

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – July 20, 2015**

**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.**

**Staff Present: Darren Nash, Warren Frace, Amanda Ross**

**Applicants and others present: Rick Jeffrey**

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File #: PD 13-001 Uptown Center  
Application: Review building plans for compliance with PD.  
Location: 3328 Spring Street  
Applicant: Rick Jeffrey  
Discussion: Rick Jeffrey presented the construction drawings. Staff indicated that the plans were consistent with the plans approved by the Planning Commission. It was noted that the second floor of both buildings one and two are going to be residential uses, not commercial/office as originally proposed. The approval of the residential component was determined previously as a result of mixed uses being permitted in the zone. Staff indicated that additional landscaping may be necessary to adequately screen equipment such as backflow devices and transformers.  
Action: The DRC approved the plans as proposed, based on the consistency with the plans approved by the Planning Commission.

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File #: Sign Plan  
Application: Review projecting signs and a-frame sign for Taste in the Alley.  
Location: 1211 Pine St., #A (Entrance is off the alley).  
Applicant: Ash Mehta / NKT Commercial  
Discussion: Staff presented projecting sign design and locations to the Planning Commission. It was noted that the orientation of the sign at the entrance to the alley was perpendicular to the walkway in order for the sign not be blocked by the neighboring awning. The A-frame sign design was discussed as well as possible locations for the A-frame sign, taking into account the locations of the projecting signs.  
Action: The DRC approved the plans as proposed with the condition that the A-frame sign would only be placed at the entrance to the ally if the applicant decided to forgo the projecting sign at the entrance to the ally. If the projecting sign at the entrance to the ally is erected, it was determined that the A-frame would only be allowed to be placed in the ally at the entrance to the business.

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Adjournment to July 27, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – July 27, 2015**

**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 and Scott Brennan**

**Staff Present: Darren Nash, Susan DeCarli, Warren Frace**

**Applicants and others present: Nick Gilman, Larry Werner, Joe & Nancy Collins**

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File #: GPA 15-003, RZ 15-002, PD 15-003, VTPM 3080  
Application: Alder Creek Apartments – Request to modify the GP designation and zoning to allow for new infill development of 16 units in 4 buildings on the west side of Nicklaus Street.  
Location: 712 Gardenia Circle  
Applicant: New Heritage LP, Joe Collins  
Discussion: Staff introduced the project and applicants. Larry Werner presented an overview of the proposal. Mr. Werner indicated that this is an underutilized property, and that the project would be compatible with surrounding uses. He noted that the development envelope would expand somewhat into the open area of the site, and use area currently for storing RVs & miscellaneous equipment.. The project would increase the density only on the property on the west side of Nicklaus Street, and would use 16 of the remaining “floating density” available under the General Plan. Staff would make the adjustments to the zoning map and General Plan to add an R3-16 zone. No oak trees would be affected by the proposal.  
Action: The DRC supported the amendments, and recommended approval to the full Planning Commission.

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File #: File #: Site Plan  
Application: Review plans for auto service building for Smith Motor Group.  
Location: 201 Spring Street  
Applicant: Ian Smith / George Garcia  
Action: This item was continued to the DRC meeting of August 10<sup>th</sup>, as a result of Commissioner Brennan needing to step down from the item.

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Adjournment to August 3, 2015, at 3:30 pm

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – August 3, 2015**

**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: Scott Brennan, Vince Vanderlip, and John Donaldson**

**Staff Present: Amanda Ross, Susan DeCarli, Warren Frace**

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File #: Sign Application  
Application: Review sign for Jersey Mike’s Subs.  
Location: 2301 Theatre Drive, Paso Robles  
Applicant: Mark Blackford

Action: Approved with condition to meet square footage requirements.

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Discussion: Consider Vacation Rental Properties, and potential regulations, including occupancy requirements, transient occupancy tax, and related issues.

Application: None  
Location: Citywide  
Applicant: City

Action: Staff provided an overview of vacation rental concerns to garner input and potential ideas about how Paso Robles might address vacation rental concerns in the future.

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Adjournment to August 10, 2015, at 3:30 pm

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – August 10, 2015**

**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: Scott Brennan, Vince Vanderlip, and John Donaldson**

**Applicants Present: George Garcia and Ian Smith**

**Staff Present: Amanda Ross, Susan DeCarli, and Warren Frace**

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File #: SP 15-005  
Application: Review application for development of a new service and auto repair building at the existing Smith Motor Group car dealership facility  
Location: 201 Spring Street, Paso Robles  
Applicant: Ian Smith / Smith Motor Group  
Action: Design materials, paint colors, and building layout were approved by the DRC.

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File #: CUP 15-013  
Application: Review application for used car dealership inside building accessed by appointment only  
Location: 2921 Union Rd, Unit H, Paso Robles  
Applicant: Edgar Chen / STI Investments LLC  
Action: The DRC recommended that the Planning Commission approve the conditional use permit and requested more information about the business from the business owner.

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Adjournment to August 17, 2015, at 3:30 pm