

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – May 4, 2015

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: Vince Vanderlip, Doug Barth, John Donaldson

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Larry Gabriel, Keith Slocumb, Tim Roberts, Will Tucker, Wasantha Mohottige

File #: PD 15-001
Application: Development Plan for the construction of a 66,500 square foot mini-storage facility.
Location: 2161 Theatre Drive (behind Idlers)
Applicant: Will Tucker / Larry Gabriel Arch.
Discussion: The applicants provided a presentation of the proposed plans that included, site plans, architectural elevations, landscaping and grading plans. It was indicated that the project was similar to the previously approved plans. One change was the request to utilize metal siding on the storage buildings along the south, north and west project boundaries. The prior project had a stucco finish. The rear elevation will not be visible from off-site, since it will be shielded by a retaining wall and graded slope that would have a total height of approximately 12-14 feet. The north and south elevations are proposed to utilize metal siding and chain link fencing. There would be 4-5 landscape pockets on each side. Also discussed was the request to not provide a trash enclosure and on-site dumpster. The applicants indicated that mini-storage tenants tend to use the trash dumpster as a dumping site for large items such as mattresses and other trash that gets left aside the trash enclosure. Not providing a trash area tends to reduce the dumping problem. Staff discussed the request to construct a pylon sign and have the storage facility advertised on the sign. Generally, mini-storage facilities are not considered highway oriented uses and therefore may not be able to be on the sign. The CUP for the sign will need address this matter further.

The DRC seemed supportive of the request for the use of metal siding for the rear elevations of the storage units along the north and south boundaries, based on the south side backing up to the rear of the Paso Chevrolet lot, and the north facing the end of the Target building along with the detention basin. It was suggested that the stucco finish be wrapped around the end of the buildings at the northeast corner of the project since that corner is visible from the Target parking lot. The DRC also was supportive of not providing a trash enclosure.

Action: The DRC recommended that the Planning Commission approve the project subject to further discussion on the north and south building elevations, the trash enclosure, and the pylon sign.

File #: Sign Review
Application: Review new signs for Annette Lodge, residential care facility.
Location: 725 Pine St.
Applicant: Kathy Tucker
Action: The signs were approved as proposed.

File #: Sign Review
Application: Review sign plans for existing Kelly Moore Paints
Location: Creston Road
Applicant: 611 Creston Rd.
Discussion: The existing pole sign is considered non-conforming. Section 21.19.040.E indicates that non-conforming pole signs can be refaced, as long as the sign structure is not increased in size. In this case with the paint store taking over both units, the existing sign area that now is split between the paint store and other tenant will now be entirely used by the paint store. In addition, the applicant is requesting that the sign cabinet be repositioned so the that longer dimension goes from side to side as opposed to up and down.
Action: The DRC approved the sign with the request that the cabinet be reduced in size to 32 square feet, and that the bottom of the sign remain the same distance as the current cabinet is from the ground. If the sign cabinet cannot be reduced in size (without reconstructing the entire cabinet) then the size can remain but the dimension of the sign from the ground to the bottom of the sign needs to remain the same.

File #: Sign Review
Application: Review new signs for Mullahey Chrysler.
Location: 2520 Golden Hill Road
Applicant: Sign Craft
Action: The building signage was approved as proposed.

File #: Sign Review
Application: Review new wall mounted sign.
Location: 1514 Spring Street
Applicant: Visual Image Design
Action: The DRC approved the sign with the black raceway border without the texture. Staff indicated that a building permit for the sign will not be issued until all existing non-complying signs and banners be removed.

Adjournment to May 11, 2015, at 3:30 pm