

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 12, 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, Steve Gregory, Al Garcia**

**Staff Present: Darren Nash, Ed Gallagher**

**Applicants and others present: Debbie Lorenz, Bob Fisher, Norma Moyer**

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File #: SP 14-002  
Application: Request to build mixed use building on existing TC-1 zoned lot.  
Location: 1411 Pine Street  
Applicant: VanSteewyk - Lorenz  
Discussion: Debbie Lorenz and Bob Fisher presented the plan for the new building that would include office space on the first floor and a 2 bedroom apartment on the second floor. Also included would be a single car garage with storage space above for the existing house at the front of the lot. Staff indicated that the lot has a TC-1 zoning where mixed use buildings with office and residential are permitted in the zone. The TC-1 zone does not include a building type that would lend to a residential style building at the back of a lot with an existing residential house. The closest building type to call it would be a Flex Shed, however since there is an existing house at the front of the lot, the building would not meet all of the flex shed requirements, such as the maximum 10-foot setback to the front property line.  
Action: The Site Plan was approved by the DRC where it was determined that the building would be considered a Flex Shed, but it would not comply with the front setback because of the existing house located at the front of the lot. Staff indicated that the trash area once determined would need to be screened. Staff can work with the applicant on this once the building is constructed.

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File #: Sign Plan  
Application: Request to replace the existing wall mounted sign with a new wall mounted sign for Golden 1.  
Location: 128 Niblick Rd.  
Applicant: Pacific Neon  
Action: The sign plan was approved as proposed.

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