

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 18, 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: Margaret Holstine, Vince Vanderlip, Doug Barth

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: Rod Smiley, Larry Gabriel, Scott Ehrke, Brian Thorndyke.

File #: B 11-0038
Application: Review roof equipment associated with tenant improvement for Paso Robles Cleaners and Laundry.
Location: 1040 13th Street
Applicant: Gary Kircher/Rod Smiley
Discussion: The roof equipment was installed on the building without a building permit. After the fact, the applicants submitted the necessary plans to the Building Department. When reviewed by Planning it was determined that screening was needed to meet the City policies regarding the screening of roof equipment. The project architect provided a detail that showed a wood structure with a gable type roof.
The applicant did not care for the gable roof and requested that the roof be flat. The DRC also discussed that a metal structure would hold up to the weather better than wood.
Action: The DRC approved the roof equipment with the requirement to install a sheet metal enclosure around the equipment with louvers on all sides. The enclosure would have a flat roof with trim and be painted to match the roof color.

NOTE: Vince Vanderlip stepped down for the following item:

File #: Site Plan 11-001
Application: Request to construct new mixed use office/residence building on existing vacant lot.
Location: 1213 Vine Street
Applicant: Brian Thorndyke & Scott Ehrke
Discussion: Larry Gabriel presented the project plans. The project consists of constructing a new two story building that would have offices on the first floor and residential on the second floor. The project has been designed to comply with the Town Center Specific Plan. However, since the Specific Plan was not adopted at the time of the DRC review of the project, the following changes were made to comply with the existing zoning code:
- The front setback was increased to 15-feet, rather than 10 feet;
- Only one res. unit was located on the second floor rather than two;
- One off-site parking space is required, with a 15 year agreement;
Action: The DRC approved the project as presented and making the finding that the design and architecture complies with the current policies as well as the

proposed Specific Plan. Once the Specific Plan is adopted the project can be altered to comply with the Specific Plan. The changes will need final review by the DRC.

Adjournment to April 25, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – April 25, 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, Dough Barth

Staff Present: Darren Nash

Applicants and others present: Chuck Cebulla, Matt Cebulla, John Ferguson, Brandon Hinrichs

File #: Sign Plan
Application: Request for new wall mounted sign and a-frame sign for Dharma Yoga Studio.
Location: 1329 Spring Street
Applicant: Wendy Streoherkoft
Action: The signs were approved as submitted.

File #: Sign Plan
Application: Review sign package for Derby Wine Estates.
Location: 525 Riverside Ave.
Applicant: Derby Wine Estates / Kirk Consulting
Action: No action was taken; this item was postponed at the request of the applicant.

File #: Sign Plan
Application: Review sign package for El Camino North Car Wash.
Location: 740 21st Street
Applicant: Salvdor Ramos
Action: The signs were approved as submitted with the requirement that the wall mounted signs be reduced to correspond with the appropriate building linear footage.

File #: PD 11-001 & Tract 3034
Application: Review plans for 8 lot single family residential project.
Location: 935 Creston Road
Applicant: John Ferguson
Discussion: This project is in the completeness phase of the development review process and staff has concern with the on-site circulation and conflicts with parking movements in and out of the parking spaces. Additionally, the project is not meeting the required setbacks, and as designed would need to ask the Planning Commission for modifications of the standards through the PD process. Staff is asking the DRC for direction regarding these issues to determine if the DRC has the same concerns. Besides the site planning issues described above, there was not a lot of time spent on the rest of the project plans.
Action: No action was taken; the DRC did have concerns with the circulation, parking and setbacks as shown on the original site plan. The DRC suggested the

applicants look at ways to free up the site plan such as adding a two story model, flipping the garages so that the project can be redesigned to improve parking, circulation and comply with the required setbacks. The applicants will also need to confirm with the Fire Marshall that the circulation and turn-around comply with the necessary standards.

File #: CUP 11-002
Application: Review request for used car sales.
Location: 201 Spring Street
Applicant: Brent Smith
Discussion: Staff presented the CUP application to the DRC. Staff indicated concern with the proposed use car sale use, since it would not comply with the Draft Uptown/Town Center Specific Plan or with the Gateway Guidelines.
Action: The DRC was not in favor of the proposed use and recommended that the Planning Commission deny the request.

