

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 3, 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

Applicants and others present: None

File #: Site Plan 14-001
Application: Request to remodel existing restaurant and revise parking lot area.
Location: 186 Niblick Road
Applicant: Bickel Underwood Architecture
Discussion: Staff presented the proposed site plan and architectural elevations. The project proposes to change the existing circulation including the direction in which the drive through lane is accessed and the internal parking lot circulation. The project also includes an expansion to the existing building (eliminating the play structure) and revising the architectural elevations of the building.
Action: The DRC had some questions on the proposed circulation changes. Staff indicated that the architectural elevations proposed do not incorporate architectural elements that tie it in to the Woodland Plaza II center. Staff will review the comments with the architect for the project and reschedule to a future DRC meeting.

File #: Sign Plan
Application: Review proposed signs for existing building.
Location: 201 Spring Street
Applicant: Ian Smith
Action: The signs were approved as proposed.

File #: CUP 13-005
Application: Request to operate equestrian facility (second review after submittal of additional information)
Location: 1448 Fontana Road
Applicant: Wilcox Ranch LLP
Discussion: Staff reviewed with the DRC a letter provided by the applicant that addresses issues with the project. The main topic of discussion was dust control. The letter indicated that the horse pens would be moved further away (100 feet as opposed to 50 feet that was originally proposed), installing sand in the areas where the horses frequent the most, installation of DG in the driveway and parking lot areas.
Action: No action was taken, the DRC indicated that this project will need to be discussed with the full Planning Commission.

File #: CUP 14-001
Application: Request to operate a boat service and repair shop within an existing building.
Location: 999 Paso Robles St.
Applicant: Westside Extreme Inc. – Seth Leigan
Action: The DRC recommended that the Planning Commission approve the CUP.

File #: Grading Plan
Application: Review grading plan for single family home.
Location: 626 Shannon Hill
Applicant: Mark Davis, Engineer
Discussion: The proposed grading plan uses a series of retaining walls to create a pad area for the house. The rear foundation will have a stem wall footing, with a garden wall to create a flat back yard area. The finished result will appear to be a graded pad.
Action: The DRC approved the grading plan based on the size of the lot and setbacks of walls and slopes from property lines. The end result will not create walls and slopes that would be visible from the public street.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 10, 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

Applicants and others present: Sean Beachamp, Kim Johnson, Jamie Kirk

File #: Sign Plan
Application: Request to install new wall mounted signs for Fish Gaucho.
Location: 1244 Park Street
Applicant: South Paw Signs
Action: The wall mounted signs were approved as submitted.

File #: Sign Plan
Application: Request to install new wall mounted signs for Hay Market.
Location: 840 11th Street, Suite 104
Applicant: South Paw Signs
Action: The signs were approved as proposed. If the lesser materials for the hanging sign are requested by the owner, a revised plan will be provided for staff review. The intent of the lesser sign would be to have a similar look to the preferred sign.

File #: CUP 14-004
Application: Request to establish new outdoor storage yard.
Location: Combine Street (Lot 2 & 3)
Applicant: Kirk Consulting / Susan Sharp
Discussion: Kim Johnson and Jamie Kirk presented the proposed site plan for the storage yard. The plan includes a request for a reduced landscape setback from 15-feet to 6-feet.
The DRC indicated that an enhanced landscape plan that included planting the trees on the inside of the fence and provided more dense shrubbery in the 6-foot area may help.
Action: No action was taken. This item will be scheduled to the Planning Commission, where the setback issue will need to be discussed.

Adjournment to March 17, 2014, at 3:30 pm