

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 25, 2016

**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, Scott Brennen, and Shannon Agredano

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

**Applicants and others present:** Emily Barenek, Harry Hamilton, Andy Sunderlund, Russ Maznarich, Nick Gilman

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File #: Site Plan 16-006  
Application: Request to remodel the existing Taco Bell restaurant.  
Location: 191 Niblick Road  
Applicant: Brent Flynn  
Discussion: As requested by the DRC at their meeting on April 11<sup>th</sup>, the applicants updated the architectural elevation to keep the existing rafter tails. The revised elevation does not include the horizontal boards as originally presented. In the end the building will lose the arches above the entry ways, which will be squared off, and be updated within new earth tone colors.  
Action: The DRC approved the revised elevations as presented.

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File #: Site Plan 14-009  
Application: Request to construct 8 apartment units.  
Location: North Vine Street, just south of Georgia Brown School  
Applicant: Andy Sunderland  
Discussion: Emily Barenek, Harry Hamilton, and Andy Sunderland presented the proposed apartment project. The project site plans, architectural elevations, materials and colors were presented. It was indicated that the architecture of the units are considered the Farmhouse style within the Uptown Town Centre Specific Plan. Staff indicated that the proposed 4x4 posts for the front porches on Units 1 and 3 seemed to small and not in proportion, and would look more consistent with the Specific Plan guidelines for the Farmhouse style, if they were more substantial, such as the use of a 6x6s or 8x8s. The applicants requested the use of the 4x4s but indicated that they would prefer to use 6x6s if needed to be thicker. The trash enclosure was discussed, and it was indicated that it would be built out of a steel structure then sided in cedar fence boards to match the privacy fences. Also discussed was the large expanse of wall on the rear elevation, which is three story. Andy Sunderland indicated that he would add additional windows to the second story to help break up the wall.  
Also discussed was the applicant's request to remove one oak tree (note additional oaks will be removed, but are under 6-inches in diameter). The arborist has indicated that the tree is in poor condition, and is located underneath existing utility lines.

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Action: The DRC approved the project with the requirement that the front porch posts be increased in size to 6x6s, that the trash enclosure be constructed with a metal frame construction, and that additional windows be added to the rear elevation. The DRC approval is subject to the City Council approving the removal of one oak tree on site.

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File #: Site Plan 16-011  
Application: Request to construct a 4,900 square foot manufacturing building for Shoreline Awning & Patio  
Location: Combine Street  
Applicant: Russ Maznarich / Nick Gilman  
Discussion: Russ Maznarich Nick Gilman presented the site plans and architectural elevations for the proposed 4900 square foot building. Nick Gilman indicated that the front setback is proposed to be less than the 6-foot requirement down to 5-feet for minimal section, as a result of the right of way / property line be on a curve for the site frontage.  
Action: The DRC approved the project, including the reduced setback, making the finding that the reduced setback to 5-feet for the area shown on the site plan, meets the intent of the Combine development plan.

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File #: Site Plan 15-009  
Application: Addendum to add a second 2,400 square foot building to the current project which consists of constructing a 4,900 square foot industrial building on approximate 17,000square foot lot.  
Location: Lot 19, 20 & 21, Combine Street  
Applicant: Ron Jordan  
Discussion: Nick Gilman presented the plans for the second building for Ron Jordan. The second building would be located on a separate parcel from the primary building, but it is intended at this time to be an accessory building for Ron Jordan.  
Action: The DRC approved the building, with a comment that in the future if the building is used as a separate business from the primary building (or sold), that additional parking and trash enclosure may need to be installed to accommodate the stand alone business, depending on the use.

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Adjournment to April 11, 2016, at 3:30 pm