

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 22, 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: Vanderlip, Gregory, Garcia

Staff Present: Darren Nash

Applicants and others present: Marty Indvik, Steve Riboli, Mandi Pickens, Shana Reiss, Alison Edwards, Anthony Riboli, Christopher Riboli

File #: Pre-Application Review
Application: 217,000sf wine production facility
Location: Danley Ct. & Wisteria Lane (Lots 1 & 2 of Tract 2269)
Applicant: San Antonio Winery/Kirk Consulting
Discussion: The applicants presented site plans, architectural elevations for review with the DRC to get feedback prior to submitting a Development Plan application.
Action: The DRC was generally in support of the plans as proposed, with the request that more architectural articulation be added to the west and north elevations of the building (Phase III). The DRC suggested that as part of the project description that a discussion on water use and recycling be included. Also requested to include in the project description is a discussion on the operation activities during the crush season verse the operation the rest of the year.

File #: Lots 1, 2 & 3 of Tract 2805
Application: Review architectural details for single family residence for consistency with PD 06-006/Tract 2805.
Location: Kleck Road / Tract 2805
Applicant: Ron Berry
Action: No action was taken, the necessary information was not submitted by the applicant in time for this meeting.

File #: Plot Plan Review
Application: Review fencing, outdoor display and signage for Daylight Gardens
Location: 2745 Theatre Dr.
Applicant: John Billings
Action: The DRC approved the fencing plan for a 6-foot tall fence, 6-feet back from the back of sidewalk. The wall mounted sign was approved as proposed and the monument sign was approved without the orange paint color. The outdoor display of merchandise was also approved as proposed.

File #: Fence Plan
Application: Review request for 4-foot high fence in front (side) yard.
Location: 827 Crazy Horse Ct.
Applicant: George Stamper
Action: The 4-foot tall fence plan was approved as proposed.

File #: Site Plan 14-001
Application: Request to remodel existing restaurant and revise parking lot area.
Location: 186 Niblick Road
Applicant: Bickel Underwood Architecture
Action: The revised elevations were determined to be substantially compliant with the previously approved plan.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 29, 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, Doug Barth, Vince Vanderlip

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: Britney DeBeikes, Steve Rigor, Bob Winslow, Mitch Culver, Mark Jennings.

File #: Site Plan 14-007
Application: Review plans for substantial compliance with PD 05-007 & Tract 2745 for the development of 23 single family residences.
Location: Oak Hill Road (across road from Canyon Creek Apts.)
Applicant: H&D Highlands
Discussion:

- Rear Elevations – Lots 1-10
 - Provide alternate rear elevations similar to the front to further break up the massing
 - Consider altering the decks to create privacy and interest
 - Add some sort of trellis on a few lots
 - Confirm set back requirements on decks
- Community Space
 - Look at alternate uses, other than the tot lot, from the Multi Family zone recommendations
- Street Views
 - Provide street views and perspectives from Oak Hills Road
 - Show fencing in views
- Fencing/Retaining Wall Plan
 - Provide a plan highlighting the fencing & Retaining walls to highlight the extent
- Cross Sections
 - Show how the houses interact with the street
 - Most important on lots 1, 2, 21, 22, & 23
- Landscape Plan
 - Provide Landscape Plan
 - Can be deferred until the permit submittal

File #: CUP 14-012
Application: Request to operate a tire store within an existing industrial building.
Location: 2905 Union Road
Applicant: Mark Jennings
Discussion: Mitch Culver and Mark Jennings described the proposed CUP indicating that the commercial tire service business would operate within the existing two building located on the site. It was discussed that there would be no outdoor storage of equipment or vehicles with this business. Staff indicated that there may be opportunity to upgrade the existing chain-link fencing and provide landscaping between the fence and Union Road. It was discussed that the City Engineer has indicated that the City as part of a public works project will be completing the curb gutter and sidewalk along the frontage of the subject property. The timing of the installation of the landscaping was discussed and it was concluded that it should happen after the street work is complete, which is scheduled for Spring 2016. Since this CUP request is not related to an outdoor storage use, and the fence is for security purposes, the DRC did not feel it was necessary to require the construction of a new fence. Mitch Culver did agree that the fence does need some attention and repair and would look into making the necessary repairs.
Action: The DRC recommended the approval of CUP 14-002, with a condition that the landscaping take place after the street improvements are completed.

File #: Sign Plan
Application: Request to re- face the existing highway oriented sign for 3G-CNG.
Location: 2951 Wallace Dr.
Applicant: Ian Hoover

File #: Sign Review
Application: Request to add additional wall mounted sign to existing multi-tenant commercial building.
Location: 849 13th Street
Applicant: Susan Lyon

Adjournment to October 6, 2014, at 3:30 pm