

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – February 21, 2017

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: Bob Rollins, John Donaldson

Staff Present: Susan DeCarli, Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Damien Mavis, Nancy Hubbard, Laura McKinley, Ric Paul

File #: PD 98-004 Amendment
Application: Review building modifications and outdoor display areas
Location: 1650 Ramada Drive
Applicant: Hubbard and Associates
Discussion: Staff presented an overview of the building modifications and signs. The applicant discussed project details. The DRC was satisfied with the proposed outdoor sales area and architectural modifications. They had concerns regarding use of the cupolas for signs. Staff indicated they would follow-up with research on compliance with sign standards.
Action: The DRC supported the design direction of this project.

File #: Sign Plan
Application: Review sign program for complex
Location: 2727 Buena Vista Drive
Applicant: The Sign Place
Discussion: This item is a continuation from the January 30, 2017 DRC meeting. The main issue discussed was whether to allow signs on the rear side of the building. The owner (Ric Paul) demonstrated his preference would be to allow rear-building signs to provide the tenants with more visibility from Buena Vista Drive. The DRC determined that Option B for the back of building signs would be allowed since they are discrete and would be monochromatic to match the building. Staff verified with the owner that the owner would be responsible for regulating the color palette proposed for all signage.
Action: The DRC approved the sign program specifying that Option B for the back of building signs would be allowed. As part of the approval, the building owner will be responsible for ensuring the tenants adhere to the approved color palette for signage.

Agenda Item 3

File #: Sign Plan
Application: Review new signage for MetroPCS
Location: 1479 Creston Road
Applicant: Norton Signs
Discussion: Staff presented the sign proposal for two (2) new illuminated signs, one for the front of the building and one on the rear of the building. Staff verified the building allows illuminated signs on both the front of the building facing the parking lot as well as on the rear side of the building, which faces Sherwood Road. Staff noted that the size of the rear sign does not comply, however, it could be scaled down to fit.
Action: The DRC approved the sign for the front of the building. The DRC indicated the sign on the rear of the building could be approved by staff once the sign's dimensions comply.

File #: Sign Plan
Application: Review new signage for RadioShack Sprint
Location: 2050 Spring Street
Applicant: SignCraft
Discussion: Staff presented the sign proposal noting the new sign would be a halo-lit illuminated letterset on a contour panel. Staff noted that applicant was aware of matching the grey background for the replacement sign for the monument sign.
Action: The signage was approved as proposed.

Agenda Item 3

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 27, 2017

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: Bob Rollins, John Donaldson, Scott Brennan

Staff Present: Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Ron Berry

File #: B 16-0210
Application: Review request for use of standing seam metal for new single family home.
Location: 2023 Kleck Road
Applicant: Phoenix Construction
Discussion: The applicant is requesting to change the roof material from tile to standing seam metal, and the siding from horizontal/stucco to board and batt with stucco. Staff provided photos of the house that is currently under construction that shows the metal and siding.
Action: The DRC unanimously approved the request for a metal roof, since the material is considered high quality, and fitting with the style of the home.

File #: B15-0108
Application: Review request for new detached garage
Location: 542 Bonita Ave
Applicant: Terry McGillicuddy
Discussion: Staff presented the proposed site plan showing a detached single-car garage. The main issue discussed was the existing non-conforming setbacks for the house and the request by the applicant to build a single-car garage utilizing the same side yard setback as the house, which is 7 feet when 12 feet is required. Staff demonstrated that the house did not previously have a garage, and the setbacks at the time the house was built were probably different than what is required currently. Staff indicated the request for the variance would not create a more non-conforming setback than what is established by the house and that if approved, the project would be consistent with adjacent properties, which also have existing non-conforming setbacks.
Action: The DRC unanimously approved the site plan for the detached garage as proposed.
