

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 20, 2006

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: Chair John Hamon, Margaret Holstine, Christy Withers

Staff present: Darren Nash, Ron Whisenand (for item 2)

Applicants and others present: Nick Gilman, Steve & Mohamad Elsayed

FILE #: Sign Program
APPLICATION: Review request for directional sign program for the River Oaks Community.
APPLICANT: Estrella Associates - Dick Willhoit
LOCATION: Buena Vista Drive & River Oaks Drive
ACTION: This item was postponed to the next DRC meeting on December 4, 2006 in order for Dick Willhoit to be present at the meeting.

FILE #: Plot Plan Review
APPLICATION: Review conceptual plan to demolish existing 76 gas station and build new commercial building.
APPLICANT: Nick Gilman (Rep)
LOCATION: 1441 Spring Street
DISCUSSION: Nick Gilman on behalf of Steve & Mohamad Elsayed presented a conceptual site plan for a new building for the site located at 1441 Spring Street. The proposed project would consist of demolishing the existing 76 station and construct a two-story building with retail below with office above. The applicant's preference is to set the building back to the rear (west) of the lot and provide parking in front along Spring Street.
Staff indicated to the Committee that the proposed site plan would not comply with the Spring Street Design Guidelines which would recommend that the building be located up front along Spring Street with the parking behind off of the alley. The building design would need to meet the guidelines as well.
ACTION: No action was taken, the Committee concluded that when a formal application is submitted for a development plan, that the design needs to meet the Spring Street Guidelines which would suggest that the building be located at the front of the site along Spring Street and the parking be located in the rear off of the alley.

FILE #: Sign Plan
APPLICATION: Request to install new sign in existing multi-tenant sign.
APPLICANT: Jeff's Autobody
LOCATION: 2505 Theatre Drive
ACTION: The replacement sign was approved as submitted.

Adjournment to November 14, 2006, at 7:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 27, 2006

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.

There will not be a DRC meeting on November 27, 2006. The next meeting will be on December 4, 2006.
