

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 6, 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, Margaret Holstine

Staff Present: Darren Nash

Applicants and others present: None

File #: B 11-0102
Application: Request to construct 14,000sf expansion to existing building.
Location: 550 Linne Rd.
Applicant: Hogue Grips / KMN Architecture
Action: The DRC approved the plan based on it being in substantial compliance with CUP 92-011. Landscaping will need to be installed along the side property lines and renewed along the rear property line as required by CUP 92-011.

File #: PD 09-004 / E 11-0023
Application: Review final details for grading plan for four lots off of Kapareil Dr.
Location: Kapareil Dr. off of Golden Hill Road
Applicant: Ken Clouston / Tim Roberts
Action: The DRC approved the plan based on its compliance with PD 09-004. The DRC was OK with the request to install interior fencing on private lots at the time of the construction of each home.

File #: Sign Plan
Application: A-frame sign
Location: 555 12th Street
Applicant: Juan Gabriel
Action: The sign was approved as submitted with the requirement to remove the phone number.

File #: Sign Plan
Application: A-frame sign
Location: 709 6th Street
Applicant: 4 Hermanos
Action: The sign was approved as submitted with the requirement to remove the phone number.

The DRC agreed to add the following item:

File #: B11-0095, B 11-0096, B11-0097
Application: Review request to install required Veeder Root Canisters (VRC) on existing external vent pipes.
Location: 703 Spring Street, 1145 Spring Street & 2401 Golden Hill Road.
Applicant: TMR Environmental Testing / Paradise Services
Action: The DRC approved the VRC as proposed at 2401 Golden Hill Road. The DRC approved the two on Spring Street with a requirement that the canister be painted to match the existing vent pipes and/or painted to match roof.

Adjournment to June 13, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 13, 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, Roger Oxborrow

Applicants and others present: None

File #: Plot Plan
Application: Review painting scheme for terminal building
Location: Paso Robles Airport
Applicant: City Initiated
Action: The DRC recommended that a paint scheme similar to Alternative 4, which had a darker brown base color with light brown accents.

File #: Plot Plan
Application: Request to install new 160sf building for radio equipment
Location: Paso Robles Airport, adjacent to terminal building
Applicant: FAA
Action: The DRC approved the design for the building as requested with a requirement that the color of the building complement the Terminal Building.

Adjournment to June 20, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – June 20, 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: Richard Petit, Bill Bordeaux

File #: Plot Plan
Application: Review grading plan and house plans for new house.
Location: 603 Navajo
Applicant: Richard Petit
Discussion: The grading plans showed a 2.7 foot step in elevation from the garage to the house floor. It also proposed building a 3 foot tall retaining wall for a portion of the rear yard, along with a 2:1 slope with a maximum height of 11-foot tall in the rear yard. The plan showed some fill dirt being placed in the front yard area.
Action: The DRC approved the grading plan since a majority of the slope in the back yard would be hidden from the street by the house once constructed. The DRC did request that the front yard be contour graded to match existing grade as much as possible. The DRC also concluded that based on the Design Criteria for Homebuilders approved with the Tract, that Class A Composition roofing is acceptable for this tract.

(Note: Vince Vanderlip stepped down from this item – possible conflict)

File #: Site Plan 11-004
Application: Request to relocate KPRL antenna and equipment.
Location: River Oaks Property, north of the River Oaks Hot Springs & Spa.
Applicant: KPRL / North County Communications
Action: The DRC approved the construction of the antenna and equipment as proposed.

(Note: Steve Gregory stepped down from this item – possible conflict)

Adjournment to June 27, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 27, 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, Doug Barth

Staff Present: Ed Gallagher

Applicants and others present: George Garcia, Sean Beachamp

File #: Sign Plan
Application: Review proposed monument signs and wall mounted sign.
Location: 2120 Golden Hill Road
Applicant: Joseph Benttencourt/Southpaw Signs
Discussion: Sean Beachamp presented the sign plan/program for the multi-tenant building which consisted of two monuments signs (one at each entry drive) indicating the “Golden Hill Professional Building. One wall mounted sign for MD Spa and Laser, and a wall mounted directory sign on the wall of the building off of the parking lot.

