

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 17, 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: None

File #: Site Plan 08-016
Application: Review plans to develop 8 single family residential lots for substantial compliance with PD 04-021.
Location: Oak Grove Court (off of Navajo, just south of Red Cloud)
Applicant: Steve Nino, Nelson Bernal & Tim Roberts
Discussion: Staff presented the proposed grading plans and plot plans for the 8 lots.
Action: The Committee approved the preliminary grading plans for the 8 lots.

File #: PD 08-003 / CUP 08-003
Application: A request to develop 8.2 acres into a RV/mini storage site.
Location: Beacon Road, APN: 025-442-020, -005
Applicant: James Miller / Kirk Consulting
Discussion: Mandi Pickens and Michael Gregg presented the proposed site plan, elevations and colors / materials for the proposed project.
Action: The Committee recommended that the Planning Commission approve the project with a request that the roof color be changed from blue to a color that corresponded better with the main building colors.

File #: Sign
Application: A-Frame
Location: 705 6th Street
Applicant: The Pet Dept.
Action: The Committee approved the sign as submitted.

File #: Antenna Plan
Application: Review request to install an additional wireless communication antenna on to an existing light pole for substantial compliance with existing CUP 07-007.
Location: 801 Niblick Road (Paso Robles High School)
Applicant: Metro PCS
Action: The Committee approved the plan, making a finding that the project was substantially compliant with CUP 07-007.

The Committee unanimously agreed to review the following items:

File #: _____
Application: Request to install a porte-cochere and additional parking lot area.
Location: Spring Street
Applicant: Paso Robles Inn
Action: The Committee approved the plan as submitted.

File #: _____ Sign Plan
Application: Request to install new wall mounted signs.
Location: _____ Golden Hill Road
Applicant: Lowes
Action: The Committee approved the sign plans as submitted without the background.

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – November 24, 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

Applicants and others present: Craig Gleason

File #: Sign
Application: Review proposed signs for Bank of America.
Location: 1204 Spring Street
Applicant: Signtech Electrical Advertising
Action: The DRC conditionally approved the sign. The conditions included changing all the building mounted signage to individual channel letters and altering the monument sign to a max height of six feet, the base is to match the colors and materials of the building, and only allowing the letters and logo to illuminate.

File #: Sign
Application: Review proposed Cider Creek Bakery sign.
Location: 205 Oak Hill Road
Applicant: Cider Creek Bakery
Action: The DRC approved the sign as submitted.

File #: Sign
Application: A-Frame
Location: 1314 Spring Street
Applicant: Keller Williams Realty
Action: The DRC approved the sign as submitted.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 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, Ed Steinbeck

Staff Present: Susan DeCarli

Applicants and others present: None

File #:	Discussion item.
Application:	Tentative development tour.
Location:	City wide
Applicant:	City of Paso Robles
Action:	The Commissioners reviewed a tentative list of development projects to tour and critique for site and architectural design criteria compliance. They provided feedback on what to review and suggested breaking up the tour into 3 different tour dates to allow adequate time to go through the sites. Staff was directed to return with a revised tour for three dates, and the DRC would at that time schedule when to conduct the tours.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 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, Treatch

Staff Present: Darren Nash

Applicants and others present: Gary Nemeth

File #: SP 08-019
Application: Review of outdoor storage in conjunction with existing on site businesses.
Location: 3230 Riverside Ave.
Applicant: Newlin Hastings
Discussion: The subject area has been an unapproved storage area for several years. The issue is being brought up at this time in conjunction with a building permit (tenant improvement) for a winery in the building that proposes to store bins and equipment in the parking lot area. Currently Advance Powder Coating is using the area for the manufacturing and the storage of wood crates. The zoning code allows outdoor storage as accessory to an on-site business if the fencing and screening requirements can be complied with. The site has already been fenced with tan vinyl slats and a landscape plan has been submitted to show how the dirt areas between the fence and Riverside Ave would be landscaped. There is existing mature landscaping along the northern boundary, near the recycling center as well as along the eastern boundary adjacent to Highway 101.
Action: The DRC approved the landscaping and screening plan making the findings that the outdoor storage area would meet the requirements of the zoning code, with a requirement that (1) the materials and equipment within the yard area can not be stacked higher than the fence unless it is at the rear 50-percent of the outdoor yard area, (2) the parking spaces will need to be reviewed by the Building Dept for any handicap space requirements; (3) the additional parking spaces be striped as shown on the plan submitted by Newlin Hastings, taking in consideration any changes required by the Building Dept. Additionally, the DRC would also like staff to see if the landscaping in the front planter areas can be increased so that there is no bare dirt between the fence and the street (area may not be under the control of the property owner, may be public right of way).

File #: B08-0308
Application: A proposal to install a clean air separator.
Location: 1244 24th Street
Applicant: Tesoro South Coast Co. LLC
Action: The Committee approved the plans as submitted. No screening was required, since the air separator will be located behind the building and not visible from the public street. There is also existing landscaping and in a location that is not very visible from the neighboring businesses.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 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: Margaret Holstine, Christy Hodgkin, Chuck Trench

Staff Present: Matt Fawcett, Susan DeCarli

Applicants and other present: None

File #: SP 08-020
Application: Review plan for mechanical screen for roof equipment for La Conchita Market.
Location: 532 24th Street (Southwest corner of Oak & 24th St.)
Applicant: Gary Pederson
Action: The Committee approved the screen plan as submitted.

File #: Discussion item.
Application: Tentative development tour.
Location: City wide
Applicant: City of Paso Robles
Action: No action was taken; further discussion on this issue will take place in the future.

The Committee unanimously agreed to add the following item:

File #: Awning Plan
Application: Request to revise canvas awning color
Location: 801 12th Street
Applicant: Paul Norton
Action: The Committee approved the beige color over the burgundy color. The DRC also discussed painting the address numbers '801' beige to match the awnings rather than burgundy.
