

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 6, 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, Doug Barth

Staff Present: Darcy Delgado, Darren Nash

Applicants and others present: Nick Gilman

File #: PD 02-012 Amendment
Application: Review request to add a 4,960 square foot metal warehouse building
Location: 2203 Wisteria Lane
Applicant: Buttonwillow Warehouse Co. / Nick Gilman
Discussion: Staff presented the proposed project for a new 4,960 square foot metal warehouse building to be used for storage of agricultural products. The main issue discussed was whether the 10-foot setback between the new building and the rear and side setbacks could support the proposed landscaping. Since the 5-foot drainage swale is proposed to be located in the middle of the 10-foot setback, this would leave only 2 ½-feet on either side of the swale available for landscaping. The applicant's architect, Mr. Gilman, proposed to relocate the drainage swale to be closer to the building, as well as reducing it to 4-feet in width. The remaining 6-feet would be available for the landscaping, which the DRC felt would be adequate.
Action: This item will be reviewed at a future Planning Commission hearing.

File #: Plot Plan
Application: Review architectural compatibility for carport
Location: 2 Fresno Street
Applicant: Roberta Reese
Discussion: Staff presented the proposed carport noting that although the carport would be metal, the applicant had chosen a style with a pitched roof which is similar to the roof pitch of the house. Staff recommended that the carport be painted to match the house by utilizing similar colors to paint the metal posts.
Action: The carport was approved with the condition that the metal posts be painted to match the house, such as a white, and that the roof be of a color similar to the house.

Agenda Item 4

File #: Sign Plan
Application: New sign for Kenton Insurance
Location: 1636 Spring Street
Applicant: Marie Kenton
Discussion: This item was continued from the 1/30/17 DRC meeting. The applicant made revisions to the sign by removing the phone number and by providing the exact location of the sign.
Action: The signage was approved as proposed.

File #: Sign Plan
Application: Review new signage for Leslie's Pool Supplies
Location: 2421 Golden Hill Road
Applicant: Coast Monument Signs
Discussion: The DRC was in favor of the sign plan as whole, however made a note that the since no other signs were located on the east elevation, the sign on the back of the building would be appropriate as long as the Sign Program allowed it. Staff verified that the Sign Program allows signage on the rear elevation for this building.
Action: The sign plan was approved as proposed.

File #: Sign Plan
Application: Review new signage and proposed changes to front façade of existing building.
Location: 1317 Park Street
Applicant: Thomas Booth
Discussion: Staff presented the sign plan and explained the applicant's intention to reface the front façade of the existing building with a red brick veneer. The DRC agreed the changes would improve the building, but noted that due to the weight of the brick veneer, the applicant would need to get approval from the Building Department for the façade changes prior to installation.
Action: The sign plan and façade alterations were approved as proposed subject to the applicant receiving building department approval for the proposed brick veneer.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – March 13, 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, Doug Barth

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

Applicants and others present: Chris Seaberg, John Botts, Nancy Hubbard, John Wilbanks, Wes and Dick Wilhoit

File #: PD 98-004 Amendment
Application: Review proposed building alterations and sign program.
Location: 1650 Ramada Drive
Applicant: Damien Mavic
Discussion: The DRC reviewed the elevations and sign program. The monument sign was modified to eliminate the building address attached to the top end of the sign, and it was modified in compliance with the sign code. The applicant indicated that building signs would not be “canned” signs, and would likely be constructed of metal or plastic lettering, depending on the individual tenant preferences. One of the DRC members had concerns regarding the cupola signs, suggesting that they were not necessary due to the nature of the future businesses and would add sign clutter, and therefore did not favor them. He also did not favor the cupola additions to the roof suggesting they would make a very large building larger. The other DRC members were neutral and/or supportive. The DRC was supportive of building modifications, with the exception of the cupolas by one member.
Action: Forwarded the project to Planning Commission for review.

File #: PD 14-003 Amendment
Application: Review proposed building alterations to include a restaurant use in the wine-tasting facility.
Location: 2610 Buena Vista Drive
Applicant: Mandi Pickens
Action: This item was continued to the 3/20/17 DRC meeting due to time constraints.

File #: SP 17-003
Application: Review two (2) new single-family residences
Location: 28th / Vine Street
Applicant: John Botts

Agenda Item 4

Discussion: Staff presented the project noting that the applicant is proposing to construct two new single-family residences on two separate lots, located in the Uptown/Town Centre Specific Plan area. Since the lots had been created prior to the specific plan being adopted, the lots do not support the development standard for requiring parking to be located on the rear half of the lot due to their size and no access to an alley. The applicants, Mr. Seaburg and Mr. Botts, discussed the project and the constraints in relation to parking. The DRC was in favor of the project's design and felt the two new homes would fit in with the surrounding neighborhood.

Action: The DRC unanimously approved the site plan.

File #: B16-0818

Application: Review proposed metal workshop/garage

Location: 932 Osos Way

Applicant: Aaron Gannage

Discussion: Staff presented the project for a new 660 square foot metal workshop/garage. Staff noted that since the building is proposed to be a metal structure, the applicant needed to demonstrate the structure could be made architecturally compatible with the main structure (house) on the site. Staff indicated the applicant was unable to attend the DRC meeting, however, the plans showed the colors of the building would match the house. The DRC requested to see a sample of the material and colors prior to making a decision.

Action: The item was continued to a future DRC date to allow the applicant to provide the requested additional information.

File #: GPA 13-001/SPA 13-001/RZ 13-001/ Master Development Plan

Application: Review Master Development Plan proposed subdivision design for consistency with the approved plans

Location: River Oaks II Expansion area

Applicant: Estrella Associates/Wes Wilhoit

Discussion: Staff presented a comparison of the approved Master Plan and the proposed revisions, which include modifications to the agricultural setback (not the distance setback, but the improvements along the project frontage of private property, walking path vs public street), and changes to circulation network and lot layout. The applicant agreed to provide additional trail access points along the bluff area in the Traditions neighborhood. The DRC had concerns with the double frontage lots in large lot neighborhood, and wanted to ensure that the amount of acreage for open space and agricultural uses was consistent. The applicant assured the DRC the acreages would be consistent.

Action: The DRC supported the overall modifications and suggested they be considered by the Planning Commission.
