

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 30, 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, Amanda Ross

Applicants and others present: Keith Rowe, Adam Firestone

File #: Awning- Facade Plan
Application: Review plan to add windows and awning to existing commercial building.
Location: 843 Spring Street
Applicant: Robobank, N.A. / Larry Gabriel Architects
Discussion: Keith Rowe from LGA architects presented the plans which showed the installation of new store front windows, adding a new awning, and the installation of signage. The plan showed that wall signage would be placed above the awning, and two sign boxes would be placed on either side of the windows to display on-going store promotions. Staff indicated that the promotional signage display would be considered temporary signage (like a banner) and would have to comply to the requirements for banners in the Sign Ordinance. The DRC discussed maybe providing window boxes and placing the temporary signage from the inside. Since there was no specific tenant in mind it was discussed that the signage for the building could come back at a later date. This would give more time for the designer to work with the client to better determine the signage needs.
Action: The DRC approved the installation of the windows and the awning as shown on the plans. The awning would be covered in a canvas material that would have a color that corresponds with the color of the building tile. It was also indicated that the building would be painted to match the Rabobank building. Signs would be reviewed in the future once a tenant was determined.

File #: Façade Plan
Application: Modify existing façade of existing Carl's Jr.
Location: 2725 Black Oak Dr.
Applicant: Patrick Faranal
Action: The façade plans were approved as proposed. No signage was approved with this application.

File #: Site Plan 14-003
Application: 5,600sf expansion to existing ware house on Vendel's Circle
Location: 1400 Ramada Drive
Applicant: Firestone Brewery
Action: The DRC approved the proposed expansion, based on it being substantially compliant with the building expansions approved by the Planning Commission with PD 12-006.

File #: B 14-0046
Application: Review grading plan for hillside house.
Location: 605 Navajo Road
Applicant: Palomar Homes / Chavez
Discussion: The grading plan proposes to construct within the drip line and critical root zone of two oak trees. Staff requested an Arborist review the plans. The Arborist suggested altering the alignment of the retaining wall and relocating some drainage devices. The Arborist also did air-spade testing to determine if there were significant roots in the areas where footings would be dug. It was determined that there were no significant roots.
Action: The DRC approved the grading plan with the encroachments based on the Arborist indicating that that with protection and monitoring during grading/construction that impact to the tree would be minimal.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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, Ed Gallagher

Applicants and others present: Mike Mullahey, Dustin Piers

File #: PD 13-006
Application: Review final architectural details.
Location: Northeast corner of Golden Hill Road and Tractor Way
Applicant: Mullahey / MW Architects
Discussion: It was determined during the building plan check process that the exterior materials for the west and south (front) building elevations have been changed to metal siding as opposed to stucco as approved by the Planning Commission with PD 13-006. Staff did indicate that the use of metal on the parapet band was consistent. The applicants provided sample materials and provided a presentation of why they proposed the use of the metal and not stucco. It was discussed that the DRC does not have the authority to approve the material change, and that the issue would have to go back before the Planning Commission with a request to amend PD 13-006.
Action: The DRC reviewed the applicants request to change from stucco to metal and recommended that the Planning Commission approve the PD amendment to allow the metal. Their recommendation was based on the material change consisting of a limited area on the building, and would not drastically change the architecture of the building. The DRC noted that site planning elements such as the tubular steel fence, the parkway landscaping including trees, cars parked in the parking lot, would all help to break-up the view of the building as seen from the street. Also, the maintenance and longevity of the metal vs. the stucco was discussed.

File #: MISC. 14-002
Application: Planning Commission interpretation regarding fortune telling business in T3-F zone.
Location: Uptown Town Centre Specific Plan area
Applicant: Sherry Merino
Action: No action was taken, Staff indicated that an interpretation would need to go before the City Council prior to review by the Planning Commission. There was no discussion on this item.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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.

Commissioners Present: Vanderlip, Gregory & Chairman Barth

Staff Present: Susan DeCarli, Darren Nash

Applicants and others present: Scott Stokes, Julia Ogden, Emily Baranek, Jim Burrows

File #: PD Amendment 11-002/TR 3036
Application: Review proposed modified site and design plan
Location: 2811 Vine Street
Applicant: Habitat For Humanity
Discussion: The applicants described the proposed project, site design, architecture, fence heights, oak trees, grading & drainage. There was discussion regarding exceptions requested for yard areas and 2nd story setbacks. Clarification was made in regard to open space requirements. Maintenance of common areas was also discussed, and Julie indicated H4H is very proactive in regard to site maintenance. The DRC made design suggestions to add upper privacy windows to 2nd story bedrooms, as well as front porch column details.
Action: The applicants will provide open space data for private and common open space. The applicants will also consider adding architectural details discussed. The DRC recommended approval of the amendment including exceptions to the Planning Commission.

File #: B13-0558
Application: Review details of restroom building.
Location: Hughes Parkway
Applicant: Paso Robles Horse Park

File #: B14-0213
Application: Review architectural details for single family residence for consistency with PD 06-006/Tract 2805.
Location: Kleck Road / Tract 2805
Applicant: Ron Berry

File #: CUP 12-009
Application: Request for substantial compliance for new food trailer.
Location: 609 Creston Road
Applicant: Samih Alnimri

Adjournment to August 4, 2014, at 3:30 pm