

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 23, 2012

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: Michael Helm, Matt Mullin

File #: Site Plan 11-011
Application: Request to construct a new 25,000 square foot building to add to the existing facility.
Location: 3600 Dry Creek Road
Applicant: Santa Cruz Biotech
Discussion: Michael Helm along with Matt Mullin presented the proposed site plan and architectural elevations for the new 25,000 square foot building. The building is considered Building D of the Master Plan (PD 04-022) that was approved for Santa Cruz Biotech in 2004. It was discussed that minimal parking spaces would be provided for this building; since there is plenty of parking that already exists on site. The building would match the architecture and colors/materials of the existing buildings.
Action: The DRC approved the project as proposed with a condition to plant shrubs and trees on the back half of the north facing elevation to help break up the large expanse of wall area.

File #: PD 11-007
Application: 5-unit residential complex
Location: 845 Creston Road (Vacant lot between Nickerson and Ivy Lane, north side of the road).
Applicant: Ted Weber / Golden Oaks Developers
Discussion: Ted Weber presented the proposed plans for the five residential units. There would be two buildings, one triplex and one duplex. The project will include a common driveway and parking area, along with a common outdoor open space area. A laundry room will also be provided. Staff indicated that the zoning code requires 250 cubic feet of storage space per unit. Ted Weber also indicated that he is proposing architectural grade composition roofing, rather than standing seam metal as shown on the plans.
Action: The Committee recommended that the Planning Commission approve the PD and Rezone.

File #: Sign Plan
Application: Review sign plans for existing restaurant.
Location: 1144 Black Oak Dr.
Applicant: La Reyna Tortilleria
Action: No action was taken. Staff requested that this item be postponed to Jan 30th to allow additional time to work with the applicants on the sign plan.

Adjournment to January 24, 2012, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 30, 2012

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, Al Garcia

Staff Present: Darren Nash

Applicants and others present: None

File #: Plot Plan
Application: Review request for outdoor storage.
Location: 999 Paso Robles St.
Applicant: Roger Sharp
Discussion: Staff discussed a question from Roger Sharp of whether outdoor storage of concession trailers and trucks associated with Roger's business would be considered accessory to the primary office and warehouse uses within the building. Staff wanted to get clarification from the DRC to insure that the storage would be accessory to the primary indoor use, which would be permitted in the RC zoning area of the UTTC plan.
Action: The DRC agreed that the outdoor storage would be accessory to the primary use within the building.

File #: Plot Plan
Application: Review parking lot lighting plan
Location: 1207 Spring Street
Applicant: Santa Barbara Bank & Trust
Action: The DRC approved the lighting plan consisting of three 12-foot tall parking lot pole lights and wall mounted lights on the building. The lighting is necessary to illuminate the ATM area of the bank.

File #: Sign Plan
Application: Request for new wall mounted sign.
Location: 617 12th Street
Applicant: Pierce Modern Gallery
Action: The sign was approved as submitted with verification from staff that the sign not have a white background and that a border be added to the sign.

The DRC agreed to add the following item:

File #: Sign Plan
Application: Request for new wall mounted sign.
Location: 835 12th Street
Applicant: Fenomenal Group
Action: The sign was approved as submitted.

Adjournment to January 24, 2012, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 6, 2012

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, Al Garcia

Staff Present: Darren Nash

Applicants and others present: None

File #: Sign Plan
Application: Request for new monument sign.
Location: Sherwood Dog Park, Scott Street
Applicant: Paula O'Farrell
Action: The sign plan was approved as submitted.

File #: Sign Plan
Application: Review plans for new wall mounted signs and reface of exiting highway oriented sign.
Location: 1144 Black Oak Dr.
Applicant: La Reyna Tortilleria
Action: The sign plan was approved as submitted.

File #: Sign Plan
Application: Request for new wall mounted signs.
Location: 406 Spring Street
Applicant: SLO County Department of Social Services
Action: The sign plan was approved as submitted.

The Committee agreed to add the following item (Note that Steve Gregory stepped down for this item):

File #: Site Plan
Application: Request to replace the existing store front window with bi-fold doors and install a retractable awning.
Location: 811 12th Street
Applicant: Robert Fisher
Action: The plan was approved as submitted.

Adjournment to February 13, 2012, at 3:30 pm