

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 20, 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

Applicants and others present: Patrick Keating, Ann Laddon

File #: TUP 13-005
Application: Request for temporary banner/mural.
Location: 843 12th Street
Applicant: Studios on the Park
Discussion: Patrick Keating along with Ann Laddon presented the proposed temporary banner. The banner would be 10' by 40' feet and be attached to the east facing wall facing Pine Street. The applicant explained the process of the organization of the group and the process in which the came up with the proposed design. The intent is to display the banner for 90 days, then present a design for a new banner to replace after 90 days.
Action: The DRC was supportive of Staff approving a Temporary Use Permit for 90 days for the banner.

Note: Steve Gregory stepped down from this item.

File #: Sign Plan
Application: Review request for wall mounted sign.
Location: 1461 Creston Road
Applicant: TK Nails
Action: The sign plan was approved as proposed.

File #: Grading Plan
Application: Review grading plan for single family home.
Location: 665 Red Cloud Lane
Applicant: Tim Roberts
Discussion: The grading plan proposes to grade a pad for a slab on grade house on the lot. Staff has reviewed the proposed grading with the Grading Ordinance. The Ordinance provides some flexibility that indicates “Where mass grading and padding can be accomplished in a manner consistent with the purpose and intent of this chapter and such grading is necessary for the reasonable use of the property, extraordinary efforts shall be made to minimize exposed slope and retaining wall heights and to install mitigating landscaping.” Since this lot is a flag lot, and much of the grading will not be visible from the public way, it seems reasonable to allow the pad grading for this lot, since the end result would be minimal view of graded slopes, which would be compatible with other lots in the neighborhood.

Action: The DRC agreed that based on low visibility from the street that the pad grading would be reasonable for this lot and be compatible with the neighborhood.

Adjournment to May 20, 2013, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 3, 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, Doug Barth, Vince Vanderlip

Staff Present: Susan DeCarli, Ed Gallagher

Applicants and others present: Norma Moye, Tim Reed

File #: B 13-0249
Application: Request to install outdoor patio heaters on face of wall.
Location: 843 12th Street
Applicant: NKT Development
Discussion: The DRC discussed the features of the patio heaters and how they are installed. The DRC did not feel that they would be visibly distracting or significantly change the appearance of the exterior, and that they would be functional and a benefit to the business. It was noted by Commissioner Garcia that it is preferable to review all building details at the same time instead of in a piecemeal fashion.
Action: The DRC approved the patio heaters.

File #: Sign Plan
Application: Request to install new signs for La Cocecha Bar & Restaurant.
Location: 835 12th Street
Applicant: Justin Sorrentino
Discussion: The DRC reviewed the wall sign and the 3 placard signs proposed along the outdoor seating fence. They confirmed that no additional signage is proposed on the shade canopy or elsewhere on the building. The DRC supported the sign designs. They noted that this is the first proposal for signs on an outdoor enclosure fence, but they were okay with it. Staff noted that the overall sign square footage exceeded what is permitted in the code.
Action: The DRC approved the wall sign as proposed, and only 2 fence signs on either end of the enclosure so that the signs comply with the sign area permitted in the Sign Ordinance.

File #: Sign Program
Application: New signage for Amphitheater.
Location: 3800 Mill Road
Applicant: Vina Robles Inc.
Discussion: The applicant described each sign proposed (Entry Gate, Storage Building, Amphitheater, and Monument signs) and provided details on colors, materials, lighting, size, and lettering.

Staff discussed the Entry Gate sign and structure and noted that this type of sign and structure does not fit within the types of signs in the Sign Code. Given the unique structure, intended use, scale and distance from the street it seemed appropriate for the DRC to consider approving an Exception to the sign code as provided for in Section 21.19.090 to allow the Entry Gate sign as proposed.

The applicant noted that the elevation of the Storage Building signage was not to scale in the photo simulation. The applicant indicated the lettering would only span between the edges of the wall opening, and that it would have up-lighting installed to add visibility.

The DRC reviewed the monument sign and had questions regarding the proposed changes, if the support structure was proposed to remain the same, colors and tile materials. The DRC supported the proposed sign.

The DRC also reviewed the sign proposed for the rear of the amphitheater building. The applicant noted that it would have up-lighting as well. The DRC determined that the sign was tastefully designed and in scale with the building.

Action: The DRC approved all 4 signs as proposed, including an Exception for the Entry Gate sign.
It was noted that the oak tree motifs on building walls are not considered signs, and are instead considered building art.

