

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – March 18, 2013**

**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, Susan DeCarli**

**Applicants and others present: None**

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File #: Code Amendment 13-001  
Application: Amendment to the Parking Regulations of the Zoning Code.  
Location: City wide (except within Uptown Town Centre Specific Plan)  
Applicant: City Initiated  
Action: Staff presented the proposed Parking Regulations and reviewed substantive changes from the existing code to what is proposed. Discussion focused on the number of parking spaces for land uses and parking surface materials. The DRC made a few suggestions to modify the proposed language: 1) require 1.5 spaces per studio or 1 bedroom residences, but allow it to be reduced to only 1 space required if it is constructed with alternative porous surface material; 2) for warehouse & storage uses, if the building is 10,000 s.f. or larger an applicant may apply for a CUP to reduce the number of parking spaces required if it can be demonstrated that the parking demand is less than required; 3) under assembly use, delete reference to “less than 3,000 s.f. , 3 per 1,000”; and 4) allow decomposed granite for residential parking in the rear yard that is in addition to provision of required onsite parking.

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File #: Sign Plan  
Application: Request to install new sign wall mounted sign.  
Location: 1215 Spring Street  
Applicant: David Elias – Borderline Bar & Grill  
Action: The sign was approved as proposed.

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File #: Sign Plan  
Application: Request install new wall mounted sign for Wells Fargo Advisors.  
Location: 104 Gateway Center Drive  
Applicant: Rite III Inc.  
Action: The sign was approved as proposed.

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Adjournment to March 25, 2013, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – March 25, 2013**

**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, Doug Barth, Al Garcia**

**Staff Present: Darren Nash**

**Applicants and others present: None**

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File #: B 13-0107  
Application: Plan for foundation and installation of additional tanks.  
Location: 1400 Ramada Dr.  
Applicant: Firestone-Walker  
Discussion: The request is to add an additional 8 tanks on the exterior of the building along the southern property boundary.  
Action: The Committee approved the addition of the tanks since they would be consistent with the other existing tanks.

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File #: Site Plan 11-010  
Application: Review plans for new entry fence and gate.  
Location: 1600 Country Club Drive  
Applicant: Paso Robles Golf Club  
Discussion: The request is to install a pressure treated 6x6 post and rail fence, with steel gates. The gates would fold back when open so that they would not impede driveway and parking access.  
Action: The DRC approved the fence and gates as proposed.

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File #: Sign Plan  
Application: Request install new wall mounted sign for Fire Fly.  
Location: 839 12<sup>th</sup> Street  
Applicant: John Wilkins  
Action: The sign was approved as proposed.

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File #: Sign Plan  
Application: Request install new wall mounted sign for Applied Technologies.  
Location: 3025 Buena Vista Dr.  
Applicant: Signs of Success  
Action: The sign was approved as proposed.

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File #: Sign Plan  
Application: Request install new wall mounted sign for Tip Toes.  
Location: 2421 Golden Hill Road  
Applicant: Santa Maria Neon.  
Action: The sign was approved as proposed.

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Adjournment to March 25, 2013, at 3:30 pm

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – April 8, 2013**

**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: Doug Barth, Al Garcia**

**Staff Present: Susan DeCarli**

**Applicants and others present: Emily Miller, John Wilkins**

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File #: Sign Plan  
Application: Request install new wall mounted sign for Fire Fly, and window graphics.  
Location: 839 12<sup>th</sup> Street  
Applicant: Emily Miller  
Action: The applicant presented her sign designs, and noted that she will not be installing exterior sign lighting. The DRC approved the signs.

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File #: Sign Plan  
Application: Request install new wall mounted and projecting blade signs for the General Store.  
Location: 841 12<sup>th</sup> Street  
Applicant: NKT Commercial  
Action: The applicant presented the signs, which includes gooseneck exterior sign lighting. The DRC approved the signs.

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Adjournment to April 15, 2013, at 3:30 pm

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – April 15, 2013**

**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**

**Staff Present: Susan DeCarli**

**Applicants and others present: Dustin Pires**

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File #: Sign Plan  
Application: Request install hanging signs for Help You Legal  
Location: 720 10<sup>th</sup> Street  
Applicant: Richard Blake  
Action: Continued. Staff presented the (2) proposed hanging signs to the DRC. The DRC had concerns with the version that used white as a background color for the bottom portion of the signs. The City has design guidelines that discourage use of white for the background of signs. The DRC approved the signs using the blue background.

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File #: Architectural Elevations - Modifications  
Application: Request to modify previously approved elevations  
Location: 839 12<sup>th</sup> Street – Pine Street side  
Applicant: MW Architects  
Actions: Approved. Staff presented an overview of the project scope to the DRC and the project architect Dustin Pires described the details of wall articulation, colors and future placeholder for a mural and a sign.

