

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 19, 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, Steve Gregory

Staff Present: Darren Nash

Applicants and others present: David Kermoyan

File #: Fence Plan
Application: Request to install 8-foot tall fence along alley.
Location: 540 Oak Street
Applicant: David Kermoyan
Action: The DRC approved the 8-foot fence height based on the property being along the alley, adjacent to commercial zoned properties. The fence seemed to be consistent with other fences along the alley.

File #: Sign Plan
Application: Request to install new monument sign
Location: 1818 Spring Street
Applicant: Hinds Financial Group, Inc.
Action: The sign plan was approved as proposed with the requirement to remove the old sign structure.

(Note: Steve Gregory stepped down for this item)

File #: Site Plan Review
Application: Review plans for a new rear yard single unit in the T3-N zone.
Location: 400 Block of Olive Street (APN 009-252-026)
Applicant: CS Nino
Discussion: The DRC agreed that the proposed unit could be considered a rear yard single unit, since it meets the 1,200 square foot requirement, it is oriented at the rear of the lot with access to the alley/street. The DRC did request that the applicant look at the addition of windows and window treatment on the north facing elevation to break up the large expanse of wall and to comply with the UTTSP requirements for four sided architecture.
Action: Staff discussed the request for the addition of architectural enhancements, and the applicant resubmitted plans that added a window to the north elevation and provided window trim to all windows on all four elevations. Based on the revisions the plan was approved.

File #: Parcel Map PR 13-0042
Application: Request to subdivide a 8.7 acre site into 3 parcels
Location: 25 21st Street (West end of 21st Street)
Applicant: Amy Rougeot
Action: The DRC recommended approval of the parcel map based on the map complying with the General Plan and Zoning Code requirements.

Adjournment to August 26, 2013, at 3:30 pm

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DRC Members Present: Steve Gregory, Doug Barth, Al Garcia

Staff Present: Darren Nash

Applicants and others present: Molly Fagan

File #: PD 13-002
Application: Request to construct a new AutoZone auto parts store on a vacant site.
Location: South side of Niblick Road, east of South River Road, across from Quarterhorse Lane.
Applicant: AutoZone Development Corp.
Discussion: Molly Fagan, on behalf of AutoZone presented the project which consisted of reviewing the site plan, grading plan, architectural elevation, conceptual landscape plan and colors & materials. One item discussed was the requirement to build a privacy wall along the eastern boundary between the project site and the neighboring condominium project. It was discussed that since there were no residential units close to the property line and only the parking lot, that omitting the wall and adding landscaping could suffice. Also discussed was left turns out of the site onto Niblick Road. The DRC indicated that this turning movement with limited site distance and having to cross two lanes of traffic is a concern. Staff indicated that more specific information on the site lighting, and backflow valve location would need to come back to the DRC for review.
Action: The Committee recommended approval of the project with further discussion on the wall and the left turn issue with the full Planning Commission. Conditions of approval will be added for the final landscape plan, site lighting plan and back flow valve location to go back to the DRC for approval.

File #: Sign Plan
Application: Request to install new monument sign
Location: 1545 Park Street
Applicant: Peterson Chiropractic
Action: The sign plan was approved as proposed, with the requirement to remove the phone number.

Adjournment to September 2, 2013, at 3:30 pm