

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 19, 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: Phillip Tsui, Mary Quan, Mark Eisemann, Ken Butts

File #: Sign Plans
Application: Review wall mounted signs and monument sign.
Location: 3001 Riverside Ave.
Applicant: Golden Oaks Hotel/ Mary Quan
Discussion: The DRC discussed having the signs on the tower element of the building be consistent with the logo sign proposed for the monument sign.
Action: The DRC approved the signage as revised.

File #: Site Plan 12-003
Application: Request to remodel existing building located at 2244 Spring Street.
Location: 2244 Spring Street
Applicant: Marc Eisemann
Discussion: Marc Eisemann presented the site plan and architectural elevations showing the exterior improvements proposed for the existing commercial building on the corner. Marc agreed that future work to the attached building to the south would be under separate review (Phase II).
Action: The DRC approved the exterior revisions to the existing building (Phase I) as proposed. Staff indicated that any requirement for handicap parking and accessibility would be under the direction of the Building Dept. and that any street/sidewalk improvements would be under the direction of the Engineering Dept., not the DRC or Planning Staff.

File #: Sign Plan
Application: Review signs for Century 21 Real Estate.
Location: 1446 Spring Street
Applicant: Asign Co
Action: No action was taken the DRC asked staff to work with the applicant to update the signs so that the letter has consistent sizes for all three signs.

File #: Plot Plan
Application: Review ground mounted solar field and associated fencing and landscaping.
Location: 3025 Buena Vista Dr.
Applicant: Applied Technologies
Discussion: Ken Butts presented the ground mounted solar and fencing plans to the DRC.
Action: The DRC approved the plans as proposed.

File #: Parcel Map PR 11-0106
Application: Review request to subdivide 25 acre site into two separate parcels.
Location: 3700 Mill Road
Applicant: Vina Robles, Inc. / Pacific Coast Survey
Action: The DRC recommended that the Planning Commission approve the parcel map as proposed.

The DRC agreed to add the following project to this agenda:

File #: PD 12-003
Application: Review request to construct a new 28,000sf manufacturing/light-industrial building, with accessory outdoor storage yard.
Applicant: Mid-Valley Pipe & Steel
Discussion: Staff presented the site plan, architectural elevations, colors materials for the project. Staff discussed that landscape plans will be provided that would show additional information related to fencing and screening of the outdoor storage yard.
Action: The DRC recommended that the Planning Commission approve the project, and the Commission could discuss the fencing and screening as necessary.

Adjournment to March 26, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 26, 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: Vince Vanderlip, Al Garcia, Doug Barth

Staff Present: Darren Nash

Applicants and others present: Chris Sickelton

File #: PR 12-0003
Application: Request to subdivide an existing 7,000 square foot lot into two parcels.
Location: 612 Olive Street
Applicant: Steve Holman
Discussion: Staff presented the proposed parcel map.
Action: No action was taken. The DRC requested that the project be postponed to the next DRC meeting to allow for the applicant to be present to answer questions.

File #: Sign Plan
Application: Review signs for Century 21 Real Estate.
Location: 1446 Spring Street
Applicant: Asign Co
Action: The signs were approved as revised.

File #: E 12-0018
Application: Install retaining wall on hillside lot.
Location: 1314 Crown Way
Applicant: Chris Sickelton
Discussion: Chris Sickelton presented the proposed plan for the retaining wall, along with photos of the existing yard area. Chris explained that the retaining wall provide for additional level area for use with his driveway and garage area. He explained that he was not planning on constructing a building on the new level area.
Action: The DRC approved the retaining wall plan as proposed with the wall having a rock plant-on finish to match the existing walls on site. There is existing vegetation that will help screen the new wall.

Adjournment to March 27, 2012, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 2, 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: Vince Vanderlip, Al Garcia, Chuck Treach

Staff Present: Darren Nash

Applicants and others present: Steve Holman, Norma Moyer

File #: PR 12-0003
Application: Request to subdivide an existing 7,000 square foot lot into two parcels.
Location: 612 Olive Street
Applicant: Steve Holman
Discussion: Steve Holman presented the parcel map along with explaining the request for tandem parking.
Action: No action was taken. The DRC was favorable of the lot split, however, they had concerns with the design of the home proposed to be built on the proposed back parcel, and not providing adequate parking area. It was also discussed that the orientation of the house should be to the west, facing Olive Street, rather than the alley. These issues will be addressed in the staff report to the Planning Commission.

File #: Sign Plan
Application: Review signs for Boot Barn
Location: 1340 Spring Street
Applicant: Pacific Neon
Action: The sign plan was approved as submitted.

File #: Sign Plan
Application: Review signs for Vale Fine Art
Location: 1340 Spring Street
Applicant: Vale Fine Art
Action: The sign plan was approved as submitted.

File #: PR 12-0001
Application: Request to subdivide an existing 14,000 square foot lot into two 7,000 square foot parcels.
Location: 2041 & 2049 Riverside Avenue
Applicant: Colin Weyrick
Action: The DRC recommended approval of the parcel map as proposed with the request that reciprocal parking and access easements be placed over the two parcels as needed.

Adjournment to April 9, 2012, at 3:30 pm