

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 21, 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 and Doug Barth**

**Staff Present: Darren Nash**

**Applicants and others present: Chris Hoskins**

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File #: PR 09-0105  
Application: Request to subdivide 37 acre parcels into 3 parcels ranging in size from 10 to 15 acres.  
Location: Dry Creek Road, west of Airport Rd.  
Applicant: Chris Hoskins  
Discussion: Chris Hoskins presented the proposed map, indicating that at this time there is no development proposed and that the map was for financial/ownership purposes. Staff indicated that with the AP-PD zoning that future development on each parcel would be subject to a development plan (PD).  
Action: No action was taken, this item will be scheduled for the October 13<sup>th</sup> PC agenda. The DRC recommended that the Commission approve the proposed subdivision.

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File #: A-Frame Sign  
Application: Review request for a-frame sign and additional wall signs.  
Location: 2800 Riverside Ave, Ste. 102  
Applicant: Grocery Outlet  
Action: The sign on the rear wall was approved as proposed. The temporary a-frame signs would be permitted as temporary signage for grand opening, on –site only.

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File #: A-Frame Sign  
Application: Review request for a-frame sign  
Location: 622 12<sup>th</sup> Street  
Applicant: The Rodeo – Jerry Spencer  
Action: The sign was approved as proposed.

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File #: Sign Plan  
Application: Request to update the existing signage for Idlers  
Location: 2361 Theatre Drive  
Applicant: Well Seen Signs  
Action: The replacement signs were approved as proposed.

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Adjournment to September 28, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – September 28, 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 and Doug Barth**

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

**Applicants and others present: Bryce Overend Ivanir, Marco Jamenez, Jennifer Jamenez, Larry Werner, Nick Gilman,**

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File #: CUP 15-017  
Application: Request to establish an automotive restoration business within an existing industrial building for the Chop Shop.  
Location: 802 Paso Robles St.  
Applicant: Brandon Macisaac  
Discussion: Staff presented the proposed auto shop CUP and indicated that there was no outdoor storage of vehicles proposed with the CUP request. The proposed auto restoration business would be going into an industrial building that was used for repair and maintenance of the vehicles and equipment associates with Arbor Tree Surgery.  
Action: The DRC recommended that the Commission approve the CUP as conditioned.

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File #: Site Plan 15-011  
Application: Request to construct 2,600sf industrial building with accessory contractor storage yard.  
Location: Combine St. Lot 38  
Applicant: Bohner / Gilman  
Discussion: Nick Gilman presented the proposed site plan and architectural plans for the proposed building. Nick indicated that the walls would be finished with stucco, and the roof would be metal galvalume. There would be an accessory storage area with a chain link and slat trash enclosure.  
Action: The DRC approved the project as proposed, subject to staff determining if there would be any conflict with the reflectiveness of the roof and airport issues.

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File #: PR 15-0058 & Rezone 15-003  
Application: Request to subdivide a 1.94 acre site into four parcels and apply PD overlay zoning.  
Location: 2025 Union Rd.  
Applicant: Overend/Ivnair & NCE  
Discussion: Larry Werner along with the applicants presented the proposed subdivision. It was indicated that the request is to subdivide the parcels and add PD Overlay zoning to allow for flexibility in lot size. While it is no part of the subdivision application, the applicants indicated that they propose to construct four single family residences for less than 6 person residential care homes. The DRC indicated that based on the zoning and lot size, that the side yard setbacks should be consistent with the standard R-1 setbacks and be 5 feet on one side and 10 feet on the other side. Staff also indicated that it would be suggested that the oak trees be protected with the Union Road improvements, unless the City Council allows for removal.  
Action: No action was taken, this item is scheduled for the October 27<sup>th</sup> Commission agenda.

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File #: Sign Plan  
Application: Review request for new wall sign for Michaels Power  
Location: 944 Pine St.  
Applicant: Dakota Wild  
Action: The sign plan was approved with the request that the sign back ground be black, rather than white. Staff will review with the applicant.

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Adjournment to October 5, 2015, at 3:30 pm