

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – June 2, 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, Al Garcia

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: Steve Elsayed, Margaret Holstine, Jan Albin, Sami Jo Morisoli, John Orradre, Aaron Johnson, Muriel Rougdebush, Jean Thiebold, Marcia Hixon, Tisha Dilecco, Chuck Roudebush, Frank Miccoli, Nanch Langgahr

File #: Code Amendment 14-005
Application: Request to allow carwashes in TC-1 zone.
Location: Uptown Town Centre Specific Plan
Applicant: Steve Elsayed
Discussion: Steve Elsayed and Margaret Holstine discussed their request to amend the Code to allow car washes as an accessory to an existing service station. It was noted that for the TC-1 zone along Spring Street (between 10th and 16th), there are only two other service stations that could request a car wash.
Action: The DRC recommended that the PC & CC approve the Code Amendment with the requirement for a CUP.

File #: CUP 13-005
Application: Review CUP Implementation Plan for Wilcox Ranch.
Location: 1448 Fontana Road
Applicant: Wilcox Ranch L.P.
Discussion: John Orradre, Sami Jo Morisoli & Aaron Johnson presented the CUP Implementation Plan. The neighborhood group was given the ability to ask questions during the meeting.
Action: The CUP Implementation Plan was approved as proposed with the change to 15mph on the speed limit sign, the addition of shrubs against the wall near the corner of driveway, and the change of species of tree to be determined by the applicant and staff.

Adjournment to June 9, 2014, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 9, 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: Doug Barth, Al Garcia, Vince Vanderlip

Staff Present: Susan DeCarli, Ed Gallagher

Applicant's Present: Jack Weist (by phone), Christy Gabler, Andy Wood, Andrew Alper

File #: Site Plan 13-005
Application: Revision of Site Plan design for courtyard restaurant off alley.
Location: 819 12th Street
Applicant: Jack Wiest
Discussion: Reviewed proposed revisions to the site plan for the restaurant. The DRC was concerned about not having gates or doors to the patio for safety purposes. Staff will check with building and police departments on requirements and recommendations. The DRC was particularly concerned about not including an enclosed trash storage area within the project. They do not want to add more odorous trash bins to the alley not enclosed. The applicant indicated they would include an enclosed trash bin area within the development site, not on the alley. DRC member Garcia is concerned establishing a restaurant off this alley with existing odor problems would set a bad precedence, and did not support the project.
Action: Approved by DRC members Barth and Vanderlip, with DRC member Garcia dissenting.

File #: Not applied/no file # yet
Application: Review conceptual plans for hotel at Golden Hill & 46E
Location: Golden Hill & 46E (southeast corner)
Applicant: Christy Gabler/NCE for Stratus Development Partners
Discussion: The DRC reviewed the proposed hotel which would include 2 phases of development. DRC provided guidance to add more wall articulation and earth tone paint colors (versus light yellow). Staff referenced the Gateway Design Standards, and noted that the trash enclosure should not face the highway. It was understood that there are ADA path-of-travel considerations, but that they could find somewhere else on the site to locate it and comply with requirements. Staff and the DRC discussed landscaping, water conservation, drainage, shade trees, light standards, and sign guidance.
Action: The applicant will consider guidance suggested in revised drawings with their formal submittal.

Adjournment to June 16, 2014, at 3:30 pm