File #: Site Plan 11-005
Application: Request to install drive through lane with canopy to the existing building for Chase Bank.
Location: 194 Niblick Road
Applicant: Garcia Architecture / Chase Bank
Discussion: George Garcia provided revised architectural elevations for canopy that included a decorative cornice detail.
Action: The DRC approved the plans as revised.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

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

Staff Present: Darren Nash

Applicants and others present: Rob Kinear, Betty Miller

File #: Sign Plan
Application: Review sign plans and ATM for new bank within existing building.
Location: 1207 Spring Street
Applicant: Santa Barbara Bank & Trust
Action: The sign plans along with the ATM machine were approved as submitted.

File #: PD 93-010 Amendment
Application: Request to amend the master plan to allow for approximately 30,000 square feet of new buildings/additions.
Location: 4251 Dry Creek Road
Applicant: Estrella War Birds
Discussion: Rob Kinear and Betty Miller presented the master plan and gave background of the Museum from its beginning in 1994. Besides one 12,000 square foot hangar, the rest of the 32,000 square feet would be additions to existing buildings. Colors and materials would match the existing buildings. Also discussed was parking. The Warbirds indicated that the existing 65 parking spaces is adequate for the average of 50 people that visit the museum daily.
Action: The DRC recommended that the Planning Commission approve the Master Plan amendment as well as make the necessary findings that the existing 65 parking spaces would be adequate for the expansion.

File #: Sign Plan
Application: Review request for new a-frame sign.
Location: 705 Pine Street
Applicant: Uptown Hair Studio
Action: The a-frame sign was approved as submitted. Sign is to be placed on the sidewalk in front of tenant space, with a minimum of 4-foot clearance on the sidewalk. The sign or any other signs shall not be placed off-site.

File #: Site Plan 11-003
Application: Request to install diesel fuel canopy at existing gas station.
Location: 2340 Spring Street
Applicant: Vallero / A&S Engineering
Discussion: Staff presented the proposed site plan and elevation of the proposed canopy. The canopy would be consistent with the design, colors and materials of the existing fuel canopy. Staff indicated that the setbacks of the pump island complied with the zoning code.
Action: The DRC approved the plans as submitted including the proposed signage, with a direction for staff to verify that sign square footage complied with the Sign Ordinance.

Adjournment to July 18, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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: Steve Gregory, Margaret Holstine

Staff Present: Darren Nash

Applicants and others present: Christopher Fasse

File #: B 11-0139
Application: Review plans to install Healy Tank venting system for Woodland Chevron.
Location: 190 Niblick Road
Applicant: Woodland Chevron – B&T
Discussion: Christopher Fasse from B&T presented the plan requesting to construct an upright Healy tank in the parking area adjacent to the existing vent pipes. Staff raised the concern of screening the tank.
Action: The DRC requested that the tank be installed horizontally and that the planter area be widened to a minimum of 6-feet to allow for adequate landscape screening of the tank. Mr. Fasse acknowledged that the DRC's request could be done. He will have the plans revised and resubmitted for approval.

File #: B 11-0145
Application: Review plans to install Healy Tank venting system for JB Dewar.
Location: 2401 Golden Hill Road
Applicant: JB Dewar – B&T
Discussion: Christopher Fasse, presented the plan that requested to install the Healy tank horizontally within the existing landscape planter area, then add additional landscaping for screening.
Action: The Committee approved the plans as proposed.

File #: B 11-0140
Application: Review plans to install Healy Tank venting system for One Stop.
Location: 1924 Creston Road
Applicant: One Stop / TMR Environmental
Discussion: The request is to install a Healy tank vertically behind the existing building. Staff brought up screening concerns since the tank would be able to be seen from the residential neighborhood directly across from the store.
Action: The DRC was OK with the location of the tank and that it be installed vertically, but required landscaping to be installed in the existing dirt area at the back of the store to screen the tank.

File #: B 11-0146
Application: Review plans to install Healy Tank venting system for Eagle Energy.
Location: 2400 Golden Hill Road
Applicant: Eagle Energy – TMR Environmental
Discussion: The request is to install a Healy tank adjacent to the north facing wall of the existing car wash. The tank would be visible to south bound Golden Hill traffic. Staff discussed screening with the DRC and since the tank would be adjacent to the existing splitface block wall it seems in this case that if the tank was painted to match the wall of the building, it would be an effective way to help screen the tank.
Action: The DRC approved the tank with the requirement to paint the tank the same color as the car wash wall as well as the vent pipes.

File #: Sign Plan
Application: Request to install wall mounted sign for Shadle Insurance.
Location: 209 Oak Hill Road
Applicant: Jonathan Shadle
Action: The non-illuminated wall sign was approved as proposed.

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