

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 20, 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: Mark Borjon, Adam Firestone

File #: Site Plan 12-010
Application: Remodel existing dealership
Location: Southwest corner of Hwy46E & Golden Hill Road (Paso Robles GMC-Buick)
Applicant: Mark Borjon / Jim Ward, Architect
Discussion: Mark Borjon presented the plans that would include a new façade for the showroom building along with improvements and painting of all buildings. There would be no increase of square footage with this remodel.
Action: The façade remodel of the existing building was approved as proposed.

File #: Sign Plan
Application: Review signs for Phone & Wireless
Location: Southwest corner of 10th and Spring Street (Sears Building)
Applicant: Richard Blake
Action: The revised sign with external illumination was approved as proposed. The approval also allowed for re-facing the existing monument sign and now installing a second sign.

File #: PD 12-009
Application: Request to construct approximately 40,000 square feet expansion to existing buildings.
Location: 1400 Ramada Drive & 1332 Vendels Circle
Applicant: Firestone Walker Brewery, LLC
Discussion: Adam Firestone presented the plans proposing to construct an expansion to the existing brewery buildings. The expansion would allow for warehousing and bottling. Improvements will be made to add additional parking on the north side of the Tap Room restaurant. A directional signage plan was also reviewed.
Action: The DRC recommended that the Planning Commission approve the project. The DRC approved the directional signage program.

File #: Site Plan 12-011
Application: Façade improvements to existing building, and creation of separate lease spaces.
Location: 839 12th Street (old A&R Furniture)
Applicant: NKT Commercial, LLC / MW Architects
Action: This item was continued to the DRC meeting on August 27th, since Steve Gregory has to step down for this item and there would not be a quorum.

Adjournment to Aug 27, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 27, 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, Doug Barth

Staff present: Darren Nash, Ed Gallagher, Michael Peachy, Norma Moye

File #: Site Plan 12-011
Application: Façade improvements to existing building, and creation of separate lease spaces.
Location: 839 12th Street (old A&R Furniture)
Applicant: NKT Commercial, LLC / MW Architects
Discussion: Michael Peachy of MW Architects presented the project which includes constructing a new façade with the creation of a larger tenant on the corner, then individual retail tenants along 12th Street. The height of the building is staying the same except for architectural tower elements.
Action: The Committee approved the project as proposed.

File #: Plot Plan
Application: Review plan to remove and reconstruct an existing trash enclosure.
Location: 1306 Pine Street
Applicant: Harris Family Properties
Action: The tan split face block trash enclosure was approved as submitted.

File #: GPA 12-002
Application: Consider the following additions/changes to the Land Use Element:
a. Vacancy Rate to be used in the calculation of resident population at the time of “build-out” of all dwelling units authorized by the Land Use Element;
b. Average household size : adjust to the 30 year average reported by the U.S. Census Bureau instead of the average household size reported by the State Department of Finance in its 2005 population estimate;
c. Variety of updates: of text and tables that report the status of acreages of areas for various land uses, potential numbers of dwelling units, existing floor areas for commercial/industrial development;
d. Several minor “clean up” updates: throughout the Land Use Element.
Location: City Wide
Applicant: City Initiated
Discussion: Ed Gallagher presented the proposed amendment to the DRC.
Action: The DRC recommended that the Planning Commission recommend approval to the City Council.

Adjournment to Sept. 10, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – September 10, 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: Vanderlip, Barth, Gregory

Staff Present: Darren Nash

Applicants and others present: Bob Fisher, Debbie Lorenz, Keith Rowe

File #: Plot Plan Review (PD 06-011)
Application: Review plans for roof mounted solar panels and screening plan.
Location: 801 12th Street
Applicant: Bob Fisher Architect
Discussion: Bob Fisher, along with Debbie Lorenz, presented the plans and photo simulations for the screen structure for proposed solar panels that would be constructed on top of the roof of the building at 801 12th Street. As a result of the height of the building, and the setback of the screen structure from the front of the building, in most views, the screen will be able to be seen. In the areas where it can be seen the screen would adequately screen the panels. The screen would be metal and be painted to match the building.
Action: The solar panel screening plans was approved as proposed. (Note: Steve Gregory stepped down for this item.)

File #: Site Plan 12-010
Application: Install roll-up doors on south elevation of existing building for trash and storage.
Location: 2121 Spring Street (former Sclaris bldg.)
Applicant: Poirier & Associates Architects
Action: The two roll-up doors were approved as proposed.

File #: Sign Plan
Application: Review signs for Pacific West Bank
Location: 1204 Spring Street
Applicant: Roy Courtney
Action: The sign plans was approved as proposed.

File #: Sign Plan
Application: Review plans for new sign.
Location: 530 12th Street
Applicant: New Day Church
Action: The sign plans was approved as proposed.

File #: CUP 08-008
Application: Request to install 15-inch diameter microwave dish to existing cellular facility.
Location: 2025 Mesa Road
Applicant: Metro PCS/Tricia Knight
Action: The Committee made a finding of substantial compliance with CUP 08-008.

File #: CUP 07-007
Application: Request to install 15-inch diameter microwave dish to existing cellular facility.
Location: 801 Niblick Road
Applicant: Metro PCS/Tricia Knight
Discussion: The 15-inch microwave dish would be mounted to the existing pole with the existing cellular equipment.
Action: The Committee made a finding of substantial compliance with CUP 07-007.

File #: B12-0172
Application: Review trash enclosure details.
Location: 1229 Park Street
Applicant: David Morris
Action: The Committee approved the equipment/trash screen enclosure with a requirement that the gates match the materials proposed for the screen structure. (Note: Vince Vanderlip stepped down for this item).

Adjournment to Sept. 11, 2012, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 17, 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, Steve Gregory

Staff Present: Darren Nash

Applicants and others present: None

File #: Sign Plan
Application: Review signs for Tractor Supply
Location: 2800 Riverside Avenue, Unit 103
Applicant: The Sign Resource, Inc.
Action: The building mounted sign (front elevation) was approved as proposed. The replacement of the Powerhouse cabinet on the existing pole sign with a new cabinet for Tractor Supply was submitted with a condition that the white background be off-white. Tractor Supply submitted a revised sign plan showing an off-white/beige background for the pole sign.

File #: Sign Plan
Application: Review sandwich board for Frolicking Frog
Location: 739 12th Street (Siegel's)
Applicant: Stuart Goldman
Action: The sign was approved as proposed. (Note: Steve Gregory stepped down).

Adjournment to Sept. 24, 2012, at 3:30 pm