

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 3, 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: Vince Vanderlip, Margaret Holstine, Steve Gregory

Staff Present: Darren Nash

Applicants and others present: none

File #: Fence Plan
Application: Review request for 4-foot tall fence in front yard setback area.
Location: 1041 Par Avenue
Applicant: Nancy Bogenrief
Action: The Committee approved the 4-foot fence height for the portion of the fence within the front yard setback area.

File #: CUP 09-006
Application: Review landscape and fencing plan for cellular equipment screening.
Location: 2231 Wisteria Lane - IQMS
Applicant: Verizon Wireless
Action: Based on the equipment being setback approximately 30-feet further to the north, away from Wisteria Lane and the omission of the structure originally proposed, the Committee approved the landscape and fencing plan as proposed.

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 104 Niblick Road (Woodland Plaza II)
Applicant: Yogurt Creations/John Bolton
Action: The sign plan was approved as submitted.

Adjournment to May 10, 2010, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 10, 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: Steve Gregory, Chuck Treach

Staff Present: Darren Nash

Applicants and others present: Jim Justice

File #: Fence Plan
Application: Review fence plan for new lot.
Location: 676 Red Cloud
Applicant: Jim Justice
Discussion: Mr. Justice is requesting to build a dog eared style fence rather than a fence with a cap as shown in the fence exhibit approved with Tract 2593.
Action: The Committee required Mr. Justice to construct a fence that would be consistent with the detail approved with the Tract. The detail using a 1x6 trim, with 2x6 cap. They also discussed the ability for Mr. Justice to construct a tan vinyl split rail fence (3-feet tall) along the back of the sidewalk.

File #: Sign Plan
Application: Review request for a-frame sign.
Location: 1329 Spring St., Suite B
Applicant: Maria Elena Sanders
Action: The Committee approved the sign, with the requirement to consolidate the DMV services to just DMV services and to provide a border around the text.

Adjournment to May 11, 2010, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 17, 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: Vince Vanderlip, Margaret Holstine, Chuck Tretch

Staff Present: Susan DeCarli, Darren Nash

Applicants and others present: Pat Banakis, Norma Moye, Grace Pucci, Steve Levy, Jeff Lee, Ron Rebaldo, Ed Madruga.

File #: Sign Plan
Application: Install new wall mounted sign.
Location: 1214 Park St. – Clock tower building
Applicant: Pat Banakis – Glenair
Discussion: Pat Banakis presented the sign plans giving some background of the company and the reasons why he would like to see the sign placed on the clock tower. Mr. Banakis explained that since Glenair is the major tenant, taking up the second and third floor with offices that he wanted the sign to make a statement about the business. When asked why he could not have a sign at the entrance door to the upper floors, he indicated that besides employees, there was no reason for people to visit Glenair. Mr. Banakis wanted the sign to advertise the business rather than identify how to get to the business. Representatives from Main Street were at the meeting and also expressed concern about the proposed sign, indicating that the clock tower was a landmark for the City, and that the tower should not be used as a billboard.
Action: The Committee denied the sign being placed on the clock tower of the building, based on the proposed sign not being consistent with other signs on multi-story buildings in the downtown, that a sign pattern has been established for the building consistent of blade/projecting signs located at the first floor level. The DRC encouraged Mr. Banakis to bring back a redesign of a sign that was consistent with the other signs on the building that have already established a pattern for the building.

File #: Site Plan 10-005
Application: Remove existing mini-mart/gas station and rebuild new.
Location: 2331 Spring St. – One Stop (Southwest corner of 24th & Spring)
Applicant: Kette/Golden Gate Petroleum
Discussion: Jeff Lee along with Steve Levy and Ron Rebaldo, presented the site plan, elevations, landscape plan of the project which would replace the existing convenience store with a new store located in the southwest corner of the site. The existing fuel canopy would stay, and a new smaller canopy would be added. New parking areas along with new landscaping would also be included.
Action: The Committee approved the project as proposed, with a request to install landscaping along the southern elevation. Additionally the applicants will need to work with staff to determine the final location of the vapor risers and

tank, prior to the submittal of the construction drawings for building plan check.

File #: Sign Plan
Application: Review request for wall mounted signs.
Location: 525 Pine Street
Applicant: Russ White / Sooty Goose
Action: The sign was approved as submitted.

