

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – September 4, 2007

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.

Commissioners Present: Ed Steinbeck, Margaret Holstine and Christy Withers

Staff Present: Darren Nash

Applicants and other present: None

File #: E06-0192 & 07-0003
Application: Review grading plans and Arch. Plans homes for two hillside lots.
Location: West of Locust, between 18th and 19th
Applicant: Canaday / Boushong /Ken Nagahara
Discussion: Staff presented the proposed grading plans, site plans, architectural elevations and conceptual landscape plans for the two lots.
Staff noted that these two lots were determined to be existing legal parcels by the City Engineer with the help of the City Attorney. Since they are existing legal parcels that have been zoned residential for many years, it is possible to place one home on each lot.
Action: The Committee approved the grading plans along with site plans and elevations for the two homes. The Committee requested that staff work with the applicant to determine specific colors for the homes and to determine final landscaping to insure proper slope coverage and screening of stem walls.

File #: Sign Plan
Application: Request to install an internal multi-tenant directional sign within the existing shopping center.
Location: Food 4 Less Shopping Center (NEC or Creston Road and Niblick Road)
Applicant: Hastings Enterprises
Action: The Committee approved the sign as presented, with staff to verify size meetings requirements.

File #: B 06-0609
Application: Request to install new entry doors
Location: 840 11th Street
Applicant: Robert Gilson
Action: The Committee approved the doors as submitted.

Adjournment to September 10, 2007, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 10, 2007

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.

Commissioners Present: Margaret Holstine, Ed Steinbeck and Christy Withers

Staff Present: Darren Nash, Shaun Temple

Applicants and other present: Craig Smith, Peter Danciart, Joshua Yaguda, John King, Debra Bowden, Dave Watson, Mike Burtachini

File #: Pre-Application Review
Application: Request to construct mixed-use which contain, 3 residential units and 1 commercial unit.
Location: 2011 Riverside Ave.
Applicant: Craig Smith Architects
Discussion: Craig Smith along with Peter Danciart and Joshua Yaguda presented the site plans, architectural elevations, for the proposed mixed use project. The project would consist of residential with some office uses. The project is being designed around the existing large oak tree located on the lot to the south.
Action: No action was taken, the DRC expressed to the applicant's that they were generally in favor of the architecture and site planning on the project. There is concern with the colors and materials, the DRC requested that a color board with actual material samples and colors be provided with the project submittal. There was also discussion on the large masonry wall that will need to be built as part of the two story building along the northern property line. The applicant's indicated that they are working with the property owner to the north to possibly be able to plant landscaping on the northern property to help screen the wall. This project will need to come back to the DRC and be presented to the Planning Commission once an official application is provided.

File #: PD 01-025 (Substantial Compliance)
Application: Review the proposed plans for the Vaquero project for substantial compliance with the approved Black Ranch project.
Location: Highway 46 East – Black Ranch
Applicant: King Ventures
Discussion: Dave Watson presented the proposed project which included going through the notebook provided by the applicants. Mr. Watson described phase I and II of the project which the applicants are seeking the Planning Commission to determine substantial compliance with the current Black Ranch project.
Action: No action was taken on this project, the Committee was in favor of the project and requested that the project be forwarded to the full Planning Commission to determine whether the proposed project would be in substantial compliance with the Black Ranch project. Some of the issues that staff will need to review and expand on in the report and analysis for the Planning Commission hearing will be as follows:
a. Any impacts on grading or circulation for the road across the project to Dry Creek Road;
b. Discussion on future review of the grading and possible impacts to oak trees for the development of the golf course;
c. Further discussion separate ownership of the proposed corporate retreats and impacts on TOT and length of stay;

Adjournment to September 11, 2007, at 7:30 PM

The Committee unanimously agreed to add the following item:

File #: Push Cart
Application: Business License/Push Cart Permit
Location: citywide
Applicant: Rene Tarango
Discussion: Shaun Temple, Planning Intern gave an update on the proposed push cart application. This item was revised by the DRC on August 20, 2007, where the DRC along with Norma Moye from Main Street requested that the applicant be reviewed by the Main Street Board. The item was continued until the board had a chance to review it.
Action: Norma Moye was contacted by phone, she reported that Main Street was OK with the application as long as it met City requirements. The DRC approved the push cart permit and requested staff to insure that all necessary licenses and insurance policies were completed per City standards.