

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 23, 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: Darren Nash

Applicants and others present: Ryan Adams, Shelly Roberson, Larry Gabriel, Bryan Becham

File #: Preliminary Review
Application: Request for a zoning code amendment to allow trade schools in the OP zone (specifically Gateway Center).
Location: Gateway Center 1st & Spring
Applicant: Bryan Beckham
Discussion: Bryan Beckham and Larry Gabriel discussed their request to apply for a Code Amendment that would change the Zoning Use Table to allow trade schools in the OP zone.
Action: The DRC was generally in support of the code amendment. A few things that will need to be addressed if the applicant decides to go forward with applying would be to consider salons “in general” in the OP zone and to limit the code amendment to the OP zoning designation south of 1st Street (the Gateway Center), and not allow the change to other OP zones, which is limited to the OP zone on 12th Street, west of Vine.

File #: CUP 11-003
Application: Request to establish a Bar/Tavern in basement floor of existing building.
Location: 1242 Park Street
Applicant: Shelly & Ron Roberson – The Boar’s Hole
Discussion: Shelly Roberson discussed her plans for the business and also presented the proposed signs for the business.
Action: The DRC was generally in favor of the business, but indicated that the Planning Commission will need to discuss how the bar with night club activities will impact the surrounding businesses and insure that the CUP includes the standard conditions regarding noise regulation and security. The DRC approved the signs (a projecting sign, sidewalk sign and small plaque indicating business hours) subject to the Planning Commission approving the CUP.

File #: Sign Review
Application: Review proposed wall signs and free standing signs.
Location: 2300 Airport Road
Applicant: EOS Winery
Discussion: Ryan Adams presented a plan that proposed to construct a trellis feature that would have two wall mounted signs attached to the trellis. The trellis is proposed to be 12-foot tall. Other signs proposed are two signs on the entrance gate, and a sign on the outdoor patio.
Action: The DRC approved the signs at the entrance as well as the sign over the outdoor patio, but did not approve the trellis/signs. The DRC indicated that it seemed that the proposed trellis was being constructed in order to place the signage, not to function other than as a free standing sign. And since the signs would be over the 6-foot height max, they would not be permitted. The DRC was open to a structure that would have a function and be architecturally compatible with the building. Ryan Adams was going to bring back some alternative designs.

The DRC unanimously agreed to add the following item to this agenda:

File #: B 11-0071
Application: Install equipment on roof related to fuel tank venting.
Location: 1441 Spring St.
Applicant: Steve's Gas
Discussion: Contractor is proposing to install equipment on the west side of the building roof at the southwest corner of the building. Most of the equipment would be screened from Spring Street since the equipment is on the back side of the gable roof. It does seem that the equipment and screen would elevate approximately 1.5 feet above the ridge line. The applicants are proposing to screen the equipment by building a metal structure around the equipment. The structure would have smooth sides, and be painted to match the building roof.
Action: The DRC approved the screen structure based on the structure/equipment being on the backside of the building and based on the equipment being screened. The DRC did request that the structure have a trim cap on the top to finish the top edge.

Adjournment to May 24, 2011, at 7:30 pm