File #: Plot Plan
Application: Review plans for detached accessory building.
Location: 1561 Union Road
Applicant: Ed Madruga
Discussion: The applicant is requesting to construct a detached shed that would have a roof gable similar to the existing house. The applicant is proposing to use metal roofing and siding, rather than stucco and tile to match the existing house.
Action: The DRC approved the detached accessory building with the ability to use metal roofing and siding, based on the building being constructed away from the street in the back corner of the lot, behind a fence and behind existing vegetation. Colors will match the existing house.

Adjournment to May 11, 2010, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 24, 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 Treatch, Margaret Holstine, Steve Gregory

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: Matt Mullin

File #: Site Plan 10-007
Application: Request to construct 40,000 square foot warehouse building.
Location: 3600 Dry Creek Road
Applicant: Santa Cruz Biotechnology, Inc.
Discussion: Matt Mullin presented the proposed plan for the building. He explained that the location of the new building needing to be in a manner that allowed for the loading docks to line up with the loading dock of the existing building. This orientation would necessitate the need to remove two oak trees. The original master plan that was approved by the Planning Commission (PD 04-022) utilized multiple smaller buildings that preserved the oaks. There was also a discussion to not require the installation of all of the parking that would typically be required for a building of this size. Since Santa Cruz Biotech has multiple existing buildings that is currently over parked, the suggestion is to not require the parking to be built, but if in the future the owner or use changes that would necessitate additional parking, that Santa Cruz Biotech would install it at that time.
Action: The DRC approved the Site Plan as proposed, subject to the City Council approving the removal of the two oak trees. The DRC also approved not installing the parking at this time based on the current site being over parked, and that there is adequate space to build the parking in the future as necessary.

File #: Sign Plan
Application: Install new wall mounted sign for Rean Kaew, Thai Cuisine.
Location: 1212 Park Street (Where Subway used to be)
Applicant: Precha Thaisuriya
Discussion: The proposed sign included individual plastic letters mounted on the wall of the building. The sign would be lighted by the installation of new individual “gooseneck” style lighting from above.
Action: The DRC denied the sign, since the sign would not complement the existing projection signs already established for tenants within the same building.

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File #: Sign Plan
Application: Review request to replace existing wall mounted signs for Kragen Auto, with new O'reilly Auto Parts signs.
Location: 2044 Spring Street
Applicant: Larry's Lighting & Electric
Discussion: The request is to replace the existing Kragen's red channel letter signs with new O'reilly channel letter signs. The signs would have white faces, and the square footage would be less than the existing signs.
Action: The DRC approved the signs as submitted,

File #: Sign Plan
Application: Review request to replace existing wall mounted signs for Kragen Auto, with new O'reilly Auto Parts signs.
Location: 150 Niblick Road
Applicant: Larry's Lighting & Electric
Discussion: The request is to replace the existing Kragen's red channel letter signs with new O'reilly channel letter signs. The signs would have white faces, and the square footage would be less than the existing signs.
Action: The DRC approved the signs as submitted.

Adjournment to May 26, 2010, at 3:00 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – June 7, 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: Vince Vanderlip, Margaret Holstine, Steve Gregory, Chuck Treatch

Staff Present: Susan DeCarli

Applicants and others present: None

File #: Grading Plan (B10-0100)
Application: Review grading plan for substantial conformance with Ordinance.
Location: 302 Maplewood Court
Applicant: Chester Arthur
Discussion: Chester Arthur along with Michael Yost, were in attendance to answer questions on this item. The grading proposed for the new house would include a 1.5-foot step in the foundation between the garage and the house, as well as the use of retaining walls around the side and the back of the house. Significant grading would occur for the construction of the home and the question is whether the grading would meet the intent of the Grading Ordinance.
Staff is comfortable with a majority of the grading, since most of the slopes and retaining walls would be hidden from public view by the house and the existing fencing along Maple Street. There will be grading that would occur on the west side of the house that will be visible from Maplewood Court. Staff is questioning if there shouldn't be additional retaining walls in this area to preserve the natural slope. The grading in this area has been designed to be approximately 5:1 ratio, and contour graded to minimize the manufactured angles of the grading. Mr. Arthur also indicated that his intent is to plant the area in native grasses and plant trees to provide an orchard similar to the almond orchards historically planted on the west side hills.
Action: The DRC approved the grading plan as proposed making the finding that the proposed grading meets the intent of the Ordinance, based on the majority of the grading and retaining walls being hidden from public view by the house and fencing. The DRC also approved the grading as proposed for west side of the house since the slope was very gradual and will be contoured to represent the natural grading as much as possible. Additionally the area will be planted with an orchard and native grasses. (Note: Commissioner's Holstine and Vanderlip reviewed this item)

