

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – June 11, 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, Ed Gallagher**

**Applicants and others present: Jason Domingos, Thom Jess, Mr. & Mrs. Arjun, Don Benson, Mr. & Mrs. Fritche**

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File #: PD 12-005 & RZ 12-003  
Application: Request to construct a new 142 unit apartment complex.  
Location: 802 Experimental Station Road  
Applicant: Arjun Buena Vista Properties, LLC  
Discussion: Thom Jess, Architect presented the project plans, which included the site plans, unit floor plans, architectural elevations, colors and materials and the drainage plan. Most of the discussion was focused on the floor plans and architectural elevations of each of the types of units. Also discussed was the design of the project with straight streets, and generally no structures placed at the end of the street. The project proposes to use different types of parking, including garages, tandem parking and surface parking.  
Action: No action was taken. The DRC was excited about the project and recommended approval to the Planning Commission. Items for further discussion with the Planning Commission seemed to be focused on the straight street, it was discussed that having curvilinear streets might create more interest and a better looking project. Also discussed was parking and whether the surface parking was dispersed enough throughout the site to accommodate the units that do not have garages, and to accommodate visitor parking.

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File #: Site Plan 12-005  
Application: Review plan for outdoor display of merchandise & signage.  
Location: 1736 Riverside Ave.  
Applicant: James Fritche  
Discussion: The applicant presented the site plan and showed brochures/photos of the various types of metal structures that will be displayed for the Equine Covers business. Also shown was the request for an 8-foot tall white metal fence to secure and screen the metal storage yard. 911 Supply will also be a business within the existing office building. Wall mounted signs and a monument sign were also requested.  
Action: The DRC approved the plan for the outdoor display of metal structures; they approved the screen fencing, with the addition of a blue metal band at the top to match the trim on the other buildings. The DRC requested that the applicant work with staff on the signage once a sign designer can provide the actual sign details.

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File #: Conditional Use Permit 12-005  
Application: Review materials.  
Location: 321 - 13<sup>th</sup> Street  
Applicant: Jason Domingos  
Discussion: Jason Domingos provided material samples of the metal siding he would like to use for the new garage. Based on that the building is not very visible from the sides and the back, the DRC was OK with the use of the metal on the sides and the rear. The DRC suggested that the use of board and bat siding to match the house would be more appropriate on the front elevation. The DRC was not in favor of the use of metal roofing.  
Action: No action was taken. The materials will need to be discussed at the Planning Commission hearing scheduled for June 12, 2012.

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Adjournment to June 12, 2012, at 7:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – June 18, 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, Al Garcia**

**Staff Present: Darren Nash**

**Applicants and others present: None**

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File #: Sign Plan  
Application: New wall mounted sign.  
Location: 108 Niblick Rd. (Woodland Plaza II)  
Applicant: Avon/Miranda Battenburg  
Action: The sign was approved as presented.

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File #: Demo (B12-0148)  
Application: Request to demolish a detached garage.  
Location: 419 - 15<sup>th</sup> Street  
Applicant: Roger & Diane Toevs  
Discussion: The garage is located on a site where the primary house is on the City's Historic Inventory. The inventory does not mention the detached garage. Staff has reviewed the National Register Criteria for Evaluation to determine if the garage would be considered a historic resource. When comparing to the section on evaluation of the integrity of the property to determine if the building is considered historic or not, the criteria state that "a property must retain the exterior materials dating from the period of its historic significance". It is evident that the exterior materials, such as the roofing material and the gable eave fascia are not the original type. Also the garage doors are made of plywood and have modern hardware. It is not clear whether the redwood board and bat siding is original.

Also discussed with the DRC is that the detached garage does not share any of the architectural style or materials of the main house which was built in 1895 and while the garage appears to be in place for many years, it does not appear that it was built at the time of the original house.

Action: Based on the criteria listed discussed above, the DRC would agree that the garage does not obtain historic integrity to be considered a significant historic resource and can be demolished. Any structure that replaces this structure would need to be reviewed by the DRC.

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Adjournment to June 25, 2012, at 3:30 pm