

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 17, 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: Dana Cook, Ron Underwood, Lenor Brazzi

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: The applicant along with his designer presented the proposed site plan and architectural elevations.
Action: No action was taken; the DRC requested that more work be done to incorporate architectural elements that would better correspond with the other buildings in the shopping center.

File #: Sign Plan
Application: Review proposed signs for Auto Zone.
Location: 2319 Spring St.
Applicant: Auto Zone Corp.
Action: The wall mounted sign was approved as proposed.

File #: CUP 14-003
Application: Request to operate a towing operation with impound yard.
Location: 1850 Ramada Drive
Applicant: John Boys Towing
Action: The DRC recommended that the Planning Commission approve the CUP based on the outdoor storage yard existing. The suggested that a condition be added to renew the existing planter area along the front of the storage yard.

Adjournment to March 24, 2014, 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: Dana Cook, Ron Underwood, Lenor Brazzi

File #: PD 93010 Amendment
Application: Review revised site plan for substantial compliance.
Location: Dry Creek Road
Applicant: Estrella Warbirds
Discussion: Gary Corripo presented the proposed site plan which indicated the expansion of the Woodland building along with the new Red Ball building. The Red Ball building would be oriented differently that was originally proposed, but out of the no-build area.
Action: The DRC approved the plan as proposed as substantially compliant with approved site plan.

File #: Sign Plan
Application: Review proposed signs for Cricket.
Location: 1489 Creston Rd.
Applicant: The Sign Place
Action: The wall sign was approved as proposed.

File #: Tract 2654 & PD 05-002
Application: Request for substantial compliance for detached units.
Location: Southeast Corner of South River Road & Serenade
Applicant: Dan Lloyd
Discussion: The plan is to change the housing type from attached duplex units to detached units. The number of lots and location of lot lines would not change. There would be a 3-foot side yard setback (6-foot building separation). The grading, architecture and site amenities would not change.
Action: The DRC made a finding of substantial compliance for the proposed changes.

File #: PD 01-025 & CUP 01-017 Amendment
Application: The amendment request consists of maintaining the resort complex, which includes a 200 room hotel, 80 casitas units, a conference center, café and wine center and eliminating the approved 27-hole hole golf course and replacing it with a “garden-themed” destination attraction, a 3-hole golf academy, and ancillary improvements.
Location: Hwy 46 East
Applicant: Kenneth H. Hunter, III
Discussion: The project team presented the site plan and elevations for this project.
Action: The DRC recommended the project design to the Planning Commission for consideration.

Adjournment to March 31, 2014, at 3:30 pm