

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – May 11, 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, John Donaldson**

**Staff Present: Darren Nash, Warren Frace**

**Applicants and others present: Christopher Fasse**

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File #: B 15-0130  
Application: Review materials for single family house.  
Location: 2150 Country View Lane  
Applicant: Griffard/Tucker  
Discussion: Tract conditions required the use of tile roof materials. Staff indicated that the intent was most likely to limit the use of composition shingles and encourage the use of high quality architectural grade roofing materials. The question before the DRC is whether the use of other materials such as the standing seam metal roof proposed for this house would meet the intent of high quality materials and allow alternative materials than only tile.  
Action: The requested a color and material board to indicate how the proposed standing seam metal roof corresponded with the architecture and materials of the proposed home. The item was continued to the May 18<sup>th</sup> DRC agenda.

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File #: B 15-0240  
Application: Request to add 3 panel antennas and associated equipment to existing mono-pole.  
Location: 9000 Hwy 46 - Landfill  
Applicant: T-Mobile  
Discussion: Staff presented the plans proposing to add 3 additional antennas to the existing 6 antenna array. Staff is requesting that the DRC make a finding of substantial compliance with the existing CUP, since the addition of the 3 antennas would not significant alter the aesthetics, width or height of the cellular facility.  
Action: The DRC made a finding of substantial compliance with the existing CUP, since the addition of the 3 antennas would not significant alter the aesthetics, width or height of the cellular facility.

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File #: CUP 15-003  
Application: Request to put cellular facility (Clock Tower) at Cuesta College Campus.  
Location: 2800 Buena Vista Dr.  
Applicant: Verizon – Tricia Knight  
Discussion: Staff presented the site plans and elevations for the proposed clock tower structure which would house the proposed cellular antennas. The clock tower would be 45-feet tall and would be similar to an existing clock tower structure that currently exists on the Cuesta campus. The ground mounted equipment would be incorporated into an existing outdoor area where existing equipment and building is located.  
Action: The DRC recommended that the Planning Commission approve the CUP.

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File #: B 15-0122  
Application: Request to add above ground tank for Diesel Exhaust Fluid (DEF)  
Location: 1049 Riverside Ave.  
Applicant: JK Dewar  
Discussion: Christopher Fasse of B&T construction provided some plans for the tank that included a mural “wrap” of vineyards and a Dewar Truck. Staff indicated that based on the size of the tank/container that it either needs to be moved to a side area and further screened, or put within a building. Staff suggested that maybe the use of metal siding to match the metal used on the roof of the existing building could be installed on the container. The metal along with the appropriate metal trim pieces would then become a structure that corresponded with the existing building. It was then suggested that signage be placed on the structure.  
Action: The DRC was in favor of the use of the metal with appropriate trim. Future signage would be under separate permit.

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Adjournment to May 18, 2015, at 3:30 pm

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**3:30 PM Monday – May 18, 2015**

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**DRC Members Present: Vince Vanderlip, Scott Brennan, John Donaldson**

**Staff Present: Darren Nash, Warren Frace, Meg Williamson**

**Applicants and others present: Larry Werner**

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File #: Site Improvement Plan  
Application: Review plan for parking lot and demolition of existing building.  
Location: Northwest corner of 4<sup>th</sup> Street and Pine Street  
Applicant: Jim Saunders  
Discussion: Meg Williamson along with Larry Warner gave an overview of the interim and long term improvements associated with the sale of the property from the City to Jim Saunders. The site improvement plan outlined the interim and long term improvements.  
Action: The DRC approved the site improvement plan as proposed.

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Action: The DRC was comfortable approving the use of the standing seam metal roofing for this home since standing seam metal is a high-quality material and in this case worked with the architectural style of the home.

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File #: Sign Plan  
Application: Review request to add additional signage to existing pylon signs.  
Location: Niblick Road (Woodland Plaza I & II)  
Applicant: Woodland Plaza/Southpaw Signs  
Action: No action was taken, staff would like to gather additional information and bring back to a future DRC meeting.

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Adjournment to June 1, 2015, at 3:30 pm