

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 17, 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, Amanda Ross

Applicants and others present: None

File #: SP 15-006
Application: Request to build a 780 square foot two-car garage.
Location: 4301 Second Wind Way
Applicant: Graves / Gilman
Action: The DRC approved the garage plans as proposed.

File #: Sign Plan
Application: Review request for a-frame sign.
Location: 739 12th Street
Applicant: Siegel's Jewelry
Action: The DRC recommended that staff work with the applicant to improve the design and materials for the sign to better comply with the portable sign guidelines.

File #: Sign Plan
Application: Review request for a-frame sign.
Location: 1244 Pine Street, Unit A
Applicant: Principessa – Camilla Burns
Action: The sign was approved as proposed.

File #: Sign Plan
Application: Review request for revised canopy signage and canopy parapet materials.
Location: Eagle Energy – 2400 Golden Hill Road
Applicant: Eagle Energy
Discussion: Staff has received a conceptual design proposing to remove the existing gas canopy fascia and replace it with standard aluminum panel with new signage. The current fascia is wood siding and trim with a gable design that matches the mini-mart building. The current fascia is coming apart and needs repair.
Action: The DRC confirmed that since the canopy design was approved by the Planning Commission as part of a development plan/CUP approval, that a request to change the design and materials would need to go before the Commission as an amendment to the PD/CUP.

Adjournment to August 24, 2015, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 24, 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, Doug Barth

Staff Present: Darren Nash, Warren Frace

Applicants and others present: None

File #: B 15-0493
Application: Review request to construction new duplex.
Location: 615 15th Street
Applicant: David Barker
Discussion: Staff presented the proposed plans for the duplex on the existing lot, including site plan and architectural elevations. With the duplex there would be a total of four units. Staff has been working with the applicant to improve the plans to include window trim, gable details, and horizontal siding as opposed to the stucco as originally proposed.
Action: The DRC approved the plans for the duplex with the request that a door be added in the garage to access the rear yard area, and that windows be included in the two garage doors to add detail to the east elevation. Staff also indicated that additional parking spaces need to be added since there would be a total of four units requiring a total of 7 parking spaces.

File #: Sign Plan
Application: Review request to replace cover of existing awning with new cover/signage for Relics Mall
Location: Spring Street
Applicant: Lisa Johnson
Action: No action was taken on this item. The item was postponed to allow additional time for staff to review this item.

Adjournment to August 31, 2015, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 31, 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: Scott Brennan, Vince Vanderlip, and Doug Barth

Staff Present: Amanda Ross, Darren Nash, and Warren Frace

Applicants and others present: Christy Gabler, Julia Oberhoff

File #: Site Plan 15-007 (PD 08-001)
Application: Review proposed registration, pool house, community building, and other accessory buildings for Cava Robles RV Park.
Location: North end of Golden Hill Road
Applicant: Sun Paso RV / North Coast Engineering
Discussion: Christy Gabler along with Julia Oberhoff presented conceptual architectural and site planning for the structures. Their request is for the DRC to review the conceptual plans and approve the architectural concept and the slight increases in square footages of the buildings as being in substantial compliance with the plans approved by the DRC in April 2014. Also requested was a minor location change in the fence/wall that would allow for better screening of RV's as viewed from Golden Hill Road.
Action: The DRC approved the changes as proposed as being substantially compliant with the plans approved previously by the Planning Commission in 2012, and the DRC in 2014. The DRC was in favor of the proposed design and architecture of the buildings, and approved the increase in building footprints based on the increases being less than 10-percent of the total building square footage, and not increasing upon the activities originally proposed with the project. The change in the fence location would place the fence at a higher elevation that would provide a better visual barrier, without the need to place the fence on top of the berm at this particular location. The final details for the buildings, site planning, fencing and landscaping will be brought back before the DRC for final approval.

File #: Sign Plan
Application: Review request to replace cover of existing awning with new cover/signage for Relics Mall
Location: Spring Street
Applicant: Lisa Johnson
Discussion: Staff verified that the awning structure and previous signage had been approved by the DRC. Since this building has limited space for wall mounted signage, the awning seems to best location for signage. It is suggested that the awning signage be treated like wall mounted signage, where the amount of signage would be based on linear footage. Based on the building linear footage being forty-nine and a half feet, the requested signage for Relics Mall is about forty square feet. If the forty square feet of signage is allowed, the

signage available for other tenants in the building would be limited to nine square feet.

Action: The DRC approved the awning sign with the request that staff contact the building owner and discuss the sign square footages with the owner. The owner may want Relics to reduce the amount of signage to free up additional square footage for other building tenants.

File #: Sign Plan
Application: Review request for a-frame signs.
Location: 720 10th Street
Applicant: We Help You Legal
Action: The sign was approved as proposed.

File #: TUP 13-005
Application: Request for temporary banner/mural.
Location: 843 12th Street
Applicant: Studios on the Park
Action: The banner was approved as proposed, subject to the time limits outlined in the temporary use permit.

Adjournment to September 14, 2015, at 3:30 pm