File #: Grading Plan
Application: Review grading plan for substantial conformance with Ordinance.
Location: 313 Maplewood Court
Applicant: Michael Congdon

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Discussion: Mr. Congdon presented the proposed grading plan indicating the use of a retaining wall to create a pad area for the proposed house. The plan also took into consideration Staff's recommendation of eliminating the proposed fill slope, and providing a stem wall in order to comply with the Grading Ordinance.

Action: The DRC approved the revised grading plan with the stem wall design, and allowed for the 1-foot of fill to create the planter area in front of the stem wall. (Note: Commissioner's Holstine, Gregory and Vanderlip reviewed this item)

File #: Sign Plan

Application: Install new wall mounted sign for Rean Kaew, Thai Cuisine.

Location: 1212 Park Street (Where Subway used to be)

Applicant: Precha Thaisuriya

Action: After long discussion between the DRC, Staff, Norma Moye of Main Street and the applicant, the DRC approved the revised sign as submitted by the applicant to be placed on the wall of the building. The DRC based the approval of the sign since the sign quality was improved, and the DRC determined that a mixture of projecting signs and wall signs for the building would be appropriate as long as the sign design was of high quality. (Note: Commissioner's Holstine, Gregory and Vanderlip reviewed this item)

File #: Sign Plan

Application: Review plan for new wall-mounted signs.

Location: 1219 Paso Robles Street

Applicant: Slo County Signs/Apex Auto Glass

Action: The DRC denied the placement of the sign on the south (side) elevation as proposed, but approved the signage on the west (rear) elevation as proposed. The DRC did approve a revised version of signage to be placed on the east (front) elevation rather than on the south (side) as proposed. The revised sign would have individual letters without a background, consistent with the proposed sign on the rear elevation. They suggested the word "Apex" to be blue in color and the word "Auto Glass" to be red. (Note: Commissioner's Holstine, Gregory and Treach reviewed this item, Vanderlip left the meeting)

File #: Sign Plan

Application: Review plan for new monument sign.

Location: 1720 Commerce Way

Applicant: Kimberly Gordon

Action: The DRC approved the sign as submitted with the addition of a blue border, and a suggestion to paint the sign posts blue as well. (Note: Commissioner's Holstine, Gregory and Treach reviewed this item)

File #: Sign Plan
Application: Review plan for new monument sign.
Location: 1732 Spring Street
Applicant: Judith Summers
Action: The DRC approved the proposed monument sign as submitted. (Note: Commissioner's Holstine, Gregory and Treach reviewed this item)

File #: CUP 09-005
Application: Review fencing plan.
Location: 999 Paso Robles Street
Applicant: Atascadero Towing
Action: The DRC approved the use of the decorative fencing called "Invincible" in location as proposed by the applicant. The DRC directed the applicants to work with Staff on the landscape plan for the planters which would include removing the exiting eucalyptus trees and planting new street trees with a species to be determined by City Staff. (Note: Commissioner's Holstine, Gregory and Treach reviewed this item)

File #: Site Plan
Application: Review site plan for Lot 3, Tract 2620
Location: 187 Via Magnolia
Applicant: Vince Vanderlip
Discussion: Staff presented the site plan and conceptual architectural elevations for the proposed home on the site. Staff indicated that the home foot print would be located out of the approved building envelope approved with the Tract. The change in the house foot print is based on two oak trees being removed. One tree fell over during last winter's storms, the other tree the applicant is proposing to remove is a small tree that is leaning and growing into a larger oak tree. Photos of the trees were provided to the DRC.

Action: The Committee approved the proposed site plan and elevations of the proposed house making findings for substantial compliance with Tract 2620, subject to the oak tree removal being approved by the City Council. The DRC agreed that the tree proposed to be removed is a good candidate for removal. (Note: Commissioner's Holstine, Gregory and Treach reviewed this item, Commissioner Vanderlip was not present for this item)

Adjournment to June 14, 2010, at 3:30 pm