

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 12, 2009

**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.

**DRC Members Present:** Chuck Treach, Margaret Holstine

**Staff Present:** Susan DeCarli

**Applicants and others present:** Gary Nemeth, Steve Gregory, John McCarthy, Frank Clayton, Brett Butterfield, and Shaun Beauchamp

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**File #:** TPM PR 07-0003  
**Application:** Request to subdivide a 5.48 commercial lot into a 3 acre parcel and a 2.48 acre parcel.  
**Location:** Southwest corner of Tractor and Combine Streets.  
**Applicant:** Henry and Leslie Heer  
**Discussion:** John McCarthy presented an overview of the proposed lot split. Discussion included determining existing utilities and infrastructure present, and timing of requiring extension of water and sewer lines, and installation of sidewalks. The previous subdivision which included this property only installed curb and gutter. It was felt by the DRC that it would be acceptable to require installation of sidewalk when either of the properties developed in the future. Timing of extending utility lines seemed unnecessary until development was proposed, and that it would be appropriate to condition and bond for installation. The DRC will defer to recommendation of the City Engineer.

Mr. McCarthy also described the existing and planned drainage for the lots. The map includes a drainage easement proposed across lot 1 in favor of lot 2. An existing depression on lot 1 serves as an overflow detention area for a property located to the south of the site. There are no storm drains in the vicinity. The proposal for this lot split is to expand the retention basin to be sized to accommodate drainage from the two new parcels, lots 1 and 2. While this can be included on this map the ultimate onsite design of drainage will be incorporated as appropriate when development is proposed for the lots.

The existing lot (area of new lot 2) has an existing outdoor storage area located on it. This storage area is not in compliance with the Zoning Code for screening and other standards. However, the DRC concurred with staff's determination that the existing storage area can be determined to be a legally established, non-conforming situation. Should either lot be proposed to intensify uses, the storage area would need to come into compliance with Code. It was suggested that the lot split be conditioned to this effect.

Development Review Committee Meeting Agenda of January 12, 2009, Page 2

Action: The DRC recommended approval of this lot split subject to conditions noted above.

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File #: Sign Plans  
Application: Request to install new wall mounted signs.  
Location: 1421 Spring Street  
Applicant: Lori Twissleman  
Discussion: The DRC supported the proposed blade and wall signs. There was a little discussion that the wall sign might be a little small in scale compared to the wall it is proposed on.  
Action: The DRC approved the wall and blade signs as proposed.

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File #: PD 08-011  
Application: Request for a permit for pre-grading, which would include importing 62,000 cubic yards of dirt to an approximate 3-acre site.  
Location: Northeast corner of Highway 46 East and Paso Robles Blvd.  
Applicant: Frank Clayton  
Discussion: Staff presented an overview of the proposed pre-grading plan. The DRC clarified with the applicant that the fill was proposed to result in approximately 15 feet of fill across the site, and that it would be about 12 to 15 feet below the upper 1 acre area. The applicant responded to DRC questions that the site would only use “clean” fill, and that after completing of each phase of fill that the soil would be compacted in compliance with their engineers specifications.  
  
The DRC asked why the applicant is proposing a pre-grading project. The applicant noted that it would allow the site to be in a ready condition more conducive for commercial development consistent with the zoning of the property in the future. Mr. Butterfield noted that he is interested in expanding his water park business to provide a more inclusive development on Mr. Clayton’s property to accommodate a miniature golf course, gocart track, restaurant/grill, parking area and swinging bridge across the Huer Huero Creek. Other discussion noted desirability to have an under Caltrans bridge connection to properties located south of Highway 46.  
Action: The DRC recommended approval of the pre-grading, per City Engineers recommendations.

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File #: Sign  
Application: Request to install three building mounted signs.  
Location: 1441 Spring  
Applicant: Mo Elsayed  
Discussion: Staff provided a brief overview of the sign program (which does not include a monument/gas price sign), and the applicants representative, Shaun

Development Review Committee Meeting Agenda of January 12, 2009, Page 3

Beauchamp provided more detailed information. The DRC confirmed staffs determination that the proposed sign area is consistent with the Zoning Code, sign standards. Mr. Beauchamp discussed the multi-layered effect of the market sign, use of colors, neon and how the sign is intended to fit in with a pedestrian oriented downtown and will stand out against the neutral (beige) color of the building wall. He also provide descriptive information on the proposed carwash signs.

Action: The DRC approved the sign program, and noted that the monument sign will be reviewed under a separate permit.

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