

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – May 29, 2018

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: Shannon Agredano, Roberta Jorgenson, Doug Barth

Staff Present: Darren Nash

Applicants and others present: Keith Rowe, Larry Gabriel

File #:	SP 18-10
Application:	Request to construction new 6,000sf industrial building.
Location:	1445 Riverside Avenue
Applicant:	Fiorintini / Larry Gabriel
Discussion:	Keith Rowe and Larry Gabriel presented the plans for the project. The project site plans, architectural elevations, color boards and project perspective drawings were presented. Staff discussed that the project has been revised to accommodate staff's initial requests for minor changes, but ultimately the project would comply with the Uptown Town Centre Specific Plan for warehouse industrial building style for the Riverside Corridor zone. One discussion issue was the buildings front setbacks. The Specific Plan indicates a minimum of 5-feet is required. The project proposes the office portion of the building to get as close as 3-feet, with the rest of the building meeting the 5-foot requirement. Staff indicated that the Specific Plan does allow for some encroachments and staff will look into this further. Also reviewed was the signage shown on the elevations. The DRC was good with the signs indicating that the final sign plans do not need to go back to the DRC. Staff indicated that final details such as exterior light fixtures, backflow valve screening will need to be addressed with the building plan check plans.
Action:	The DRC approved the project, subject to staff verifying that the 3-foot setback can be approved by the DRC.

File #:	Sign Plan
Application:	New wall-mounted sign for The Beauty Lounge.
Location:	724 Spring Street
Applicant:	Jessica Rabener
Action:	The sign was approved as proposed.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – June 4, 2018

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: Shannon Agredano, Roberta Jorgensen, Sheree Davis

Staff Present: Darren Nash, Warren Frace

Applicants and others present: John Hamon, Carol Florence, Andres Eulate, Steve Beard, Dave Wolff, Chip Tamagni,

File #: Monument Sign
Application: Request to install new monument sign for Boy Scout Troop 60
Location: 2247 Oak Street
Applicant: BSA Troop 60
Discussion: John Hamon presented the sign plan consisting of a 5-foot tall monument sign made out of wood materials with routed and painted letters.
Action: The DRC approved the sign as proposed

File #: Sign Plan
Application: Request to reface existing monument sign and repaint fuel canopies for Sinclair Fuel.
Location: 1145 Spring Street
Applicant: Sign Dev. Inc.
Discussion: Staff presented the plans focusing on the request for repainting the existing canopies (white with green trim) and mini-mart building (beige with brown trim) and refacing the existing monument sign. There is no signage proposed for the building or canopies. Staff indicated that the plan proposes to apply a stucco finish to the existing slump-stone canopy columns. Staff suggested not using stucco and keeping the slump-stone for appearance and maintenance reasons.
Action: The DRC approved the plans as proposed with the requirement to keep the slump stone columns. No signs were approved besides the monument sign and the updates to the advertising on the pumps.

File #: GPA 18-001, RZ 18-001, PR 17-0166
Application: Request to change land use and zoning designations from 1-acre lot minimum to half-acre lot minimum allowing for subdivision of 1-acre lot to two .5-acre lots.
Location: 1530 Lyle Lane
Applicant: Proud – Mora
Discussion: Staff presented the proposed project.
Action: The DRC was supportive of the proposed project. The DRC did requested that staff look to see if access could be limited to Lyle Lane, and not having a driveway off of Kleck Rd.

***** (FIELD TRIP) *****

File #: PD 18-001
Application: Justin Bldg. 3
Location: 2265 Wisteria Ln.
Applicant: Carrol Florence, Oasis Assoc.
Discussion: Darren Nash and Warren Frace met Carol Florence along with other members of the project team at the site of the Justin 3 project. Most of the time was spent on reviewing the applicants request to remove multiple trees to accommodate the approximate 100,000 square foot building. The Arborist Report was reviewed by Chip Tamagni, Arborist, where he discussed tree conditions. The group then walked the site reviewing the oak trees in the field.

Since there are oak tree removal requests for this project, the project will need to be reviewed by the Planning Commission for recommendation to the City Council.

Action: No action was taken, this project is scheduled for the Planning Commission on July 10th.
