

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 22, 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, John Donaldson

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: David Cooke

File #:

Application: Bicycle and Pedestrian Master Plan

Location: Citywide

Applicant: City of Paso Robles

Discussion: The DRC met on this item to discuss policy related concerns discussed by the Planning Commission with the plan. The DRC had concerns specifically with the scope and depth of goals, policies and actions related to the Pedestrian component of the plan. They felt it did not have enough emphasis on pedestrian issues, such as the importance of walking, physical barriers and connections needed, and focused too much on bike related facilities.

The DRC also has some organizational suggestions. Given the scope of changes the DRC wanted to suggest be incorporated on pedestrian policies, Commissioner Jorgensen offered to spearhead review the plan in detail and provide suggested pedestrian language and ideas on plan organization. She indicated she would work with staff to support those areas of the plan. Staff appreciated the offer to help, and will reschedule review by the DRC when edit changes are complete for their review before rescheduling it for Planning Commission consideration.

File #: PD 10-001

Application: Oak Park Phase 4

Location: 34th and Park Streets

Applicant: PR Housing Authority

Discussion: David Cooke gave an overview of the Oak Park project and status on the demo and construction of Phase 3. He then discussed the requested changes to Phase 4, which include adding a new building type that would include twelve 1-bedroom units (Bldg. Type F). There has been a high demand for 1-bedroom units in the previous phases and the new building would help accommodate that need. Alterations to the Phase 4 site plan are necessary to provide for the new Bldg. Type F. Also briefly discussed was the request to remove 3 additional oak trees for a total of 7 for Phase 4.

Action: No action was taken; the Commission will be reviewing this item at their meeting on January 23rd.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 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, John Donaldson

Staff Present: Darren Nash, Darcy Delgado

Applicants and others present: Ron Berry, Russ Meznarich, Erik Turrey, Larry Gabriel, Steve Rarig, Newlin Hastings

File #: B16-0210
Application: Review revised Site Plan showing driveway change.
Location: 2023 Kleck Road
Applicant: Ron Berry / Phoenix Construction
Discussion: Ron Berry presented the updated site plan for 2023 Kleck, which proposes to provide a separate driveway for the house rather than the original approved design, which would share the driveway with the house at 2021 Kleck. The shared design was intended to protect the oaks in the front yard area. A&T Arborists reviewed the new driveway alignment and impacts to oaks and did not have a concern with the new location.
Action: Based on the Arborist indicating that the new driveway location would not impact the oaks, the DRC approved the updated site plan.

File #: Sign Plan
Application: Wall mounted sign for Paso Pizza Kitchen East
Location: 1467 Creston Road
Applicant: CT Signs
Discussion: The proposed sign consists of a cabinet sign for the logo along with channel letters for the name of the restaurant. The DRC discussed that the sign is different than the Paso Pizza Kitchen (PPK) sign located downtown; however, the sign being proposed fits the sign program for the shopping center.
Action: The sign was approved as proposed.

File #: PD 17-010
Application: Request to construct a 18,000sf addition to existing building for wine storage.
Location: 3230 Riverside
Applicant: Larry Gabriel Architects
Discussion: In response to the comments from the public and the Planning Commission when this item went before the Commission on January 9, 2018, the applicants provided truck turning movement diagrams to show that there is room on site to allow for on-site truck circulation and not interrupt the parking and loading docks. Also shown was the

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updated landscape plan that showed consistency in the plant count between the plan and the architectural elevations.

Action: No action was taken, this item will go back to the Planning Commission on February 13th.

File #: Sign/Awning Plan

Application: Review new signage and proposed awning over existing outdoor patio.

Location: 1144 Pine Street

Applicant: Steve Nino

Discussion: The proposed awning will be located over the existing outdoor patio behind the restaurant and will replace existing shade sails, allowing the space to be used during inclement weather. Russ Meznarich, with Shoreline Awning & Patio, discussed the awnings size and materials as well as the need to keep the awning away from the street trees on 12th Street, however noting that some tree trimming will be necessary. Staff noted that although the signage for the building was already installed, the sign materials matched the previous signage for Villa Creek. The DRC determined the signs were architecturally compatible with the building since the materials had not changed.

Action: The signs and awning were approved as proposed.
