

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – March 14, 2011**

**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, Vince Vanderlip**

**Staff Present: Darren Nash, Susan DeCarli**

**Applicants and others present: Shana Reiss**

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File #: PD 03-016 Amendment  
Application: Request to construct a 37 room expansion to existing 100 room La Quinta Hotel.  
Location: 2615 Buena Vista Drive  
Applicant: Arciero / Pults  
Discussion: Shana Reiss of Pults & Associates presented the project plans, including the site plan and architectural elevations.  
Action: The DRC recommended that the Planning Commission approve the project including the determination that the setback to the building from the property line adjacent to Buena Vista Drive would be a side yard setback and therefore be 15-feet.

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Adjournment to March 21, 2011, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – March 28, 2011**

**Meeting Location: Paso Robles City Hall, 1000 Spring Street, Paso Robles, California.**

**DRC Members Present: Item #1 Steve Gregory, Doug Barth, Margaret Holstine; Item #2 Doug Barth, Margaret Holstine, Vince Vanderlip**

**Staff Present: Susan DeCarli**

**Applicants and others present: None**

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1. File #: B 10-0238  
Application: Request to encroach house footings into oak tree critical root zones, as outlined in the City Oak Tree Ordinance, at the direction of the project Arborist.  
Location: 189 Via Magnolia (Lot 2, Tract 2620)  
Applicant: Vince Vanderlip  
Discussion: Staff presented the issue, building plans, arborist report, and discussed the options. The applicant proposed to comply with the garage (door) setback of 20 feet from the property line by recessing the garage door 18 inches, reducing the depth of the garage by 1 foot and moving the house footprint north 2-3 feet. Staff described that visual inspection of the hand dug trenches indicated that no large oak tree roots would be impacted by allowing the building footprint within the CRZ of the affected oak trees. Staff also indicated that Section 10.01.070 of the Oak Tree Preservation Ordinance would allow for encroachment into the CRZ based on the Arborist's determination that the encroachment will not damage the trees.  
Action: The DRC concluded that based on the site-specific circumstances, and verification from the Arborist that the trees will not be damaged by the CRZ encroachment, approved the proposed encroachment of the building footprint within the CRZ of the 2 oaks trees. Staff indicated that this determination was consistent with other lots in town where CRZ encroachments were allowed when the Arborist was able to determine that the encroachment would not harm the tree(s).

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2. File #: Sign Plan  
Application: Sign Application – Hanging Sign  
Location: 720 10<sup>th</sup> Street  
Applicant: American Perspective Bank  
Discussion: Staff presented the proposed hanging signs, and discussed the sign code regulations. Staff suggested the edge/trim around the border of the sign should be painted dark blue (to match the colors and logo) to provide a better contrast to the sign graphics.  
Action: The DRC approved the signs, with the borders to be dark blue.

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Adjournment to April 4, 2011, at 3:30 pm

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – April 4, 2011**

**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, Doug Barth, Vince Vanderlip**

**Staff Present: Darren Nash**

**Applicants and others present: None**

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File #: Sign Plan  
Application: Reface existing pole sign for Kelly Moore Paints  
Location: 611 Creston Road  
Applicant: Sign Designs, Inc.  
Action: The sign plans were approved as proposed.

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File #: Sign Plan  
Application: Request for a new A-frame sign  
Location: 618 12<sup>th</sup> Street  
Applicant: James deBrauwere  
Action: The a-frame sign was approved with the request to remove the phone number.

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Adjournment to April 11, 2011, at 3:30 pm