

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 8, 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: Vince Vanderlip, Doug Barth

Staff Present: Darren Nash

Applicants and others present: John Walker

File #: Sign Plan
Application: Review request for new signs for PR Cleaners & Laundry.
Location: 1040 13th Street
Applicant: Rod Smiley
Discussion: The request is to paint the signage on the front and side walls of the building.
Action: The DRC was in favor of the sign with a suggestion that the color be burgundy rather than red and that the rope be painted tan/brown rather than yellow. It was also determined that the Sign section of the Town Center Specific Plan does not apply to the Riverside Corridor (RC) zone. The DRC approved the sign with the suggestion related to the color.

File #: Sign Plan
Application: Review request for new sign for Premier Soccer.
Location: 701 6th Street
Applicant: SLO County Signs
Action: The sign was approved as submitted.

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

File #: Sign Plan
Application: Review request for new signs.
Location: 2331 Spring Street
Applicant: 7-11 & Golden Gate Petroleum
Discussion: John Walker, sign contractor, wanted to discuss with the DRC the on-going request to have the 3'x3'7-11 signs on the side walls of the building. The DRC at the August 1st meeting suggested that the signs be placed on the canopy and that they did not need to be on the building wall since the sign on the front elevation was very visible. John Walker explained that only the fuel distributor's signage could go on the canopy.
Action: The DRC approved the addition of the 7-11 signs on the side walls. The DRC did ask the applicant to get more information on the monument sign to bring back to the DRC for further review.

Adjournment to August 15, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 15, 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: Linda Starkman, Kelly McKnight, Jeff Ferber, Tim Walters

File #: Sign Plan
Application: Review request to paint existing building at the Airport.
Location: 4990 Wing Way (Kyodo Building)
Applicant: City Initiated
Action: This item was postponed to the DRC meeting on August 22nd.

File #: PD 11-004 / CUP 11-006
Application: Establish an Equestrian Park on the 67 acre site
Location: West of Airport Road, south of Dry Creek Road
Applicant: Paso Robles Horse Park, LLC / RRM Design
Discussion: The DRC along with the applicants went out to the project site. Linda Starkman, Kelly McKnight, Jeff Ferber, Tim Walters (the applicants) presented the plans and showed the DRC and staff around the site.
Action: No action was taken the DRC is in favor of the project and did not request additional information prior to the project going to the full Planning Commission.

The DRC agreed to add the following items to the agenda:

File #: Sign Plan
Application: Request to install wall mounted sign for He Salon.
Location: 145 Niblick, Woodland Plaza
Applicant: He Salon
Action: The Committee approved the sign with the requirement to reduce the sign to 20 square feet to correspond with the 20 linear footage of the tenant space.

File #: B 11-0173
Application: Construct exterior walls and add windows to existing outdoor area under roof.
Location: 2010 Riverside Dr.
Applicant: Pioneer Museum
Action: The DRC approved the plans as requested

Adjournment to August 22, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 22, 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: Vince Vanderlip, Doug Barth

Staff Present: Darren Nash, Roger Oxborrow, Freda Berman

Applicants and others present: Rob Nash

File #:	Plot Plan
Application:	Review request to paint existing building at the Airport.
Location:	4990 Wing Way (Kyodo Building)
Applicant:	City Initiated
Discussion:	Rob Nash presented the plan which proposed replacing the existing wood siding with galvalume metal, and painting the rest of the building including the roof. The existing landscape areas would be cleaned up and replanted.
Action:	The DRC approved the plans as submitted.

Adjournment to August 29, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 29, 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: Vince Vanderlip, Doug Barth, Steve Gregory

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: Tim Woodle

File #: PD 11-005
Application: Request to construct 86,000 square foot wine processing and barrel storage facility.
Location: East end of Wisteria Drive
Applicant: Justin Winery & Vineyard / Pults & Assoc.
Discussion: Tim Woodle presented the project including the site plan, architectural elevations, color/materials. Tim indicated that no oak trees are proposed to be removed. The project is designed to be compatible with the existing Justin facility adjacent to the site.
Action: The DRC recommended that the Planning Commission approve the project.

