

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 5, 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: John Donaldson, Vince Vanderlip, and Doug Barth

Staff Present: Warren Frace

Applicants and others present: Larry Gabriel, Keith

File #: Site Plan 15-013
Application: Review exterior face lift and awning additions to existing building.
Location: 521 Spring St.
Applicant: Gilson/Larry Gabriel
Actions: Elevations Approved

PERSPECTIVES:

APPROVED FOR REVIEW COMMITTEE
10/5/15
10/5/15
10/5/15



PROPOSED SITE VIEW (FROM NORTH)



PROPOSED SITE VIEW (FROM SOUTH)

LGA
LARRY GABRIEL
805.238.9600
LARRYGABRIEL.COM

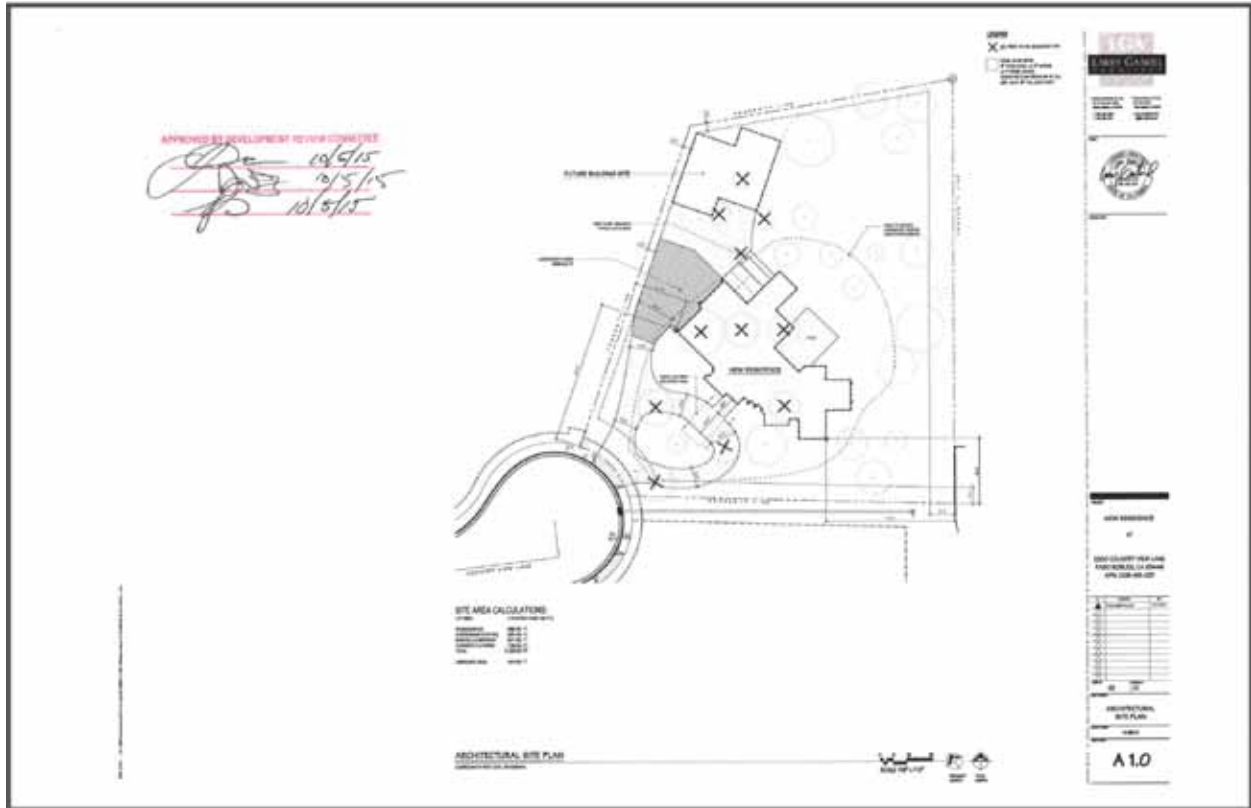
DRC REVIEW
FOR
COMMERCIAL EXTERIOR
REMODEL
521 SPRING STREET
PASO ROBLES, CA 93446

DATE: SEPTEMBER 30, 2015

PERSPECTIVES

File #: Site Grading Review
Application: Review site grading for single-family residential in Hillside district

Location: 2200 Country View Lane
Applicant: Architect Larry Gabriel
Actions: Hillside Grading Plan Approved



Adjournment to October 12, 2015, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 19, 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, Scott Brennan

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Nick Gilman, Paul Viborg, Wade Tucker

File #: CUP 15-021
Application: Request to replace the existing Scout's meeting house with a new 2,700 square foot meeting house.
Location: 2247 Oak Street
Applicant: Boy Scouts / Nick Gilman
Discussion: Nick Gilman along with Paul Viborg presented the plans for the addition to the Boy Scout hall. Staff indicated that the original Scout Hall was approved by a Conditional Use Permit from 1964 (CUP 64-002) and it is necessary based on the size of the expansion to update the CUP.
Action: The DRC recommended that the CUP be approved for the project.

