

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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: Vince Vanderlip, Al Garcia

Staff Present: Darren Nash

Applicants and others present: David Brown

File #: Certificate of Appropriateness
Application: Review plans to repair/remodel existing house on City Historic Inventory.
Location: 1301 Chestnut Ave.
Applicant: Brett Vansteenwyk/David Brown
Discussion: David Brown, Architect, presented the proposed plans for the rehabilitation of the existing house. The plan will include construction a new foundation, including adding a garage, basement, and addition to the family room and adding a bedroom. The architecture and materials will complement the existing house. Some of the materials such as siding, roofing, and rock façade will be replaced with updated materials in a manner that will preserve the historic character of the house. David Brown provided a letter that indicates how the project will comply with the Secretary of Interior Standards for Rehabilitation of historic buildings.
Action: The DRC recommended that the Planning Commission and City Council approve the Certificate of Appropriateness.

The DRC unanimously agreed to add the following items:

File #: CUP 12-008
Application: Request to establish a church within existing building.
Location: 530 12th Street
Applicant: New Day Church
Action: No action was taken; the DRC recommended that the Planning Commission approve the request, subject to an off-site parking agreement with Heritage Oaks Bank.

File #: Site Plan 12-007
Application: Request to construct a 25,500 square foot expansion to Building C.
Location: 3,600 Dry Creek Road
Applicant: Santa Cruz Biotech.
Discussion: Staff indicated that the proposed expansion would be consistent with the entitled development plan for Santa Cruz Biotech (PD 04-022).
Action: The DRC approved the plan as submitted.

Adjournment to July 10, 2012, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 16, 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: Al Garcia, Vince Vanderlip, Doug Barth

Staff Present: Ed Gallagher, Susan DeCarli

Applicants and others present: Norma Moye

File #: Uptown Town Centre Specific Plan
Application: Semi-annual review of the Uptown Town Centre Specific Plan (UTCSP)
Location: Specific Plan Area
Applicant: City Initiated
Discussion: Ed Gallagher presented an overview of the proposed changes to the UTCSP. The proposed changes include Code amendments to development standards in Chapter 5, Development Code, including:

- sign regulations, Section 5.6,
- amenities for multi-family residential complexes – community rooms, building height for “Flex-Shed” buildings in RC Zone,
- open space requirement for “Flex-Shed” buildings,
- parking for properties with alley access,
- garage door orientation,
- Uptown Center design and use of on-street angled parking for commercial and residential on-site uses,
- Amend the list of permitted land uses (Table 5.3-1) regarding manufacturing of food products in businesses that sell their products onsite (e.g. baked goods, gelato, etc.).

Other amendment issues include: residential development capacity, and major public improvements priorities

Action: The DRC supported amendment of the development capacity in the UTCSP area to be consistent with the General Plan, planning for 989 units in the planning area. They also supported amendment of the public improvements listed in the various subareas, to eliminate certain projects and establish others to be included on the AB 1600 development impact fee list, and others to be grant funded.

Specific recommendations on the code amendments are as follows:

- sign regulations, Section 5.6 – Refer to Zoning Code for Yard/Monument sign standards in the T-4F, TC-1, and TC-2 zones
- amenities for multi-family residential complexes – community rooms – neutral/no recommendation as there was not consensus
- building height for “Flex-Shed” buildings – change to be 3 stories and 36 ft height
- open space requirement for “Flex-Shed” buildings – allow flex shed buildings to be eligible for a waiver of the green space requirement if located within ¼ mile of a park but do not allow Robins Field to be considered a “park” since it is restricted

- parking for properties with alley access – no changes since it’s use is restricted
- garage door orientation – support not requiring all single car garage doors
- Uptown Center: add text to the “Vision and Plan”, Section 2.1.1.A to state that: (a) the realignment of 34th Street as shown in the Illustrative Plan is an option but not a mandate, and (b) angled parking that may be developed on Spring and 34th Streets may be used to meet a portion of the off-street parking requirements of the Uptown Center, the actual percentage would of which will be determined at the time of review of a development plan and shall be appropriate to the nature and intensity of the proposed use. Amend the list of permitted land uses (Table 5.3-1) regarding manufacturing of food products in businesses that sell their products onsite (e.g. baked goods, gelato, etc.). - supported, and add to TC-1, TC-2, T4-F, and T4-NC to allow small scale retail (5k s.f. or less) and manufacturing of food.

Adjournment to July 23, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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, Al Garcia and Vince Vanderlip

Staff Present: Darren Nash

Applicants and others present: Sean Beauchamp

File #:	Sign Plan
Application:	Request to install new restaurant sign for Paso Robles Steakhouse
Location:	1103 Spring Street
Applicant:	Southpaw Sign Company
Action:	The DRC approved the sign as proposed, using linear footage from the ball-room building along the alley to make the square footage work.

Adjournment to July 30, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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, Al Garcia

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: Jennifer Hart

File #: Tract 2573/PD 04-002
Application: Review model home plans.
Location: Montebello Oaks Drive & Arciero Way, west of Union Road
Applicant: CS Nino Building Corp.
Discussion: Jennifer Hart presented the model home plans along with proposed colors and materials options.
Action: The DRC approved the plans, with a condition that the final landscaping and fencing plans be reviewed and approved by the Planning Department prior to installation.

File #: Site Plan 12-009
Application: Façade improvements to existing building.
Location: Southwest corner of 10th and Spring Street (Sears Building)
Applicant: Richard Blake
Action: The Committee approved the façade improvement plans as proposed.

File #: B 12-0141
Application: Request to convert garage to residential unit.
Location: 2323 Vine Street
Applicant: Shawn Rees
Discussion: Along with the plan to convert an existing garage to a residential unit was the discussion of utilizing the existing driveway for tandem parking for the primary and second residence. Also discussed was the ability to use the existing DG driveway surfacing, rather than requiring concrete or asphalt.

The lot is located within the T3-N zone of the Uptown/Town Centre Specific Plan. The Specific Plan allows for the second unit and also allows the approval of tandem parking. As far as allowing DG, the Specific Plan does encourage the use of pervious driveway materials and gives the DRC the ability to approve alternative materials.

Action: The DRC approved the proposed second unit. Given the location of the site on Vine Street, not being the typical 50'x140' with alley access, the DRC approved the use of tandem parking, based and driveway structures being existing, and approved the use of DG for the driveway.

Adjournment to Aug 6, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 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

Staff Present: Susan DeCarli

Applicants and others present: Larry Werner

File #:	PD 12-001
Application:	Review revised site plan for substantial compliance.
Location:	Northeast corner Buena Vista and Experimental Station Road
Applicant:	Doug Ayres
Action:	The DRC found the revised Site Plan in substantial conformance with PD 12-001 approved by the Planning Commission.

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