

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – April 26, 2010

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, Steve Gregory

Staff Present: Ed Gallagher, Susan DeCarli, Darren Nash, John Falkenstien

Applicants and others present: Armando Corella, Paul Davis, Greg Yeager, Pierre Rademaker, David Foote, Cindy Lewis, Scott Bruce

File #: PD 10-001 & Tract 3024-Oak Park Redevelopment Project
Application: Request to demolish the existing 148 residential units and to construct a 302 unit affordable housing project with community center and offices.
Location: Park Street between 28th and 34th Streets
Applicant: The Paul Davis Partnership, LLP on behalf of the Paso Robles Housing Authority
Discussion: Commissioner Treach stated that he had concerns with the proposed site plan layout with Pine Street extending through the middle of the project. He said that it reminded him of an affordable housing project in Pasadena that requires regular calls for police services. Ed Gallagher noted that the proposed design is consistent with the draft Uptown/Town Centre Specific Plan, which recommends an interconnected grid system of streets.

Armando Corella, Director of the Housing Authority, stated that the new project will not include private yards as the existing project does, nor will clothes lines be allowed in the new project. He said that he is conducting on-going education of tenants that the private yards and clothes lines will have to be sacrificed in order to provide the quality of development, including amenities, that is envisioned in the project. He also noted that the Park is the subject of a grant application.

Paul Davis noted that the project will include provision of photovoltaic solar panels on the roofs. Greg Yeager noted that the plan proposes that there will be 1.5 million square feet of pervious concrete in parking lots and drives as a Low Impact Design (LID) feature.

Ed Gallagher noted that the Site Plan shows an 8 foot high sound wall along the railroad tracks. However, this will present an attractive nuisance for graffiti. He stated that staff has analyzed the railroad noise issue, and the wall is not necessary to achieve the necessary noise reduction. The DRC was unanimous in its support for this approach.

Action: The general consensus of the DRC was to support the project.

File #: PD 05-020 & PR 07-0168
Application: A request to construct 2 light manufacturing buildings.
Location: Southeast corner of Paso Robles Street @ 101 NB off-ramp (APN 009-214-002)
Applicant: Jim Reed
Action: Staff briefed the DRC on the project history, processing and environmental issues, and current status of the project. Staff informed the DRC that the Reed project will be on the 5/11/10 Planning Commission agenda, and that the purpose of bringing the project to the DRC was to provide background information. Staff noted that the applicant was interested in having the project move forward to a public hearing to get direction on the project. Staff informed the DRC that CEQA applies to the project, and that the project does not have a completed environmental determination. It was explained that the reason the City has not completed the environmental determination is that the City has not received a traffic circulation solution to adequately and safely addresses traffic coming off the Hwy 101 exit in front of the project property. It was noted that the applicant did provide traffic alternatives however, none of the alternatives submitted will comply with City or Caltrans requirements. Therefore, it is incumbent upon the applicant submit a traffic solution that will comply with City and Caltrans requirements and that will mitigate traffic safety. Staff also discussed that the property does not front on to a public dedicated street, and that for this project to proceed, the City Council would need to accept the access as a public street. Staff noted that there are few options for the Planning Commission when it goes to their meeting. Without a completed CEQA document the Planning Commission cannot approve the project. Alternatively, the Commission could continue the project and provide direction to either complete the CEQA document with the potential for the CEQA document determining an EIR is required, or direct the applicant on potential alternatives to address the traffic impacts from this project.

The applicants representatives also provided background information on the project and answered questions of the DRC.

No action was taken by the DRC.

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 172 Niblick Road (Woodland Plaza II)
Applicant: Daniel's Jewelry
Action: Signs were approved as submitted.

The Committee unanimously approved the following item to be added to the agenda:

File #: Sign Plan
Application: Request for a new a-frame sign and to recover the existing awning with black canvas material.
Location: 725 12th Street
Applicant: Rocky Munari
Action: Signs and awning were approved as submitted.

Adjournment to April 27, 2010, at 7:30 pm