

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – September 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.

Commissioners Present: Garcia, Gregory, Barth

Staff Present: Ed Gallagher, Darren Nash

Applicants and others present: None

File #:	Uptown Town Center Specific Plan - Amendment
Application:	Review various amendment to the Specific Plan
Location:	Specific Plan Area
Applicant:	City Initiated
Discussion:	Ed Gallagher went over the proposed amendments with the DRC.
Action:	No action was taken; some suggestions were made by the DRC that will be forwarded to the Planning Commission as part of the staff report for this item.

Adjournment to September 8, 2014, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 8, 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

Applicants and others present: None

File #: B 14-0238
Application: Request to construct metal detached accessory building.
Location: 2030 Vista Oaks Way
Applicant: Stephen Archibald
Discussion: The detached accessory building (DAB) was constructed without a permit, which is required when structures are over 120 square feet. The DAB is 378 square feet and 13-feet tall. The DAB does not comply with required setbacks, specifically the required 10-foot separation from the existing house.
Action: No action was taken staff will work with the applicant to determine ways for the structure to comply with the setbacks, which would require relocating the structure. The issue of compatible materials was not discussed and can come back to the DRC once it is determined how setbacks can be met.

File #: Sign Plan
Application: Request to replace existing sign with new sign for Golden 1.
Location: 128 Niblick Road (WP II)
Applicant: Pacific Neon
Action: No action was taken it was determined that the sign was previously approved by the DRC at the May 12th meeting.

File #: Sign Plan
Application: Request to replace existing sign with new sign for Dominos.
Location: 2138 Spring Street
Applicant: Coast Monument Signs
Action: The sign was approved as proposed.

Adjournment to September 15, 2014, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 15, 2014

Meeting Location: The Development Review Committee met at the Executive Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

Commissioners Present: Garcia, Gregory, Vanderlip

Staff Present: Ed Gallagher, Susan DeCarli

Applicants and others present: Emily Baranak, Julie Ogden, Jim Smith, Norma Moye, Warren Hamrick, Nick Gilman, and Gary Tucker

File #: PD Amendment 11-002/TR 3036
Application: Consideration of project modifications as directed by Planning Commission
Location: 2811 Vine Street
Applicant: Habitat for Humanity
Discussion: The applicant’s representative, Emily Baranak, provided an overview of changes made to the site plan to accommodate parking, increased setbacks and more landscaping as directed by the Planning Commission. The DRC provided direction to have the applicant install signs along the project frontage to prohibit on-street parking during specified hours on trash pick-up day, so that future owners could bring their trash cans out to the street for pick up by the garbage hauler. Enforcement of the prohibition of parking along the frontage during trash pick-up hours would be enforced by the Home Owners Association (not the City). The applicant will also include a community recycling area in the parking lot closest to the southern property line. Review of the project and onsite management issues such as trash pick-up, will be considered by the DRC 6 months after the project is completed to determine if issues are being adequately addressed.
Action: The DRC approved site plan modifications and trash/recycling management plan.

File #: Site Plan 14-006
Application: Remodel of existing commercial building.
Location: 803 13th Street
Applicant: American Commercial Equities Three, LLC/ Warren Hamrick
Discussion: Warren Hamrick presented interior and exterior remodel design concepts. The exterior is proposed to enhance the Mediterranean design them, add outdoor sidewalk dining under the arcade, and other details. The applicant discussed future uses and interior alterations, which may include a couple restaurants, centralized restrooms, and an interior remodeling plan for tenant

spaces, including an existing apartment. The project would not increase square footage, therefore no additional parking would be required.
Action: The DRC approved floor plan modifications and exterior alterations.

File #: B 14-0403
Application: Review request for parking space reduction related to residential care facility.
Location: 725 Pine Street
Applicant: Tucker
Discussion: Staff discussed the parking space requirements approved by the Planning Commission and confirmed this with the DRC. The DRC was satisfied with the provision of 11 parking spaces (**as noted in Condition #2 of Resolution 14-003, which approved CUP 13-006 for this project**).
Action: The DRC confirmed that 11 onsite parking spaces would be adequate for the proposed project.

File #: Code Amendment 14-006
Application: Code amendment requesting to allow fortunetelling businesses in commercial and office professional zones (outside of Uptown Specific Plan Area) and to update the zoning code related to building height exceptions.
Location: City Wide (outside of the Uptown Town Center Specific Plan)
Applicant: City Initiated
Discussion: Ed Gallagher reviewed proposed regulations for fortune teller businesses, and height limits proposed to be considered at the next Planning Commission meeting.
Action: The DRC supported consideration of the proposed regulations.

Adjournment to September 22, 2014, at 3:30 pm