

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 28, 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, Ed Gallagher

Applicants and others present: Christy Gabler

File #: PD 08-001
Application: Review request for changes to existing plan for substantial compliance.
Location: North end of Golden Hill Road
Applicant: Sun Communities / North Coast Engineering
Discussion: Christy Gabler of North Coast Engineering presented the project plans that included the request for a finding of substantial compliance for the following changes:

- make the sites wider and rotate them to be perpendicular to the roads, eliminate the designated tent sites, including the permanent tent cabins that were approved (tent sites are still available but would not be designated and would be limited to 20 sites);
- eliminated 15 dry camping sites at the end of K Street (the total number of sites would be reduced from 332 to 321);
- providing full hook-ups for the creek front sites on A street;
- build a new 1,200 square foot maintenance building;
- build a new 4,500 square foot community building.

Action: It was discussed that the changes would not impact the neighboring properties, and that the addition of the maintenance building and the community building would be specifically for the users of the RV Park, and would not generate additional traffic trips. The buildings on their own would not require an environmental review. Based on these findings, the DRC approved the proposed changes as presented as being substantially compliant with PD 08-001.

File #: Sign Plan
Application: Request for wall mounted sign for Organic Farms Juice
Location: 1335 Railroad
Applicant: Steve Dagnall
Action: The sign was approved as proposed.

File #: Site Plan 1311
Application: Request to build 2nd unit and RV cover.
Location: 335 21st Street
Applicant: George Wagner
Discussion: This project was approved at the DRC meeting on January 6, 2014. At that time Mr. Wagner indicated the use of horizontal siding (hardi-plank). His existing house has vinyl horizontal siding. He is requesting the use of stucco on the new 2nd unit.
Action: The DRC approved the ability to use stucco, since the proposed second unit is over 50-feet away from the existing house, and the large parcel size.

Adjournment to May 5, 2014, at 3:30 pm

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DRC Members Present: Steve Gregory, Vince Vanderlip, Al Garcia

Staff Present: Darren Nash

Applicants and others present: Debbie Lorenz, Steve Puglisi

File #: PD 14-001
Application: Hotel, Commercial, Restaurant, Performing Art Center, Parking Garage
Location: 944 Pine Street (Old Hayward Lumber site)
Applicant: Van Steewyk - Lorenz
Discussion: Steve Puglisi along with Debbie Lorenz gave an overview of the project and presented the project plans. The project is a permitted use in the zone and would appear to comply with the Uptown Town Center Plan. It may be necessary ask the Planning Commission to allow for modifications in the building height for some elements, and to allow for the fourth floor to be larger than 25 percent of the lower floors.
Action: The DRC recommended that the Planning Commission approve the project, but did request that the applicant provide more specific information on projected water use of the project, and to provide a discussion on the energy and water saving elements that are being designed into this building which is proposed to be LEED certified.

File #: Sign Plan
Application: New wall mounted sign.
Location: 205 Oak Hill Road
Applicant: John Walker
Action: The signs were approved as proposed.
Note: Vince Vanderlip was not in attendance for this item.

The DRC allowed for the following item to be added to the agenda:

File #: Sign Plan
Application: Replace existing wall mounted sign.
Location: 1151 Creston Road
Applicant: Sign Art Inc.
Action: The sign was approved as proposed.
Note: Vince Vanderlip was not in attendance for this item.

Adjournment to May 12, 2014, at 3:30 pm