

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 31, 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, Chuck Tretch

Staff Present: Darren Nash

Applicants and others present: Dennis & Jim Moresco

File #: Tract 2887 – The Cove
Application: Review four model home plans for substantial compliance with PD 06-022.
Location: River Oaks and Experimental Station
Applicant: Midland Pacific/Pults & Associates
Discussion: Dennis and Jim Moresco presented their plans to eliminate the three architectural styles originally approved for the Cove project for an option that would focus on one style, the Spanish Colonial style. The style is preferred by the Moresco's, since they feel that having one architectural style would provide for a more cohesive neighborhood given that the small size lots and close proximity of the houses to each other. The number of floor plans, the site plans and the quality of architecture is not proposed to be changed.
Action: The Committee approved the change in architecture, making a finding of substantial compliance with Tract 2887 & PD 06-022, and additionally with the General Plan policy that requires project to “provide an innovative site and building design that promotes architectural and design excellence”, based on the following findings:

- The proposed changes would retain four sided architectural qualities;
- The floor plans, model mix, and site planning characteristics are not being changed from the original plans;
- That the Spanish Colonial architectural style for the whole development would provide for a cohesive development, as oppose to having drastically different architectural styles next to each other;

File #: Site Plan 09-010
Application: Construct new porch element on existing house.
Location: 1120 Chestnut Street
Applicant: Tina Soto
Action: The Committee approved the project as submitted.

Adjournment to September 8, 2009, at 3:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Tuesday – September 8, 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, Steve Gregory

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: Craig Smith, Peter Danciart, Ted Plemons

File #: Site Plan 09-009

Application: Review plans for the construction of a new 6,076 square foot dentist office on vacant lot.

Location: 236 South Vine Street (see attached Vicinity Map)

Applicant: Douglas Harrington / CRSA Architecture

Discussion: Craig Smith and Peter Danciart, architects for the project along with Ted Plemons, the contractor, presented the project plans along with a computer generated presentation for the building.

The DRC along with Staff went out to the site to review the story poles installed on the site that represented the actual placement of the corners of the building as well as the height of the building.

The DRC along with staff raised concerns regarding compatibility with the Gateway Design Guidelines, and the general architecture of the building including building colors.

Craig Smith pointed out that the project had been designed with the Gateway Guidelines in mind, including designing the building to the site which eliminates a significant amount of grading and visible manufactured slopes. An extensive landscape plan has been provided which proposed to use large 48-inch box specimen trees. Additionally, berming will be provided to help lessen the vertical mass, balance grading and provide for noise reduction from the freeway.

Action: The Committee was comfortable with the site planning and building form and architecture, however the DRC asked the architects to look into providing softer colors on the tower element. The DRC approved the project, with a condition that the final colors be brought back to the DRC for final approval prior to the issuance of a Building Permit, and that the DRC review the landscape plan after the building is under construction so that it can be determined if it is necessary to strategically place plants and trees to help screen the building.

Adjournment to September 9, 2009, at 7:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 21, 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 Trectch

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: None

File #: Site Plan 09-008
Application: Request to re-construct an existing carport and add a new guest room.
Location: 2138 Olive Street
Applicant: Strangman
Discussion: The application request to rebuild the existing carport on the property line approximately 17 feet closer to the front property line and to construct a guest house addition on to the back of the carport. There will be a breeze way that will connect the existing house to the carport. The guest house addition will comply with the 5-foot minimum side yard setback; the applicants are requesting that the DRC allow the rebuilt carport to retain the existing non-conforming setback, as allowed by Section 21.20.350 of the Zoning Code.
Action: The Committee approved the carport and guesthouse as proposed including the zero setback for the carport in compliance with Section 21.20.350.

File #: Plot Plan
Application: Request to construct a detached accessory building (RV shelter) on 30,000 square foot lot.
Location: 335 21st Street
Applicant: Ralph Lawless
Action: The Committee continued an item for the applicant to come back with materials that better match the house, or by proposing an alternative location that is not so visible to the street.

File #: Sign Plan
Application: Request to replace existing signage with new signage for Jiffy Lube.
Location: 200 Oak Hill Road
Applicant: Gleason Signs
Action: The Committee approved the signs as submitted.

File #: Sign Plan
Application: Request to replace existing signage with new signage for Holiday Inn Express.
Location: 2455 Riverside Ave.
Applicant: Comstock Signs
Action: The Committee approved the signs as submitted.

The Committee unanimously approved the following item:

File #: Street Furniture
Application: Request to place two tables with chairs within the sidewalk in front of the store.
Location: 835 12th Street, Suite A
Applicant: Vinoteca Wine Bar – Pamela Sharp
Action: The Committee approved the street furniture plan.

Adjournment to September 28, 2009, at 3:30