

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 11, 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, Ed Gallagher

Applicants and others present: None.

File #: PD 11-002 & Tentative Tract Map
Application: Request to construct 5 single family residential homes on a 1.5 acre parcel for Habitat for Humanities.
Location: 2811 Vine Street
Applicant: Habitat for Humanities
Discussion: Staff presented the project including the proposed tentative tract map. There was discussion that lots 4 and 5 would incorporate the hillside and would be responsible for maintaining it. There was also discussion on why there are no windows on the side elevations of the second floor of the two model plans? The DRC indicated that it would be nice to have windows on the floors to improve the buildings architecturally, and also allow for additional interior light.

Staff pointed out that this project is going forward to the Commission prior to the adoption of the Town Center Specific Plan. The current zoning code will require PD modification to allow 5-foot side yard setbacks for the second floors, also the Planning Commission will have to review and approve the proposed tandem parking for three out of the five homes.

Action: No action was taken, the DRC recommended that the Planning Commission approve the project with the request for 5-foot second story setbacks and the use of tandem parking. The DRC did request that the applicants be able to discuss the possibility of adding windows to the second floor side elevations.

File #: Sign Plan/Street Furniture
Application: Request to install new wall mounted sign and to install street fencing and furniture.
Location: 1220 Park Street
Applicant: David Parrish – Parrish Family Vineyards
Action: The Committee approved the sign and fencing plan as proposed.

Adjournment to April 12, 2011, at 7:30 pm