File #: CUP 15-018
Application: Request to add a guest house above an existing detached garage.
Location: 1311 Chestnut Street
Applicant: Tracey Burns/Wade Tucker
Discussion: Wade Tucker presented the plans for addition of a guest house on to an existing detached garage. The detached accessory building would be over 50% of the square footage of the primary residence, and over 15-feet tall, therefore a CUP is required. Also, the request is to extend a non-conforming setback for the building along the northern side property line. The existing 1.8-foot setback would be extended to the west (back) and extend up, to accommodate the 2-story addition.
Action: Given the location of the building, along with the slope involved, it does not appear that the addition would have a significant impact on the neighbor to the north, since they have a detached garage adjacent to the subject structure. The DRC recommended that the Commission approve the CUP request.

File #: PD 03-012 Amendment
Application: Request to change the design of the fuel station canopy from the existing western style, to a standard aluminum parapet.
Location: Eagle Energy – 2400 Golden Hill Road
Applicant: Eagle Energy /LSI Adapt, Inc.
Action: The DRC recommended that the Commission approve the amendment to allow the canopy change, subject to staff providing more information on the proposed illumination and stripes/signage.

File #: CUP 15-010
Application: Review requests to install cellular facilities on existing utility poles.
Location: Two locations on 21st Street, east of Riverside (Gregory St.)
Applicant: Verizon – Tricia Knight
Action: The Committee recommended that the Commission approve the CUP request, since all equipment would be mounted on the existing pole, and since the pole was not getting taller.

File #: CUP 15-011
Application: Review requests to install cellular facilities on existing utility poles.
Location: Two locations on 21st Street, east of Riverside (Gregory St.)
Applicant: Verizon – Tricia Knight
Action: The DRC requested that Staff work with the applicant to provide a plan that did not increase the height of the pole, similar to the design for CUP 15-010.

Adjournment to October 26, 2015, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 12, 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 and John Donaldson

Staff Present: Darren Nash, Warren Frace

Applicants: Eric Scupien, Keith Gillis, Andres Eulate, Marita Irani (and her father), Keith Rowe, Larry Gabriel

File #: Minor Site Plan
Application: Review plans for remodel of building façade to accommodate an outdoor dining area for Chico’s Oyster Bar.
Location: 836 11th Street
Applicant: Larry Gabriel
Action: Plans for outdoor seating, fence design, door entry design was approved by the DRC. The final details of the work within the public right of way needs to be approved by the City Engineer.

File #: CUP 15-019
Application: Request to establish billiards club for the Crimson Club.
Location: 1319 Spring Street
Applicant: Erik Scupien
Discussion: Eric Scupien along with Keith Gillis presented the plans for the billiards hall. It was indicated that parking for the establishment would be on the streets, since there is not a parking lot for this building. It was discussed that the Club will be the busiest after business hours, so there should be adequate street parking available. The applicants indicated that they could talk to some of the businesses in the area to see if off-site parking lots could be used. Staff indicated that the project will also need to be reviewed with the Police Chief.
Action: No action was taken; the DRC recommended that the Planning Commission approve the proposed billiards hall.

File #: PR 15-0081
Application: Request to subdivide 7,000 square foot lot.
Location: 544 Oak Street
Applicant: Craig Bonelli
Discussion: Staff presented the proposed parcel map that would create separate parcels for each of the existing two units. All street and alley improvements appear to be completed, and the plans indicated that each unit can be provided with separate utilities that could accommodate the proposed parcel map as proposed.
Action: The DRC recommended that the Planning Commission approve the parcel map as proposed.

File #: Site Plan 15-012
Application: Request to construct rear yard duplex.
Location: 2203 Oak Street
Applicant: Pults / Irani
Discussion: Andres Eulate presented the proposed plans. The discussion focused on the dimension of back-out for the cars from the garage as well as the surface parking for the primary residence. Andres indicated that the units could be reduced to provide a 24-foot clear back out for the two garages. He also indicated that he could provide a hammer head back out for the surface parking spaces as necessary. Staff indicated that it would be good to review the final fencing location out on site prior to installation.
Action: The DRC approved the project subject to staff working with the applicant on the final fence/outdoor open space locations.

File #: Sign Plan
Application: Review request for a-frame sign.
Location: 739 12th Street
Applicant: Siegel's Jewelry
Action: The a-frame sign was approved as revised to show the same graphic on both sides.

Adjournment to October 19, 2015, at 3:30 pm