

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 16, 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: Brice Garrett, Joel Neel, Doug Barth

Staff Present: Darren Nash

Applicants and others present: Keith Rowe, Larry Gabriel

File #: SP 18-13
Application: Review plans for a new two-story mixed-use building with 2,675 SF of commercial/retail space on the ground floor and four single-bedroom apartments on the second floor.
Location: 1518 Spring Street
Applicant: Larry Gabriel Architect
Discussion: Keith Rowe and Larry Gabriel presented the plans for the new building. They presented the site plan, architectural elevations, floor plans along with the colors and materials. The following project details were discussed:
Parking setbacks: The Uptown Town Centre Specific Plan indicates the requirement for 5-foot setbacks to parking spaces on side and rear yards. Staff indicated that for 50-foot (or less) wide lots that are accessed from an alley, at times flexibility is necessary to accommodate parking. The proposed plan shows providing 3-foot landscape areas along the north and south property lines. The 4-foot reduction gives a 26-foot back up area to allow cars in the lot to turn and enter the alley facing forward; not having to back out. The planter areas also provide area for landscaping to help break up the existing fence/wall area on the south side.
Signs: Staff suggested that the Architect be involved with preparing a Sign Program for the building to provide guidelines for future tenants sign placement.
Architecture: the architecture of the building was discussed. The architects described their development of the design and how it complies with the Uptown Town Centre Specific Plan.
Action: The DRC approved SP 18-13 as proposed with the 3-foot landscape planters along the north and south parking lot boundaries. The DRC requested that the Architect provide a sign program for the building to help guide future tenants to appropriate signage for the commercial tenants. Additionally, the proposed overhang/balcony encroachments into the sidewalk right of way need approval by the City Engineer along with any necessary encroachment agreements/permits.

File #: Sign Plan
Application: Review signage and changes to exterior façade.
Location: 811 12th Street
Applicant: Justin Vineyards & Winery
Action: The sign/awning plans were approved as proposed.

File #: PD 13-006 Amendment
Application: Review final architectural details for auto repair building.
Location: 2520 Golden Hill Road
Applicant: Mike Mullahey
Discussion: Staff presented the architectural elevations for the metal maintenance shop building along with the elevations approved with PD 13-006 Amendment.
Action: The DRC approved the architectural elevations as being substantially compliant with the PD plans.