

DEVELOPMENT REVIEW COMMITTEE MINUES

3:30 PM Monday – October 20, 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

Staff Present: Susan DeCarli

Applicants and others present: Larry Werner

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: The DRC reviewed the more detailed elevations and was satisfied with the proposed revised home design.
Action: The DRC approved the elevations and plot plan.

File #: Tentative Parcel Map PR 13-0068
Application: Subdivide a 2.38 acre site into 3 lots.
Location: Pacific Avenue, near Merry Hill.
Applicant: Don Ernst / NCE
Discussion: The applicant presented the proposed 4 lot subdivision. It was noted that a lot line adjustment will be necessary for new Lot 2 of prior Tract 2071 (lot 10) to modify the lot configuration to provide improved access with the new proposed project. The cul-de-sac will also need to be eliminated in the revised project. Access to all the proposed lots would be from the common private driveway provided for in Tract 2071.
Action: The DRC recommended approval of the Tract to the Planning Commission.

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 1405 Spring Street
Applicant: Pacific Trust Mortgage
Discussion: The DRC reviewed the proposed blue wall sign and supported the design. They were a confused on the white 12” x 42” sign, and didn’t know if this was a door sign or additional wall sign.
Action: Staff will discuss the white sign with the applicant for clarification, and if it is necessary (e.g. not a door sign), it will be brought back to DRC for review.

Adjournment to October 27, 2014, at 3:30 pm

DRAFT DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 27, 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

Staff Present: Susan DeCarli, Darren Nash, Meg Williamson

Applicants and others present: Jim Saunders

File #: Sign and Fence
Application: Review conceptual plans for sign and fence at Orchards Supply Hardware.
Location: 2005 Theatre Drive
Applicant: Orchards Supply Hardware
Action: The signs, change in building color, and nursery fence plans were approved as proposed.

File #: Site Plan 14-004
Application: Review proposed site plan and architecture for proposed medical office building.
Location: 810 4th Street
Applicant: Jim Saunders
Discussion: Staff presented the site plan and architectural design for the proposed building on 4th Street. Staff noted that the design was in keeping with the other 2 adjacent buildings, and noted a couple site details recently worked out with the applicant, including addressing the erosion on the southeast corner of the building pad, and landscaping to be added in front of the backflow prevention device. Staff also discussed the need to amend the parking agreement between the property owner and the City for use of parking spaces on City property that support the existing and proposed buildings.
Action: The DRC approved the Site Plan review subject to a condition requiring parking for all 3 buildings be in compliance with City parking standards to be enforced through an amended parking agreement in a form approved by the City Attorney.

Adjournment to November 3, 2014, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 3, 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, Doug Barth

Staff Present: Darren Nash

Applicants and others present: Mitch Culver

File #: B 14-0369
Application: Request to construct a metal RV/Boat cover.
Location: 2009 Vista Oaks Way
Applicant: May
Discussion: The structure has been constructed without a building permit. Staff had contacted the Mays about the requirements from the zoning code related to colors and materials for detached accessory buildings. The Mays have tried to contact several contractors to help them with materials and have not had any luck. Staff went out and met with them on site to discuss possible solutions. Based on the structure being lowered so that only 2-feet extend above the 6-foot fence, based on only the roof being visible front the street, the Mays are requesting that the structure remain as built. They did indicate that they could add landscaping along the fence that would help with future screening.
Action: The DRC approved keeping the structure as is based on the low visibility of the structure and the addition of landscaping in the future. A building permit is still necessary for the structure.

File #: CUP 14-012
Application: Review landscape and fencing plan for tire store.
Location: 2905 Union Road
Applicant: Mark Jennings/Mitch Culver
Action: The DRC approved the fencing and landscaping plan as proposed. It was suggested that the fence could be placed at the 6-foot setback or 15-feet, with landscaping to fill in between the fence and the street.

File #: Pre-Application
Application: Review request to expand an existing non-conforming use in the TC-2 zone. Request to remove and reconstruct a single family residence.
Location: 721 Park Street
Applicant: Mitch Culver
Discussion: It was discussed that based on the TC-2 zone, a single family residential building type is not permitted, therefore the existing SFR is considered non-conforming. The Town Centre Plan requires a Conditional Use Permit to add on to an existing non-conforming structure. Mr. Culver indicated that the 700

block of Park remains residential and does not seem that redevelopment to commercial would take place any time soon. He would like to maintain the single family use and provide a larger home that could accommodate large family and group vacation rental.

Action: The DRC agreed that this block would remain residential for some time and supported the processing of a CUP for this use.

File #: CUP 00-023

Application: Request to install 3 additional panel antennas on to an existing cellular mono-pole.

Location: PG&E Sub Station, NEC of Niblick and South River Road.

Applicant: Sprint

Action: The DRC approved the addition of the 3 panel antennas with a finding of substantial compliance with CUP 00-023 based on the location of the mono-pole being within the PG&E substation and visual impacts of the addition of the antennas would not be significant.

File #: B 14-0502

Application: Request to construct a metal equipment cover.

Location: 235 Santa Fe – Fire Station No. 2

Applicant: PR Dept. of Emergency Services

Action: The DRC approved the metal equipment cover based on the structure being located behind the existing building and being compatible with existing building materials.

Adjournment to November 10, 2014, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – November 10, 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, Susan DeCarli, Amanda Ross

Applicants and others present: Joey Blagg, Jerry Reeves, Chett Voss, Linda Starkman, Cathy David, Chris Manning.

File #: B 14-0436
Application: Interpretation of drive-through restaurant vs. drive through take-out restaurant.
Location: 2244 Spring Street
Applicant: Lucky Luke's Food Inc.
Discussion: The plans show remodeling an existing building into a restaurant with a drive through lane. Planning Staff contacted the applicants and let them know that drive through restaurants are not permitted in the TC-2 zoning district. The applicants requested that an interpretation be considered since this use would be drive-through take out and not a typical drive through restaurant.
Action: The DRC could not recommend that the Planning Commission support the interpretation. It was also discussed that a code amendment may be a better way to address the matter. Staff indicated that beyond the drive through issue, there would still be concerns with what is being proposed and whether site planning and architecture would comply with the requirements of the Uptown Town Centre Specific Plan.

File #: PD 11-004
Application: Review architectural details for office and restroom building.
Location: Hughes Parkway
Applicant: Paso Robles Horse Park
Discussion: The applicants presented architectural plans for the office and restroom buildings.
Action: The plans were approved as proposed.

File #: CUP 14-013
Application: Request to build a detached accessory building – RV garage, 18-feet in height.
Location: 1718 Stillwater Ct.
Applicant: Jerry Reeves
Discussion: Mr. Reeves presented the proposed plans for the RV garage. The main topic of discussion was the proposal to use hardi-plank siding, and composition roofing, rather than stucco and tile which is the house materials. It was discussed that the new garage would be over 30-feet away from the house and over 100 feet away from the street.
Action: The DRC recommended that the Planning Commission approve the CUP for the detached accessory building as proposed.

File #: PR 14-0027
Application: Request to subdivide a half-acre lot into two lots for single family development.
Location: James and Blackburn Streets
Applicant: Bill Ridino
Discussion: Staff presented the proposed parcel map.
Action: The DRC recommended that the Planning Commission approve the parcel map.

File #: Sign Plan
Application: Review request for monument sign for Paso Robles Psychic Reader.
Location: 1636 Spring St.
Applicant: Sherry Merino
Action: The monument sign was approved as proposed.

Adjournment to November 17, 2014, at 3:30 pm