Adjournment to June 10, 2013, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 10, 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, Vince Vanderlip

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: Dustin Piers, Will Tucker, Gary Tucker, Kathy Tucker, Dale Gomer, Ian Hoover, Terry Shubart

File #: B 13-_____
Application: Request to install metal awning on existing store front.
Location: 1211 Pine Street
Applicant: NKT Development
Action: The Committee approved the awning as proposed.

Note: Steve Gregory stepped down on this item.

File #: Preliminary Review
Application: Request for amendment the Uptown Town Center Specific Plan to allow residential care facility (more than 6 residents) in TC-1 zone.
Location: 725 Pine Street
Applicant: Kathy Tucker
Discussion: Kathy, Gary and Will Tucker presented the proposed request for amending the Uptown Town Center Specific Plan to allow residential care facilities in the TC-1 zoning district. Staff discussed that there could be issues associated with noise from downtown uses such as restaurants and bar establishments on the residential use. It was discussed that the TC-1 zone was specifically continued south on Pine Street in an effort to continue downtown type uses to the Transportation Center.
Action: No action was taken; the DRC was not opposed to the change in the UTSP but did recognize that the Planning Commission and City Council will need to discuss possible conflicts with other uses in the TC-1 zone during the code amendment request process.

Note: Doug Barth stepped down on this item.

File #: CUP 12-007 & PD 05-012 Amendment
Application: Request to install new CNG(Compressed Natural Gas) facility.
Location: Combine St. (East of Oakwood St., South of Tractor St.)
Applicant: 3G CNG Inc.
Discussion: Dale Gomer, Ian Hoover and Terry Shubert, presented the plans for the CNG project and discussed the benefits of the alternative fuel use for the community. They also discussed that the facility will be used by Paso Robles Waste Disposal. Also discussed with the need to amend the PD to allow for a different type of architecture and materials from that approved with the original PD/Tract.
Action: The Committee recommended that the Planning Commission approve the CUP and PD Amendment.

Note: Vince Vanderlip stepped down on this item.

File #: Sign Plan
Application: Request to install a-frame sign.
Location: 1215 Park Street
Applicant: Western Flair – Carrie Lehniff
Action: The sign was approved as proposed.

Note: Steve Gregory stepped down on this item.

Adjournment to June 17, 2013, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 17, 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

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: Debbie Lorenze, Larry Werner, Rick Jeffrey

File #: PD 13-001 & Tract 3047(Uptown Center)
Application: Mixed use project proposing 38 single family/condominium units and 24,000 square foot commercial center.
Location: 3328 Spring Street
Applicant: Rick Jeffrey
Discussion: Rick Jeffrey and Larry Werner presented the plans for the project. Plans included the site plans, architectural elevations of the commercial buildings and residential units. The main topic of discussion was parking. The parking for the commercial buildings along with 12 spaces for the residential are proposed to be provided within the adjacent street parking. Staff indicated that UTCSP allowed for the use of street parking for this project, since it was anticipated that many people in the area would walk to the commercial stores. The parking on Spring Street would be diagonal parking, there were concerns raised about the cars backing up in to northbound traffic on Spring. Staff indicated that the UTCSP also anticipated the diagonal parking.
Action: The DRC recommended that the Planning Commission approve the project, and requested that the staff indicate in the staff report discussion on the diagonal parking and the use of street parking to count for project parking.

File #: CUP 13-003
Application: Stripe existing paved site to accommodate 117 parking spaces.
Location: 944 Pine (southern half of former Hayward Lumber site)
Applicant: Brett VanSteenwyk
Discussion: Debbie Lorenz presented the parking lot plan, indicating that there would be an un-manned kiosk for payment. The specific details for payment will be determined in the future once demand for the lot is determined. Also discussed was timing of gates being locked in the evening.
Action: The DRC recommended that the Commission approve the parking lot plan.

File #: PR 13-0042
Application: Request to subdivide a 171-acre site into one 24-acre parcel, and a 147-acre remainder parcel.
Location: East end of Wisteria Lane
Applicant: Ranch & Coast Properties - Erskine
Action: The DRC recommended that the Planning Commission approve the parcel map.

File #: Site Plan 13-007
Application: Modify existing cellular mono-pole to add antennas, with water tank camouflage design.
Location: 3720 North River Road
Applicant: AT&T Mobility
Discussion: The DRC requested that the applicant provide story poles on site to provide an example of the location, height and massing of the proposed water tank/Cell tower, then schedule for viewing by the DRC.

File #: CUP 00-023 Amendment
Application: Add antennas to existing cellular mono-pole.
Location: Northeast corner of Niblick and South River Road (PG&E Substation)
Applicant: AT&T Mobility
Discussion: Based on the location within the PG&E yard and the antennas being placed on the existing pole, the DRC did not have concerns with the additional antennas being installed.

Adjournment to June 24, 2013, at 3:30 pm