

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 9, 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: Doug Barth, Vince Vanderlip, Al Garcia

Staff Present: Darren Nash

Applicants and others present: Liz Alflin, Eric Justesen, Mike Scott, Dennis Schmidt

File #: PD 12-004
Application: Request to a new 25,000 square foot building for IQMS.
Location: 2231 Wisteria Lane
Applicant: RRM/IQMS
Discussion: Mike Scott of RRM design Group presented the project. The main issue discussed was the request to defer the construction of 39 parking spaces to the future when they are needed. The proposed pilasters were also discussed. Six pilasters would be located around the bulb-out in the street. IQMS owns the parcels across Wisteria Lane from the existing properties. Eventually IQMS plans to expand their campus across the street.
Action: The DRC recommended that the Planning Commission approve the project, including the parking space deferral and the pilasters. The DRC did suggest that the future parking for these building be located on the site rather than across the street if possible.

File #: Site Plan 12-004
Application: Request to install modular (mobile) home to replace an existing second unit.
Location: 516 ½ Vine Street
Applicant: Mickie Bonde/ Dennis Schmidt
Discussion: Dennis Schmidt presented the plans for the mobile home. Staff indicated that the City Attorney confirmed that mobile homes do need to be considered where single family homes can be built, even though the Zoning Code does not allow mobile homes in zones besides R-1. The City can require architectural elements to improve the architecture of a mobile home in order to fit in with the neighborhood.
Action: After discussion related to architecture and the need for a covered porch, the DRC approved the plans with the requirement to install a porch that extended above the front door and covered the steps leading into the front door. The final review of the porch can be at staff level, unless staff feels the need to review the plans with the DRC.

File #: Conditional Use Permit 12-005
Application: Request to replace existing detached garage with new larger two-story garage.
Location: 321 13th Street
Applicant: Jason Domingos
Discussion: Staff presented the site plan and architectural elevations with the DRC.
Action: The DRC recommended that the Planning Commission approve the CUP to allow the building to extend beyond the 15-foot height. Based on the orientation of the building and the change in elevation between the lots on either side of this lot, the height of the building did not seem to be a concern.

Adjournment to April 16, 2012, at 3:30 pm