

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 6, 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, Barth

Staff Present: Darren Nash, Ed Gallagher, Amanda Ross

Applicants and others present: Stan Case

File #: Code Amendment 14-007
Application: Code Amendment related to cottage industries.
Location: City Wide
Applicant: City Initiated
Discussion: Ed Gallagher gave an overview of the proposed code amendment. There was concern with expanding the ability for home occupation permits to include retail sales beyond the cottage industries.
Action: No action was taken, the item will go before the Planning Commission with recommendation to the City Council.

File #: PD 09-002
Application: Review fencing plan for construction yard.
Location: 2121 Ardmore Road
Applicant: Case Pacific
Discussion: The fencing plan for the project was proposed by Stan Case. He would like to keep the existing chain link fence that is 6-feet in height, with strands of barbed wire that extend the fence height to 7-feet.
Action: The DRC approved the request to keep the existing chain link fence, but the barbed wire needs to be removed to bring the fence height down to 6-feet.

File #: Sign Plan
Application: Review wall mounted multi-tenant directory sign.
Location: 1345 Park Street
Applicant: KRC Properties
Action: The sign was approved as proposed without the use of logos.

File #: Sign Review
Application: Review monument sign and entry fencing.
Location: 3801 Hughes Parkway
Applicant: Linda Strakman
Action: The sign was approved as proposed.

Adjournment to October 13, 2014, at 3:30 pm

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3:30 PM Monday – October 13, 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, Ed Gallagher

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: The applicants presented the additional information as proposed by the DRC. The information included street views from the interior of the project and from Oak Hill Road. More detailed architectural elevations were presented describing colors materials and architectural trim.
Action: The DRC approved the project making findings of substantial compliance with PD 05-007 and Tract 2745, with the requirement that the final landscape plans, Tot- lot plans, utility plans (screening), and fencing plan come back to the DRC for review. The DRC requested that additional landscaping be installed along the street side of Lot 21 to protect the home from possible cars running off the road at the corner. It was indicated that retaining walls would either be a gravity wall with a “split-face” type finish, or a CMU wall with split face block. The wall would use earth tone colors.

File #: Plot Plan Review
Application: Review conceptual plans for the replacement of a home damaged by fire.
Location: 531 Bonita
Applicant: Peterson / Ron Wulff
Discussion: Joel and Dagny Peterson presented the architectural elevations for the proposed single family home. The home utilizes shed roof elements. There was discussion of neighborhood compatibility of the design of the home in relation to other homes in the neighborhood. It was also discussed that there would be a raised front porch with railing, with a covered awning that was not clearly shown on the plans.
Action: The DRC requested that additional drawings be submitted that show more detail of the porch element. Mr. Peterson indicated that he would also provide drawings that showed the view of the house from the corner of Oak Street.

File #: Grading Plan
Application: Review grading plan for single family home.
Location: 606 Navajo Ave.
Applicant: Ron Westbrook
Discussion: The raised foundation house proposes to provide fill dirt in the side yard to lower the finish floor dimension from the finish grade and the first floor to less than 6-feet. This would result in the house being considered a 1-story house per the Building Code. If 1-story the side yard setback can remain 5-feet as proposed.
Action: The DRC was in favor of the addition of the fill dirt, indicating that it would result in stem wall type house that is consistent with others in the neighborhood.

File #: Sign & Awning Plan
Application: Revise signage and awnings for existing restaurant.
Location: 2341 Theatre Dr.
Applicant: AKC Services - Applebees
Action: The plans were approved as proposed.

Adjournment to October 20, 2014, at 3:30 pm