File #: PD 94-003 / CUP 94-005
Application: Review request to renew entitlements and the request to postpone Phase 3&4 improvements, requiring permanent buildings to be constructed.
Location: 5151 Jardine Road
Applicant: BIH Management / Brandon Hinrichs
Discussion: Staff presented the options for the project which included revoking the CUP based on the conditions not being complied with, allow for the two-year time extension to complete the conditions, amend the CUP to omit the requirement for the Phase 3 & 4 improvements.
Action: No action was taken, the DRC was in favor of keeping the course in operation, but thought that the alternatives should be discussed with the full Planning Commission.

Adjournment to April 26, 2011, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 2, 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: Susan DeCarli

Applicants and others present: John Ferguson, Russ Meznarich, Mandi Pickens, Craig Smith, Kevin Bates, Ray Derby

File #: PD 11-001 & Tract 3034
Application: Review plans for 8 lot single family residential project.
Location: 935 Creston Road
Applicant: John Ferguson
Action: The DRC supported revisions to the site plan to accommodate fire truck access and orient lots adjacent to the street to face the street. Parking conflicts were reduced with the revised plan. The DRC recommended the modified Planning Commission, with additional architectural details, site plan and landscape details to be added to the project prior to consideration by the PC.
plan to

File #: B11-0060
Application: Patio Cover and Outdoor Dinning area
Location: 1467 Creston Road
Applicant: Doug McCurdy/RBs Smokin BBQ
Action: The DRC approved the outdoor patio dining area with the proposed iron fence enclosure and patio cover.

File #: Sign Program
Application: Request for consideration of a sign program for Derby Wine Estates
Location: 525 Riverside Ave.
Applicant: Derby Wine Estates, representative Kirk Consulting
Action: The DRC approved the sign program as presented. They noted historic consistency of signs on 3 sides of the tower element from photo documentation. Signs will incorporate raised metal lettering and "wall wash" up lighting.

Adjournment to DRC Meeting May 9, 2011, at 3:00 pm.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – May 9, 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; Doug Barth

Staff Present: Susan DeCarli

Applicants and others present: Tim Woodle, Tim Reed, Hans Michael, Steve Camineti, Ted Weber

File #: CUP 10-003
Application: North County Christian Pre-School
Review parking lot, landscaping, masonry wall, trash enclosure
Location: 421 9th Street
Applicant: Ted Weber
Action: Due to potential conflicts of 2 DRC members owning property within 500 ft of this site, the item was continued to May 16, 2011. An alternate DRC member will be appointed for this meeting at Planning Commission meeting May 12, 2011.

File #: PD Amendment 02-002
Application: Vina Robles Amphitheater. Field Trip.
Location: 3700 Mill Road
Applicant: Tim Woodle, Pults Associates
Action: Tim Woodle provided an overview of the project history, site plan, architecture, and environmental issues. Tim Reed provided information on the business plan, marketing and nuances of outdoor entertainment venues. Staff provided additional project information and process matters. The DRC then went to the project site in the field and was met by the applicant and representatives. The DRC toured the site and considered potential oak tree removals, grading, noise, views, traffic and improvements. The DRC was supportive of the project.

Adjournment to DRC Meeting May 16, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 16, 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, Margaret Holstine

Staff Present: Darren Nash

Applicants and others present: Ted Weber, Stephen King

File #: CUP 10-003
Application: North County Christian Pre-School
Review parking lot, landscaping, masonry wall, trash enclosure
Location: 421 9th Street
Applicant: Ted Weber
Action: The plan is in compliance with Condition No. 8 of Reso. 10-013, the DRC approved the Plan. Staff indicated that the parking lot lighting plan will need to be submitted with the Building Dept. for a permit, and that the light standards should be as low as possible.

File #: Site Plan 11-002
Application: Second residence on an R2 lot
Location: 623 6th Street
Applicant: Alvin Algee/Stephen King
Discussion: Stephen King presented the site plan and architectural elevations of the new 2 bedroom house proposed to be built. The existing (2nd) unit would be demolished and a new house would be built in its place. The house would utilize the existing tandem parking driveway.
Action: The DRC approved the Site Plan as proposed.

Adjournment to DRC Meeting May 23, 2011, at 3:30 pm