

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 25, 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, Vince Vanderlip (for Item 1)

Staff Present: Darren Nash

Applicants and others present: Aaron Johnson, Sami Jo Morisoli, Jan Albin, Chuck Roudebush

File #: CUP 13-005
Application: Review CUP Implementation Plan for Wilcox Ranch.
Location: 1448 Fontana Road
Applicant: Wilcox Ranch L.P.
Discussion: The applicant provided a report on the work that has been completed as required by the CUP. They indicated that all conditions have been met, except for the planting of the landscaping and the manager information sign. There was discussion related to dust control and manure pick up.
Action: No action was taken since this CUP will be reviewed at the Planning Commission in October 2014. It was discussed that a landscape plan will be submitted for review for the October meeting. The sign will be installed prior to the October meeting. It was also agreed upon between the applicants, the Quail Run representatives, and the DRC that manure pick up would be once a week in order to reduce dust. The issues of dust and manure pick up will be discussed at the October meeting.

File #: Site Plan 14-005
Application: Establish new car dealership within existing building/site.
Location: 2134 Tractor Street
Applicant: Mike Mullahey
Discussion: Staff presented the proposed site plan and architectural plans proposed for the establishment of a new car dealership on a site with an existing building. Along with the site, portions of the neighboring site will be used for new car display areas.
Action: The DRC approved the site planning and architectural elevations as proposed.

File #: Grading Plan
Application: Review grading plan for single family home.
Location: 667 Red Cloud Lane
Applicant: Mike Harrod
Discussion: Staff presented the grading plan that proposed to pad grade a lot with an average slope of over 10-percent. Staff indicated that since the lot is lower than street level and since it does not back up to another lot that the fill slope to create the pad will not be visible to the public street, or appear to have an impact on the neighboring lots.
Action: The DRC approved the pad grading plan, since the grading necessary to create the pad will not be seen from the street or have an impact on the neighboring

homes. Since there would not be graded slopes visible from the public street that it would meet the intent of the grading ordinance.

Adjournment to September 1, 2014, at 3:30 pm