: 435 Vine Street
Applicant: Darren Nash
Action: The DRC approve the site plan as proposed and recommend that the Planning Commission approve the tandem parking space.
