

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 2, 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: Gary Nemeth, Margaret Holstine, Chuck Trench, Steve Gregory

Staff Present: Darren Nash

Applicants and others present: Tom Taylor, Randal Moos, Fred Strong

File #: Sign Plan
Application: Re-face Existing Pole Sign
Location: 1124 Black Oak Drive
Applicant: Central Coast Casino – Tom Taylor
Discussion: Tom Taylor presented the proposed sign plan of the pole sign and the monument sign faces. The sign copy would have a white background with blue lettering. It was recommended by staff that a darker color than white be used on the background so it would not be so bright, since the sign is internally illuminated. Mr. Taylor brought with him a gray colored sample that he was proposing for the background color as an alternative to the white.
Action: The Committee still had concern with the brightness of the background, and was not sure if the gray color would correspond with the blue lettering proposed. The DRC came up with two options, either “opaque” the background of the sign, so that only the letters and logo light up at night, or come back to the DRC with a new sign plan that showed the gray background.

File #: Re-submittal Sign
Application: Proposed building mounted sign.
Location: 1317 Park Street
Applicant: Ortman Family Vineyards
Action: The Committee approved the revised sign plan as submitted.

File #: TUP 09-001
Application: Request to locate a temporary modular building for additional office space in association with an existing business.
Location: 419 15th Street
Applicant: Gallant Group, Ltd. / Randal Moos
Action: After much discussion, the DRC made the determination that the proposed modular office would not be compatible with the neighborhood. Other concerns were parking, CUP revision, architecture and handicap accessibility.

File #: Sign
Application: Proposed building and pedestrian signage.
Location: 800 Pine Street

Applicant: The Wine Wrangler
Action: The DRC approved the sign, with a condition that the sign background needed to match the colors of the existing sign background.

File #: Sign
Application: Proposed building mounted sign.
Location: 187 Niblick Road
Applicant: CVS Pharmacy
Action: The sign plans were approved as submitted.

Adjournment to March 9, 2009, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 9, 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: Gary Nemeth, Margaret Holstine, Chuck Treatch, Steve Gregory

Staff Present: Darren Nash

Applicants and others present: Tom Taylor, Thomas Domingos, Sharie Domingos

File #: Sign Plan
Application: Re-face Existing Pole Sign – review revised colors per DRC suggestions.
Location: 1124 Black Oak Drive
Applicant: Central Coast Casino – Tom Taylor
Action: Tom Taylor brought a revised plan provided by the Sign Place with a darker blue background with light blue letters. The monument sign was also re-proportioned as requested by the DRC. The DRC approved the signs as revised.

File #: B09-0021
Application: Request to construct a detached accessory building and maintain an existing non-conforming setback.
Location: 327 13th Street
Applicant: Thomas Domingos
Discussion: Tom and Sharie Domingos presented their plans for a new approximate 1200 square foot detached garage. The garage would be located at the rear of the lot and accessed from the alley, as well as from 13th Street. Since the garage is over 50-percent of the square footage of the primary residence (which is approx. 1,300) square feet, the Zoning Code requires a Conditional Use Permit. Mr. Domingos is also requesting that the garage be approximately 2-feet from the rear property line, since there is an existing shed and recent electrical panel currently at the 2- foot setback line. The Code requires a minimum 5-foot setback for a detached garage to an alley. The Code does give the DRC the ability to allow an extension of the non-conforming setback as long as it does not increase the non-conforming setback, and as long as it keeps with the neighborhood compatibility. Staff has concern with the request to extend the non-conforming setback, since the applicant is proposing to remove the existing shed and build the new garage. This would not be a minor addition. Staff was also looking for the DRC’s review of the proposed corrugated metal siding.
Action: No action was taken, the DRC concluded that the issue of the setback would need to be discussed with the full Commission when the CUP went forward. The DRC was in favor of the corrugated metal, the majority of the building would not be scene from 13th Street. The 13th Street elevation would be hardi-plank to match the existing house.

Adjournment to March 10, 2009, at 7:30pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 16, 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: Gary Nemeth, Margaret Holstine, Chuck Treach, Steve Gregory

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: Jim Burke, Larry Gabriel, Chris Hoskins, Bob Fonarow, Bob Fisher, Matt Andros

File #: PD 05-016 Compliance (pre-app review)
Application: Review proposed site planning and architectural plans for substantial compliance with PD 05-016.
Location: Dry Cree Road, west of Airport (Airport Business Park)
Applicant: Larry Gabriel / Chris Hoskins
Discussion: Larry Gabriel along with Chris Hoskins presented a conceptual site plan, architectural elevations for a winery related uses on lots 1-10 within the Airport Business Park.
Action: The Committee was favorable of the proposed architecture and materials, but concluded that the proposed architectural style would not be consistent with the Design Guidelines approved with PD 05-016. The project as presented would need to go back to the Planning Commission for an amendment to the PD.

File #: CUP 09-003
Application: Request to locate a donation drop off facility.
Location: 825 Riverside, Suite 11
Applicant: Goodwill Industries – Jim Burke
Action: No action was taken; the Committee recommended that the Planning Commission approve the CUP request. The Committee does have concern with after hours drop off of items in the outdoor areas and wanted staff to include conditions of approval in the CUP that would help prevent/enforce this issue.

File #: A-frame sign
Application: Request for new sign.
Location: 935 Riverside, Suite 8b
Applicant: Health Inspirations- Tricia Williams
Action: The Committee approved the sign as submitted.

File #: B 09-0049
Application: Request to revise existing store front with new window/doors.
Location: 725 13th Street
Applicant: Gilson/Weist
Action: The Committee approved the door plans as presented.

The DRC unanimously agreed to add the following item:

File #: SP 09-002
Application: Request to phase project and find substantial compliance with PD 05-017.
Location: 4285 Second Wind Way
Applicant: Matt Andros / Bob Fisher
Discussion: Bob Fisher along with Matt Andros presented the site plan, elevation and landscaping plans for the project. The project is proposed to be phased, where Building C&D would be built not with Phase I, Buildings A & B would be built in the future as Phase II. The landscaping would be installed per the PD approved plans along Secondwind Way, landscaping along Dry Creek Road would be deferred until the construction of Phase II. Matt Andros is proposing to install a new chain link fence with slats along the southern boundary of Phase I. The plan showed the planting of oleanders along the southern fence line, however Matt Andros requested that he not be required to plant the oleanders, since they would have to be torn out with the construction of Phase II.
Action: The Committee approved the phasing plan as proposed, making findings of substantial compliance with PD 05-017 in relation to the site plan and building design/architecture and proposed uses. The DRC did not require the planting of oleanders along the fence line.

Adjournment to March 23, 2009, at 3:30 pm