

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 31, 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: Ted Weber

File #: Pre-Application Review
Application: Request to add additional buildings.
Location: Second Wind Way
Applicant: Andros Engineering
Discussion: Ted Weber presented a site plan proposing the construction of two metal buildings that would be an addition to the existing manufacturing business. The plan would include continuing the outdoor storage area as an accessory to the business.
Action: No action was taken, the DRC agreed that applying for a PD amendment for the addition of the buildings would be the next step. The proposed site plan and use of metal buildings seemed reasonable for this project, based on use and location.

File #: CUP 14-004
Application: Review proposed expansion of existing detached accessory building.
Location: 734 Pino Way
Applicant: Jay Armstrong
Discussion: Staff presented the site plan proposing to construct a 1,146 square foot expansion to an existing 876 square foot detached garage. The colors and materials would match the existing garage and house.
Action: No action was taken; the DRC recommended that the Planning Commission approve the CUP. The DRC did ask for clarification in the staff report on whether the existing metal carport would stay, if the garage in the primary residence was still there, and the square footage of the primary residence.

Adjournment to April 7, 2014, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 7, 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: Vince Vanderlip, Doug Barth, Al Garcia

Staff Present: Darren Nash

Applicants and others present: Paul Viborg

File #: E14-0030
Application: Request to pre-grade a site less than 20,000sf.
Location: 690 Paso Robles St.
Applicant: Paul Viborg
Discussion: Paul Viborg presented his proposed grading plan to add fill dirt on to his property located at the south end of Paso Robles Street. He indicated that he has no intentions of developing the property at this time. Staff indicated that since the proposed grading would have a footprint of less than 20,000 square feet that it could stay at the DRC level of review. Staff also indicated that the property to the north, which used to be the Reed property now, owned by Viborg, had prior City permits for site clean-up and was not a grading permit to create a pad. Therefore, the addition of the 20,000 square feet would not be considered an addition to the existing graded area, which would take it beyond the 20,000 and require a pre-grading to go before the full Commission.
Action: The DRC approved the pre-grading request and agreed that this grading request is separate from the property to the north.

File #: Sign Plan
Application: Request to replace existing sign.
Location: 500 1st Street
Applicant: Med Post Urgent Care
Action: The sign was approved as proposed.

Adjournment to April 14, 2014, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 14, 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, Vince Vanderlip, Al Garcia

Staff Present: Darren Nash

Applicants and others present: None

File #: Sign Plan
Application: Review sign plan for update of existing signs.
Location: 545 12th St.
Applicant: Heritage Oaks Bank
Discussion: The proposal is to replace the existing signage and logo with new signage and logo for the monument signs and the wall mounted signs. Staff indicated that the three existing monument signs were non-conforming with the Uptown Center Specific Plan, since the Specific Plan would only allow one 4-foot high monument sign since there is only one street frontage. The plans indicate using the existing sign at the front parking lot and the one at the rear of the building, adjacent to the alley, but would reduce the size of the sign at the entrance to the drive through with a smaller sign that would be “down scaled” to an on-site direction sign.
Action: The signs were approved as proposed.

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 has been working with the applicants to provide architectural elevations that include architectural elements that would be more consistent with the Woodland Plaza II Shopping Center. The latest version of the plan has added gable elements with tile roof materials and a tower element.
Action: The DRC approved Site Plan 14-001 with the revised elevations with the condition that something be added to the north elevation since it is the elevation facing Niblick Road. Suggestions included adding the “bolt” element across the top, or wall mounted sign in the gable element.

Adjournment to April 21, 2014, at 3:30 pm