

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 10, 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, Freda Berman, Doug Monn**

**Applicants and others present: Gregg Ravatt, David Athey, Stephen King, Nick Gilman**

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File #: City Initiated  
Application: Review plans for Downtown Park restroom.  
Location: Downtown City Park  
Applicant: City Initiated  
Discussion: Gregg Ravatt presented three options to the DRC (Scheme E, Alternative 1 and Alternative 2). The discussions focused on the long term maintenance of the facility along with the design and architecture as well as lighting and ventilation.  
Action: No action was taken, the DRC was in favor of Scheme E, with the understanding that the decision would be ultimately up to the City Council.

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File #: Sign Plan 11-008 (B11-0221)  
Application: Review minor changes in rear elevation of new TJ Max building.  
Location: 2453 Golden Hill Road (Regency Center)  
Applicant: Johnson Lymon Architects  
Action: The DRC approved the change from a gable type roof to a parapet for the portion of the roof at the rear of the building.

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File #: Fence Plan  
Application: Request to construct 4-foot tall fence in front yard.  
Location: 235 Fairview Lane  
Applicant: David Athey  
Action: The DRC approved the 4-foot fence as requested.

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File #: Site Plan 11-002  
Application: Second residence on a T3-N lot  
Location: 623 6th Street  
Applicant: Alvin Algee/Stephen King  
Action: The DRC approved the 2-story house on the lot as proposed.

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Adjournment to October 11, 2011, at 7:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

2:00 PM Monday – October 24, 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, Susan DeCarli

**Applicants and others present:** Doug McCurdy, Larry Werner, Casey Patterson, Larry Miller, Paula O'Farrell, Jim Farshaar (and his manager).

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File #: PD 08-001 Amendment  
Application: Review request to redesign previously approved RV park.  
Location: North end of Golden Hill Road  
Applicant: North Coast Engineering  
Discussion: The applicants presented the project plans which consist of downsizing the project to allow for general RV use rather than focusing on high-end large RV coaches. With the smaller project there will be less impacts to the site since there will be a reduction in the amount of paved streets, curbs, sidewalks, retaining walls and grading. The number of structures will also be reduced. Also discussed was the request to remove the 6-foot retaining wall that was originally proposed for the project. The request at this time is to replace it with an open no-climb fence that would be landscaped. Impacts to the Circle B neighbors were discussed. It was discussed that impacts would be less, since many of the RV units that would have been visible along the driveway and to the south would be removed. The check-in building would be moved further away from Golden Hill Road, and the guard shack would be eliminated. The berming and landscaping would still remain that would help screen the view of RV's along Golden Hill Road.  
The applicants will be working on preparing line of site drawings, perspective drawings and colored landscape plans for a future Planning Commission hearing.  
Action: No action was taken, the DRC was in favor of the proposed changes; however the DRC wanted to make sure that the presentation to the Planning Commission and the public described how the changes were not going to negatively impact the neighbors.

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File #: CUP 11-005  
Application: Request to establish a 2 acre, fenced, off-leash dog park.  
Location: South side of Scott Street, east of Camino Lobo (adjacent to the Senior Center at 270 Scott Street).  
Applicant: Parks4Pups/SLOPOST  
Discussion: Larry Miller and Paula O'Farrell presented the plans for the dog park. The discussion focused on parking. It was discussed that the demand of use for the

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dog park was typically at times when the Senior Center was not open and that there shouldn't be a conflict with the use of the parking lot. Most of the parking should take place on the surrounding streets and other nearby public parking lots.

Action: No action was taken; the item is scheduled to go before the Planning Commission on November 8<sup>th</sup>. The DRC was in favor of the CUP request.

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File #: CUP 11-007

Application: Request to establish a vehicle impound yard.

Location: North side of Tractor Way, east of Germaine (2<sup>nd</sup> lot in).

Applicant: Alliance Towing

Discussion: The applicants submitted their request for the tow yard on the existing vacant parcel. The request is to use the site only for vehicle storage; the office for the company would be located close by in the Wisteria Lane area. The main topic of discussion was whether the existing fence needed to be setback to 15-feet to allow for the required landscape setback to be in front of the fence. Staff indicated that the Ordinance was not specific that the fence had to be setback, just that there is a requirement for 15-feet of landscaping on the project site.

Action: The DRC was Ok with leaving the fence in the same location and requiring the landscaping behind the fence on the interior of the lot. The applicant indicated that they would be replacing any broken slats in the fence and cleaning up the existing landscaping between the fence and the Street. The DRC recommended that the Planning Commission approve the CUP, leaving the fence in the current location but requiring 15-feet of landscape screening.

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File #: Sign Plan

Application: Review request for monument sign.

Location: 515 Spring St.

Applicant: Richard Rossi

Action: The sign was approved with the removal of some of the text to try and reduce the sign clutter.

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Adjournment to October 25, 2011, at 7:30 pm