

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – August 18, 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, Margaret Holstine, Steinbeck**

**Staff Present: Mat Fawcett, Darren Nash**

**Applicants and others present: None**

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File #: A-Frame  
Application: Request for an A-Frame sign.  
Location: 2801 Spring Street  
Applicant: Randy Freeman / Auto Limits Auto Repair.  
Action: The DRC approved the sign as submitted.

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File #: B08-0142  
Application: Review screening structure for clean air separator and associated apparatus.  
Location: 1201 Ysabel Ave.  
Applicant: Arco  
Action: The DRC approved the apparatus with the condition that the enclosure be stuccoed to match the building.

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File #: Plot Plan  
Application: Request to install a four foot tall front yard fence.  
Location: 1739 Oak Street  
Applicant: Paul Lamas  
Action: The DRC approved the fence as submitted.

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File #: Sign (re-submittal)  
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 approved the resubmitted signs as proposed.

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Adjournment to August 18, 2008, at 4:00 pm

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – August 25, 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, Margaret Holstine, Ron Johnson**

**Staff Present: Mat Fawcett, Susan DeCarli, Ron Whisenand**

**Applicants and others present: Norma Moye, Larry Gabriel, Anne Laddon**

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**File #:** PD 08-005  
**Application:** Review plans to construct an approximate 18,000 square foot art studio.  
**Location:** 1130 Pine Street  
**Applicant:** Anne Laddon / Larry Gabriel  
**Action:** Ms. Laddon provided an overview of the project, proposed uses and process to date. She indicated this project would be constructed and operated by a non-profit organization. The project is designed to be a focal point of the park in downtown. The project is proposed to be 3 stories, incorporate the existing first floor façade with historic period detailing, and only minor alterations to windows and openings, in addition of change of building colors. The rear elevation incorporates two roll up doors for ease of deliveries for large items. A trash enclosure is proposed to be located at the rear within the structure. The interior would include an open gallery area up to the 3<sup>rd</sup> floor with 20 open studios for artists. A sculpture garden is proposed on the upper floors open to the park. Building colors are proposed to use darker brownish/grey tones. The DRC recommended approval of the design as proposed with final awning colors to be approved by the DRC after the building is completed and painted so that the DRC would have a better understanding of how the awning colors would compliment the building colors. The applicant would also submit a final lighting plan for approval by the DRC.

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**File #:** Sign  
**Application:** Request for a building mounted sign.  
**Location:** Unit 2103 Wisteria Lane  
**Applicant:** Veris Candles  
**Action:** The DRC approved the sign as submitted.

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Adjournment to August 25, 2008, at 4:30 pm

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – September 8, 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, Margaret Holstine, Ed Steinbeck**

**Staff Present: Mat Fawcett, Susan DeCarli, Darren Nash**

**Applicants and others present: Denise Hibberd**

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File #: PD 08-008  
Application: Review roof line and screening of double check valve.  
Location: 410 Sherwood Road  
Applicant: Michael Camp  
Action: The DRC approved the revised roof line design and screening method for the valve.

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File #: Site Plan  
Application: Review a request for installation of a four foot tall front yard fence.  
Location: 524 7<sup>th</sup> Street  
Applicant: Denise Hibberd  
Action: The Committee approved the placement of the 4-foot “dog-eared” redwood fence along the sidewalk on the street side yard (Vine Street side) as proposed.

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File #: PR 07-0301  
Application: Request to subdivide 7.1 acre parcel into two parcels.  
Location: Dry Creek Road, west of Airport Road.  
Applicant: Dry Creek Partners, LLC  
Action: The Committee recommended that the Commission approve the parcel map.

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Adjournment to September 15, 2008, at 03:30 PM

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – September 15, 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, Margaret Holstine, Ed Steinbeck

**Staff Present:** Mat Fawcett, Darren Nash

**Applicants and others present:** Dick Cressi, Mike Nunno

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File #: Sign Program  
Application: Review of proposed sign program for manufacturing/industrial center.  
Location: 3500 Dry Creek Road  
Applicant: Mike Nunno  
Action: The DRC approved plans as submitted.

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File#: Plot Plan  
Application: Request to change the requirement to install slats in existing chain link fence to the use of “tennis court” fabric for screening. Also request to eliminate the requirement to install landscaping within the interior planter areas as previously required by the DRC.  
Location: 1605 Commerce Way  
Action: The Committee approved omitting the requirement to screen the existing fence, but did request that the new gate and portion of the fence along the front of the new structure be black coated chain link. The Committee required the first 10-feet of the interior planter to be landscaped, and then the rest could be finished with crushed-rock.

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File #: Sign Plan  
Application: New wall mounted sign.  
Location: 205 Oak Hill Road  
Applicant: Cider Creek Bakery  
Action: DRC approved sign as submitted.

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## DEVELOPMENT REVIEW COMMITTEE AGENDA

**3:30 PM Monday – September 29, 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, Margaret Holstine, Ed Steinbeck**

**Staff Present: Mat Fawcett, Susan DeCarli, Ed Gallagher**

**Applicants and others present: Carol Hatley and Dennis Cox (Housing Authority of SLO), Scott Stokes (Above grade engineering), Ed C. (owner/builder), Linda Jankay (owner), Warren Hamrick**

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File #: PD 08-010  
Application: Review of proposed 84 low income family housing.  
Location: Cary Street and South River Road  
Applicant: Conner LLC  
Action: The DRC listen to the presentation made by Scott Stokes where he described the site design, density, and incentives. The DRC discussed the rent structures, noise between units, traffic, view sheds, shade, and architecture. Overall the DRC liked the project and recommended approval to the planning commission.

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File #: TPM PR 08-0098  
Application: Proposed subdivision of an approximate 7,008 square foot lot into two.  
Location: North east corner of 3<sup>rd</sup> and Vine Street.  
Applicant: Keith Belmont  
Action: The DRC approved the tentative map as submitted.

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File #: Tract 2529  
Application: Review request to eliminate decorative paving at the entry to the private street.  
Location: Caballo Road (off of Vine St. & 36<sup>th</sup> Street)  
Applicant: Warren Hamrick  
Action: The item was continued. The DRC wanted to see some samples of what could be done if the asphalt was painted.

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**The DRC unanimously agreed to add the following items:**

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File #: B08-0206  
Application: Request for a shorter driveway width.  
Location: 532 24<sup>th</sup> Street  
Applicant: NRB Drafting  
Action: The DRC approved the driveway to be a minimum of 12 feet not including the accessibility path.

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File #: Sign  
Application: Request to install a monument sign  
Location: 2230 Spring Street  
Applicant: Kenton Insurance  
Action: After review of the site plan, the DRC approved the sign.

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Adjournment to September 29, 2008, at 4:45 PM