

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 24, 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, Vince Vanderlip

Staff Present: Darren Nash

Applicants and others present: Don McAdam

File #: Plot Plan Review
Application: Request to construct a detached accessory building.
Location: 909 Walnut Ave.
Applicant: Ron and Chris Lear
Discussion: Don McAdam presented the conceptual plans for a detached accessory building. The building would be two stories, built on a stem wall that would have a total height of over 20 feet tall. The building would be placed on the down slope, which is approximately 10 feet lower in elevation from the road. The building would be approximately 45-feet back from the front property line. Existing almond trees would help screen the building from the street. Staff indicated that since the building is taller than 15-feet, that a Conditional Use Permit would be required.
Action: The DRC recommended approval of the CUP, since the building would be at least 40-feet back from the street, and since it is down slope from the street. The DRC did request that a cross-section be provided to present to the Planning Commission at the time of the review of the CUP.

File #: Sign Plan
Application: Request to install wall mounted signs for Urgent Center
Location: 500 1st Street
Applicant: Architectural Design & Signs
Action: The sign plans were approved as submitted.

File #: Sign Plan
Application: Request to install new wall mounted signs.
Location: 840 13th Street, Suite A
Applicant: Paso Heritage Partners
Action: The signs were approved as submitted.

Adjournment to July 1, 2013, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 1, 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: Rex Ruskauff, Eric Schmitz

File #: PD 06-012

Application: Request to construct 20,000 square foot expansion to existing athletic club.

Location: 2975 Union Road

Applicant: Paso Robles Athletic Club

Discussion: Rex Ruskauff and Eric Schmitz presented the project plans for the development of a new two story fitness center with batting cages, and Phase II restaurant/sports bar. Staff indicated concern that the proposed building proposes to use metal roofing and siding which is not consistent with the existing buildings. The applicants indicated that the metal siding will have a board-and-bat look that will be similar to the existing buildings. They also indicated that the new building will be separated from the existing building by the existing six tennis courts, so matching architecture and materials would not seem to be as crucial as if they were closer together. Also discussed was the architecture of the Phase II restaurant/sports bar, which is proposed to be located near the existing building. The plans indicate the use of metal roofing and siding for this building also. The applicants indicated that they would be able to use similar architecture and materials for this building to match the existing. However, since the restaurant/sports bar (Phase II building) will require the extension of the sewer line in Union Road to the site, which will not be in the near future, the applicants requested that the PD only show the site planning for Phase II along with the project description to gain entitlement for the building, but that architectural details come back to the DRC in the future. Regarding the Phase I building, the DRC suggested adding a covered porch around the front and sides of the building to help break up the 2 story building and provide an architectural element that would better tie in to the existing buildings. The applicants were open to looking into adding this element.

Action: No action was taken, the applicants are going to revise the plans to delete the architectural information for the Phase II building, since it will be conditioned to come back to the DRC in the future; add a covered porch to Phase I building; provide architectural elevations for the raised viewing porch structure shown for Phase I; and to bring back samples and colors of the proposed metal siding. The revisions will be reviewed at a future DRC, prior to scheduling project to Planning Commission.

File #: B 13-088
Application: Review final building plan details.
Location: 2700 Buena Vista Dr.
Applicant: Ayres Hotel
Discussion: Staff presented the final proposed architectural elevations (included in the building plan check plans) which shows a dome shaped roof on the tower element located at the northeast corner of the building rather than a hip roof with tile, as shown on the previous DRC approved plans.
Action: The DRC recommended approval of the change in the roof element, making findings of substantial compliance with the original approved plans.

File #: Sign Plan
Application: Request to install wall mounted signs for Lily's Yogurt.
Location: 721 12th Street
Applicant: Architectural Design & Signs
Discussion: Staff indicated that the channel letter sign does not seem to meet the UTCSP, which indicates discouragement from internally illuminated signs. The UTCSP also discourages the use of florescent colors.
Action: The DRC requested that Staff work with the applicant to come up with different sign options that met the requirements of the UTCSP.

Adjournment to July 1, 2013, at 3:30 pm