

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 21, 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, Steve Gregory

Staff Present: Susan DeCarli

File #:	Sign Plan
Application:	Review request for new wall mounted sign.
Location:	2120 Golden Hill Road.
Applicant:	Justin & Lisa Davis
Discussion:	The applicant presented alternative design and color schemes, and DRC reviewed other signs approved on the building (which are not box signs). The applicant proposed to use a maroon background color with white lettering, internally illuminated, for the sign.
Action:	DRC approved the revised sign colors with maroon background and white lettering.

Adjournment to June 4, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 4, 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

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: Steve Holman, Steve Puglisi, Doug Ayres, Norma Moye, Warren Hamerick, Jason Domingos.

File #: PR 12-0003
Application: Review revised plans for this project.
Location: 612 Olive Street
Applicant: Steve Holman
Discussion: Steve Holman presented the revised plans which changed the design of the home to a two-story plan with a two car garage. This design allows for two tandem parking spaces along the northern property line. The parking for the new rear house and the tandem parking for the front house would all be accessed from the alley. Mr. Holman described the rear yard areas for both units, as well as a walking path that would allow access for each house to the front to the rear.
Action: The DRC appreciated the re-design and felt that the parking situation was much better. The DRC recommended that the Planning Commission approve the site plan as well as the parcel map.

File #: PD 12-001, CUP 12-003, GPA 12-001, RZ 12-001
Application: Review project changes since last DRC meeting for resort project.
Location: Northeast corner of Experimental Station and Buena Vista Drive.
Applicant: Ayres Hotels / North Coast Engineering
Discussion: The original proposed project included a 40 room expansion wing that would be built in a future phase. Doug Ayres along with Steve Puglisi presented an alternative plan for the 40 rooms that would be added as a third floor with Phase I, rather than building the future wing. Mr. Ayres would like both options to be approved by the Planning Commission so that he could have the flexibility to make the decision of either alternative in the future.
Action: The DRC did not see a problem with the proposal. Staff will include an additional exhibit as Option B for the 40 rooms in the project as it goes forward for Planning Commission and City Council review.

File #: B 12- 0134
Application: Request to install minor addition for detail shop.
Location: 2345 Golden Hill Road
Applicant: Golden Hill Auto Center
Action: The DRC approved the addition request as submitted.

File #: HPC 12-001 (Certificate of No Effect)
Application: Request to install new windows to match existing, on a building listed on City's Historic Building Inventory.
Location: 803 Park (Heaton's Building)
Applicant: American Commercial Equities/Warren Hamrick
Discussion: Warren Hamrick presented the plan to add additional windows along the west elevation. The windows would match the existing windows on the west and south elevations. Warren Hamrick along with staff has reviewed the request with Downtown Guidelines, as well as with the Secretary of Interior Standards for rehabilitated buildings, and the addition of the windows appears to comply with the standards.
Action: The DRC requested that Staff prepare a Certificate of No Effect for the addition to the windows.

File #: A-frame Sign
Application: Request to display a-frame sign.
Location: 739 12th Street
Applicant: Ken Siegel
Action: This item will be rescheduled for a future meeting. More information is needed.

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

File #: CUP 12-0005
Application: Review revised plans for detached accessory building.
Location: 312 – 13th Street
Applicant: Jason Domingos
Discussion: Jason Domingos presented the revised plans which more clearly showed the materials of the proposed building. The plans also were revised to show the correct 10-foot setback to the second story. While Mr. Domingos is prepared to construct the building with board & bat siding and composition roofing to match the house, he did request an opportunity to bring some metal siding samples back to the DRC, prior to the PC meeting schedule for June 12th.
Action: The DRC appreciated the re-design and recommended that the Planning Commission approve the CUP to allow the building. The DRC will review the alternative siding samples on June 11th, and report back to the PC on the meeting of June 12th.

Adjournment to June 11, 2012, at 3:30 pm