File #: Sign Plan
Application: Request to display A-frame sign.
Location: 617 12th Street
Applicant: Pierce Modern Gallery
Action: The sign was approve as requested.

The DRC agreed to add the following item:

File #: Sign Plan
Application: Request to display A-frame sign.
Location: 619 12th Street
Applicant: Valle Fine Art
Action: The sign was approve as requested.

Adjournment to September 5, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – September 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, Doug Barth

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: None

File #: Sign Plan
Application: Request to install wall mounted sign for Naughty but Nice.
Location: 1319 Spring Street
Applicant: All Signs & Graphics.
Action: The wall mounted sign was approved as submitted.

File #: Sign Plan
Application: Review plan for monument sign 7-11/Golden Gate Petroleum.
Location: 2331 Spring Street
Applicant: Levy
Action: The applicants are proposing to reuse the existing monument sign. At a previous DRC meeting the Committee requested that the applicants bring a plan back a plan that shows the addition of decorative columns and a cap that would better match the new building and canopy. The applicant provided a plan that showed an architectural foam cap that would be finished in a stucco material consistent with the recent façade and trim that was added to the existing canopy. The columns would be painted and finished in the same plaster material.
Action: The DRC approved the monument sign as revised.

File #: Site Plan – Cert. of No Effect
Application: Review plan to expand porch on existing house.
Location: 1521 Vine Street
Applicant: Nelson Bernal
Discussion: The request to enlarge the existing porch and add a decorative railing to the lower porch and the upper balcony.
Action: The DRC agreed with Staff that the proposed project warranted a Certificate of No Effect as described in the City’s Historic Preservation Ordinance.

File #: Uptown Specific Plan
Application: Semi-annual review.
Location: City-Wide
Applicant: City Initiated
Discussion: Staff discussed some sections of the Specific Plan that is proposed to be included in the City initiated Code Amendment. The proposed amendments include:

1. Adding Used Car Sales in the TC-2 Zone; adding some Multi-Family regulations which would require Laundry Rooms for complexes with 5 or more units and Rec Rooms for complexes with 32 or more units;
2. Look at the possibility of allowing Contractor Service yard in the RC zone with a Temporary Use Permit;
3. Look at the max width of a lot for a single family home;
4. Clarifying the parking ratios for outdoor dining areas;
5. The possibility of reducing a rear yard setback from 20 feet to 10 feet.

Action: No action was taken; the item was continued to the next DRC meeting to discuss further.

Adjournment to September 19, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 19, 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, Ed Gallagher

Applicants and others present: None

File #: Sign Plan
Application: Request to install new monument sign for the Paso Robles Sports Club.
Location: 2975 Union Road
Applicant: Signs for Success.
Action: The sign was approved as submitted with a requirement that the sign not be placed in the public right of way.

File #: Sign Plan
Application: Review sign plans for Chase Bank.
Location: 194 Niblick Road
Applicant: Signtech
Action: The signs were approved as submitted with the request that staff verify the square footage of the wall mounted signs with the building linear footage. The DRC was Ok with the use of the parking lot elevation of the building as the elevation used to calculate linear footage.

File #: Uptown Specific Plan
Application: Semi-annual review.
Location: City-Wide
Applicant: City Initiated
Discussion: Staff discussed some sections of the Specific Plan that is proposed to be included in the City initiated Code Amendment. The proposed amendments include:

1. Adding Used Car Sales in the TC-2 Zone; adding some Multi-Family regulations which would require Laundry Rooms for complexes with 5 or more units and Rec Rooms for complexes with 32 or more units;
2. Look at the possibility of allowing Contractor Service yard in the RC zone with a Temporary Use Permit;
3. Look at the max width of a lot for a single family home;
4. Clarifying the parking ratios for outdoor dining areas;
5. The possibility of reducing a rear yard setback from 20 feet to 10 feet.

Action: No action was taken; the DRC did not suggest any additional amendments. It was discussed that the rear setback amendment be removed from this amendment and discussed with a future amendment due to the complexity of the issue and the possibility that it may trigger the need for other amendments.

Adjournment to September 26, 2011, at 3:30 pm