

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 23, 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: Doug Barth, Sheree Davis

Staff Present: Darren Nash

Applicants and others present: Steve Baker, Greg Copp, Christy Gabler, Julia Oberhoff, Jim Dawson, Ryan Adams

File #: Site Plan 15-007 (PD 08-001)
Application: Review request for materials modifications.
Location: North end of Golden Hill Road
Applicant: Sun Paso RV / North Coast Engineering
Discussion: The project team presented the revisions which include minor changes to project details such as retaining wall materials, light fixtures, monument sign, and building colors. One more change proposed, was the request to change the decorative masonry screen wall to a horizontal wood fence material. Staff indicated that this change would need to be reviewed by the Planning Commission as an amendment to PD 08-001.
Action: The DRC approved the changes to the architectural materials and colors as proposed, except that the requested in change in the site screen wall from masonry to wood will need to be reviewed as an amendment to PD 08-001 and be reviewed by the Planning Commission.

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – October 30, 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.

File #: Fence Plan
Application: Request for 4-foot height for front yard fence.
Location: 1603 Westfield
Applicant: Lori Wright
Discussion: Staff presented a front yard fence plan that requests the ability to install a 4-foot tall picket fence in the front yard of the house located at 1603 Westfield. The plan also requests installing 6-foot tall fencing on the adjacent lot (owned by the Wrights) as an extension to the existing enclosed side yard area.
Action: The DRC requested that Staff work with the City Engineer to confirm that there were not any site distance issues.

File #: Variance 17-002
Application: Review request for reduced rear yard setback and building separation for proposed second unit.
Location: 1425 Chestnut
Applicant: Dan and Cindy Bergin
Discussion: Cindy Bergin presented the plan for the proposed second unit and discussed why she is requesting reductions in setbacks. Staff indicated that the situation would require processing a Variance. Staff also indicated that the requested setbacks for the R-1 lot would be consistent with setbacks for second units in R-2 and T3-N zones in the vicinity.
Action: No action was taken, this item is scheduled to be reviewed by the Planning Commission on November 14, 2017.

File #: CUP 17-014
Application: Solar canopies at Kennedy Fitness
Location: 500 South River Rd.
Applicant: AM Solar
Discussion: Charlie of AM Solar presented the plans for the solar canopies proposed to be located within the parking lot areas of the Kennedy Fitness site. Charlie discussed options of colors including the ability to paint to match the building, or leave the raw galvanized metal.
Action: No action was taken since the CUP needs to move forward to the Planning Commission. The DRC requested that colors samples and photos of the Kennedy project in San Luis Obispo be provide for the Planning Commission.

File #: PD 11-002
Application: Building Permit final approval – 9 homes
Location: 2811 Vine Street
Applicant: Habitat for Humanity of San Luis Obispo County
Discussion: The project team presented the construction plans for the project, including site plans, grading plans, architectural elevations of the houses.
Action: The plans were approved as proposed.

DRAFT DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 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, Sheree Davis, Roberta Jorgensen

Staff Present: Darren Nash

Applicants and others present: Lori and Bill Wright

File #: Sign Plan
Application: Request to install new wall mounted sign for Santa Maria Brewing Co.
Location: 1401 Park Street
Applicant: Santa Maria Signs
Action: This item was postponed to the next DRC meeting.

File #: Fence Plan
Application: Request for 4-foot fence height
Location: 418 Peachtree
Applicant: Evan Kopack
Action: Based on the fencing being open and not appearing to have a site distance issue, the fence was approved to be up to 4-feet in height.

File #: Fence Plan
Application: Request for 4-foot height for front yard fence
Location: 1603 Westfield
Applicant: Lori Wright
Discussion: This item was continued from the DRC meeting on October 30th where the DRC was amenable to the 4-foot fence in the front yard subject to the City Engineering verifying if there would not be a site distance concern. The City Engineer has looked at the plan and did not see site distance issues with the 4-foot fence. There was further discussion on the requested 6-foot fence on the adjacent parcel. Based on the parcel being separate from the parcel the house is on and not being considered a front yard, the DRC was OK with the 6-foot fence. There was discussion on setting the fence back from the corner 6-feet from the back of the sidewalk to allow for site distance at the corner and adequate separation from the stop sign. With the 6-foot fence setback from the back of curb, the City Engineer did not see an issue with site distance.
Action: The DRC approved the fencing as proposed with a setback of 6-feet from the back of the sidewalk at the corner of Westfield and Turtle Creek.

File #: SP 17-016
Application: Request to add 1,920 sf addition to existing 2,400 sf airport maintenance building.
Location: Paso Robles Airport (Wing Way at Buena Vista Dr.)
Applicant: City Initiated
Discussion: Staff presented the site plan and front elevation of the building showing the proposed addition. The building would match colors, materials and general building architecture of the existing building.
Action: The DRC approved the proposed addition as proposed.
