

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 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: Gregory, Garcia

Staff Present: Darren Nash

Applicants and others present: Greg Yeager, Larry Werner, Peter Haddad, Rick Jeffrey, Ian Hoover, Dale Gomer

File #: PD 13-001 – Uptown Center
Application: Review final architectural plans and site plans for project.
Location: 3328 Spring Street
Applicant: Rick Jeffrey
Discussion: The applicant presented the project site plans, landscape plans, architectural elevations, and colors and materials. Staff indicated that after review, the plans seemed to be very similar to the plans provided for the PD project.
Action: The DRC approved the plans for substantial compliance with PD 13-001, with the request to move the double check detector valve further away from Spring Street to allow for sufficient landscape screening.

File #: PD 05-012 Amendment
Application: Amend the development plan for Tract 2594 in order to allow for expansion of the yard activities for Paso Robles Waste and 3g CNG.
Location: Combine Street (Lots 15, 16 & 17)
Applicant: Twin Oaks Legacy – Dale Gomer

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 167 Niblick Road
Applicant: United Sign
Action: The sign was approved as proposed, with a condition that the race way be painted to match the building.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 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: Gregory, Barth, Garcia

Staff Present: Darren Nash

Applicants and others present: Nick Gilman, Sean Beachamp, Sasha Irving

File #: TUP 13-005
Application: Request for temporary banner/mural.
Location: 843 12th Street
Applicant: Studios on the Park
Discussion: Sasha Irving presented the replacement temporary banner for the placement on the Pine Street elevation of the Artisan building.
Action: The DRC approved the plan with the temporary use permit requirements that the banner can be displayed for 90 days then must be removed for at least 30 days before the next banner can be installed.

Note: Steve Gregory stepped down for this item.

File #: Sign Plan
Application: Review request for projecting sign.
Location: 835 12th Street
Applicant: NKT Commercial
Action: The DRC approved the project sign as proposed with the request to change the background color from white to dark bronze.

Note: Steve Gregory stepped down for this item.

File #: CUP 13-006
Application: Review plans for residential care facility.
Location: 721 Pine Street
Applicant: Tucker / Gilman
Discussion: Nick Gilman presented the site plan and architectural elevations for the project. He noted that besides some interior changes to the floor plan, the main change to the front elevation of the building was the revisions to some of the windows and the addition of trellis features.
Action: The DRC recommended that the Planning Commission approve the CUP as proposed. Staff indicated that having specific material samples for the roof

Note: Doug Barth stepped down for this item.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 2, 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: Barth, Gregory, Vanderlip

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: None

File #: Preliminary Review
Application: Review plans for new car dealership.
Location: Northeast corner of Golden Hill Road and Tractor Way
Applicant: Mike Mullahey
Discussion: Staff presented the preliminary site plan and architectural elevations for the proposed auto dealership.
Action: No action was taken. This project will be submitted in the near future for a Development Plan that will go through the process and ultimately be reviewed by the Planning Commission. The DRC indicated that they would like to see some additional architectural elements to the west (Golden Hill Road) elevation. The following architectural elements are suggestions that the DRC thought might improve the west elevation:
(1) Provide an arch element similar to the “Chrysler Entry Arch” over the roll door and man door located near the middle of the building; (2) Use stucco finish from the front of the building back to the new arch; (3) Include with the plans an elevation that shows the proposed wrought iron fencing on the Golden Hill side of the building. The fencing will provide a different look when looking at the building from the side.

File #: Sign Plan
Application: Review request for new monument sign for Auto Zone.
Location: 2123 Spring Street
Applicant: NKT Commercial
Action: The monument sign was approved with the revised gray background.

File #: Sign Plan
Application: Review plan for a-frame sign.
Location: 945 Spring St.
Applicant: Martha Wilson
Action: Since the multi-tenant building has an existing sign program that rotates signage on an existing monument sign for all tenants, and since its location is very close to the sidewalk, the DRC was not in favor of approving an a-frame sign at this location.

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