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Adjournment to April 22, 2013, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – April 22, 2013**

**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 and Al Garcia**

**Staff Present: Darren Nash**

**Applicants and others present: George Garcia**

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File #: Window retrofit  
Application: Request install different (opening) windows in the Grangers Union Building  
Location: 13<sup>th</sup> Street  
Applicant: Larry Gabriel  
Action: This item will be continued to the April 29<sup>th</sup> DRC meeting, since Commissioner Gregory has a conflict with this item.

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File #: Sign Plan  
Application: Relocate Artisan sign on Pine Street  
Location: 829 Pine Street  
Applicant: John Wilkins  
Action: This item will be continued to the April 29<sup>th</sup> DRC meeting, since Commissioner Gregory has a conflict with this item.

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File #: Site Plan  
Application: Hotel Addition  
Location: 1135 24<sup>th</sup> Street  
Applicant: George Garcia  
Discussion: George Garcia presented the plans for the expansion of the new fitness center and breakfast/meeting room. The new building would be located with the existing within an existing grass open space area. The project area is not visible from the street.  
Action: The DRC approved the request as proposed.

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Adjournment to April 29, 2013, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 29, 2013

**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 and Doug Barth

**Staff Present:** Darren Nash

**Applicants and others present:** Nick Sherwin, Keith Rowe, Greg Stoner, John Katavitch, Jack Wiest

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File #: Window retrofit and signage plan  
Application: Request install different (opening) windows for the Grangers Union Building  
Location: 827-849 13<sup>th</sup> Street  
Applicant: Larry Gabriel  
Discussion: Keith Rowe presented the plans proposing to replace the existing windows with single hung, aluminum frame windows.  
Action: The Committee approved the request as proposed.

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File #: Sign Plan  
Application: Relocate Artisan sign on Pine Street  
Location: 829 Pine Street  
Applicant: John Wilkins  
Action: The Committee approved the change of location for the 4'x4' wall mounted sign from the 12<sup>th</sup> Street elevation to the Pine Street elevation.

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File #: Site Plan 13-005  
Application: Request to construct new building at 819 12<sup>th</sup> Street. Building would be behind existing building, oriented to the alley.  
Location: 819 12<sup>th</sup> Street  
Applicant: Robert Gilson/Jack Wiest  
Discussion: Jack Wiest presented the plans for the proposed new approximate 3,000 square foot 1-story building. The building would be in the existing parking lot area that is located at the rear of the building located at 819 12<sup>th</sup> Street. The new building with outdoor patio would be oriented to the alley. Access would also come from the alley. The building would be brick with a standing seam metal roof. Staff indicated that the Uptown Town Center Specific Plan would allow the project as proposed, with the requirement to pay for parking in-lieu fees for the 8 parking spaces that would be removed, and in-lieu fees based on the building square footage, and any outdoor restaurant seating area.  
Action: The DRC approved the request as submitted.

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File #: Site Plan 13-006  
Application: Request to construct new 900 square foot detached accessory building (shop).  
Location: 1033 Vista Grande  
Applicant: Greg Stoner  
Discussion: Greg Stoner, property owner, along with John Kataqvitch, contractor, proposed the plans to build a 900 square foot metal work shop as an accessory building to the existing single family home located at 1033 Vista Grande. The building would have a max. height of 15-feet tall. Staff indicated that the zoning code indicates the need for detached accessory buildings to match architecture, color and materials of the primary residence. The applicant provided multiple photos that showed that the location of the proposed building would be approximately 275-feet from Vista Grande and the topography rises significantly from the street to where the building would be located. Staff suggested that screening landscaping would help screen the building from neighboring properties.  
Action: The DRC approved the building as proposed with the use of metal materials since views of the building from Vista Grande would be minimal as a result of the distance and grade change from the street to the where the building would be located. Colors of the building would be colors that would best match the colors of the house given the colors available by the building manufacture. The applicant agreed to landscape around the side and rear of the building to help screen the building from neighboring properties.

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File #: Sign Plan  
Application: New wall mounted sign for the Tack Room.  
Location: 2425 Golden Hill Road  
Applicant: Pacific Signs  
Action: The sign was approved as proposed.

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File #: Sign Plan  
Application: New wall mounted sign.  
Location: 4251 Dry Creek Road  
Applicant: Estrella Warbirds Museum  
Action: No action was taken, staff needs to work with the applicants to determine linear footage and the amount of square footage of existing signage.

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Adjournment to May 6, 2013, at 3:30 pm