

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 8, 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, Susan DeCarli, Ed Gallagher

Applicants and others present: Music Makarow, Stephen Bucholz, Hans Michel, Tim Reed,

File #: Plot Plan Review
Application: Review carport plans
Location: 801 Experimental Station Rd.
Applicant: Music Makarow
Discussion: The applicant presented plans for a pre-fab metal car port.
Action: The Committee requested that the applicant design a plan that included a design and material that complemented the existing house.

File #: PD 02-002
Application: Review changes in amphitheater buildings for substantial compliance.
Location: 3800 Mill Road
Applicant: Vina Robles
Discussion: The applicants presented their plans for the amphitheater stage and stage cover structure. The structure differs from the original Planning Commission approved design mainly by having a flat shed type roof, as opposed to the “barrel” type roof previously proposed. The height and mass of the new design is similar to the original. The applicants explained that the reason for the change was to provide a design that would lend to the amount of equipment that needs to hang from the structure for the performances. Also the original tile roof material was not a good choice for the structure given the music/vibration that will result from the concerts.
Action: While the design changes to the stage structure are quite different from the original design, the DRC was comfortable with making a finding of substantial compliance based on the design complementing the colors, materials and general architecture of the existing Vina Robles buildings, and understanding that the changes were necessary to adequately support the concert equipment that it will need to support.

File #: Sign Plan
Application: Review sign plans
Location: 2425 Golden Hill Road
Applicant: Verizon Wireless
Action: The DRC approved the revised plan that included only one sign on the front elevation of the tenant space.

File #: Sign Plan
Application: Review sign plans
Location: 549 10th Street
Applicant: Wallace Home Medical
Action: The Committee approved the sign as proposed.

File #: Code Amendment 12-002
Application: Various zoning code amendments
Location: City Wide
Applicant: City Initiated
Discussion: The various proposed amendments were discussed with the DRC by staff.
Action: The DRC recommended that the PC/CC approve the amendments as proposed.

Adjournment to Oct. 15, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 22, 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 #: Awning Plan
Application: Review plans for new canvas awning
Location: 1032 Pine
Applicant: Paso Terra Restaurant
Action: The DRC approved the awning plan with signage as proposed and also approved the wall mounted signage previously installed.

File #: B 11-0256
Application: Review cover for crush pad.
Location: 525 Riverside Ave.
Applicant: Derby / Craig Smith Arch.
Action: The DRC approved the crush pad cover as proposed.

File #: PD 10-001
Application: Review architectural details for Phase I Oak Park project.
Location: Oak Park Housing
Applicant: Paul Davis Architecture
Discussion: Staff presented the site plans and architectural elevations for the different apartment building types. Staff noted that there were minor changes from the plans the Planning Commission reviewed, but overall seemed consistent. The DRC also reviewed the landscape plan.
Action: The DRC approved the plans as proposed. The DRC did want staff to report back with additional information related to laundry facilities, and verify parking numbers.

Adjournment to Oct. 23, 2012, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 29, 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: Doug Ayres, Bob Newberg

File #: PD 12-001
Application: Review final details for Ayres hotel project.
Location: Buena Vista and Experimental Station Road.
Applicant: Doug Ayres
Discussion: Doug Ayres along with Doug Newberg presented revised architectural elevations for the hotel. Generally the elevations are consistent with the original version approved by the Planning commission. The main difference is the entrance element.
Action: The DRC approved the revised elevations. Doug Ayres noted that the final materials will include rock façade elements consistent with original plans, although it is not shown on the plans.

File #: Code Amendment 12-002
Application: Miscellaneous amendment to Zoning Code.
Location: City Wide
Applicant: City Initiated
Discussion: Staff discussed proposed changes to the zoning code.
Action: The DRC recommended that the PC and CC approve the code amendment as proposed by Staff, with minor changes related to swimming pool and detached accessory building setbacks, and suggestions for political signs.

Adjournment to Nov. 5, 2012, at 3:30 pm