

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 27, 2014

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, Ed Gallagher

Applicants and others present: George Garcia, Hamish Marshal, Brian Archer,

File #: Preliminary Plan
Application: Review plans for new car wash facility.
Location: Northwest corner of Spring and 23rd Streets
Applicant: Quiky Car Wash /Garcia Architecture
Discussion: George Garcia along with the project applicants presented the conceptual site plan and architectural elevations for the proposed carwash. Staff indicated that there is concern with the building design and placement along the Spring Street frontage, and that it may not meet the criteria suggested in the Uptown Center Specific Plan. It was suggested that increasing the building presence along Spring Street may be necessary for the project to better meet the intent of the Specific Plan.
Action: No action was taken, the applicants will need to apply for the Conditional Use Permit as required by the Specific Plan.

File #: Plot Plan Review
Application: Review request for RV Cover.
Location: 230 Crestline Dr.
Applicant: Rick Ewens
Action: The DRC approved the building as proposed. The DRC was OK with the use of metal siding based on the building be setback a considerable distance from the street and that the building will have little visibility from the street.

File #: B 13-0341 & 13-0342
Application: Review plans to install two houses on two lots.
Location: 520 2nd Street
Applicant: CSRJ
Discussion: Staff presented the plans for the two single family residential houses proposed on two adjacent flag lots. The lots were originally designed to have a common wall duplex, where each home would be on a separate parcel with a common wall on the property line. With the recent City Council approval of removal of two oak trees, and with the proposed lot line adjustment, the proposal is to build one detached unit on each lot. Staff indicated that the two story homes would have 5-foot side yard setbacks, as opposed to 5-foot for the one story and 8-feet for the second story. Staff indicated that the previous R2 zoning would have allowed the 5-foot two story setback, based on the lots being less than 65-feet wide. It was also indicated that the flag lots are not the typical type of lot the Specific Plan was designed for, such as a lot that had alley access.

Action: The DRC was OK with allowing the 5-foot setback to the second story, based on the irregular design of the lots, and that a previous design was approved for the lots that had a zero setback for the common wall duplex.

File #: Sign Plan
Application: Request to install wall mounted sign for Great Clips.
Location: 2307 Theater Dr. No. 400
Applicant: Mark Blackford
Action: The sign was approved as proposed.

File #: Sign Plan
Application: Request to install wall mounted sign for Wine Country Alliance.
Location: 1446 Spring St.
Applicant: Wine Country Alliance
Action: The sign was approved with a requirement that it be consistent with the sign program approved for this building.

File #: Sign Plan
Application: Review request for awning and sign.
Location: 1329 Spring St.
Applicant: Boatman
Action: The awning/signage was approved as proposed, with the requirement that all temporary signage be removed.

File #: Sign Plan
Application: Request to install new wall mounted signs for Chipotle Grill.
Location: 98 Niblick Road
Applicant: Coast Monument Signs
Action: The signs were approved as proposed.

Adjournment to February 3, 2014, at 3:30 pm