

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 5, 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, Christy Withers, Margaret Holstine, and Mike Menath

Staff Present: Darren Nash

Applicants and other present: August Liebelt, Bob Tomaszewski

FILE #: Site Plan 07-004
APPLICATION: Remodel and addition to existing building
APPLICANT: Lorie Twisselman/Thomas Brajkovich
LOCATION: 1421 & 1427 Spring Street
DISCUSSION: Staff presented the site plan, architectural elevations and colors and materials for the proposed remodel.
ACTION: The Committee approved the project as submitted. Staff will need to work with the applicant to verify that the parking meets the Zoning Code requirements.

FILE #: PD 07-001
APPLICATION: Request to construct six (6) 14,000 square foot industrial buildings.
APPLICANT: Rudy Bachman
LOCATION: Erskine Industrial Park, Wisteria Lane
ACTION: No action was taken, the applicant requested that the item be postponed until further notice.

FILE #: PD 07-002
APPLICATION: Request to construct three manufacturing/light-industrial buildings totaling 44,000 square feet.
APPLICANT: August Liebelt
LOCATION: Erskine Industrial, Germaine Way
DISCUSSION: Bob Tomaszewski, Architect for the project along with August Liebelt, Owner, presented the site plan, architectural elevations, landscape plans and colors/materials for the project.
ACTION: The Committee had concerns with the rear elevation of Building C, they wanted to see more architectural elements to help break up the large expanse of wall. They also wanted to see additional trash enclosures added as well as a sign program and identify any construction phasing. The revised changes will need to be presented to the DRC prior to going forward to the Planning Commission.

FILE #: PR 06-0166
APPLICATION: Request to subdivide 1.2 acre Commercial zoned site into three parcels.
APPLICANT: Packer
LOCATION: North end of Riverside Ave. (site just north of new Ralph's Custom Meat building currently under construction).
ACTION: The Committee recommended that the Planning Commission approve the parcel map.

Development Review Committee Meeting Minutes of March 5, 2007, Page 2

FILE #: PR 06-0230
APPLICATION: Request to subdivide R3 lot into two parcels
APPLICANT: Eric Newton
LOCATION: 1910 Pine Street
ACTION: The Committee recommended that the Planning Commission approve the parcel map.

FILE #: Sign Plans
APPLICATION: Request to install additional wall mounted signs for Post Office. (this will be a post office branch)
APPLICANT: One Stop Market
LOCATION: 2331 Spring Street
DISCUSSION: The applicants are requesting to install three wall mounted signs on the existing building for the post office branch. The sign on the front elevation would be internally illuminated; the others would not be illuminated.
DISCUSSION: The Committee had concerns with scale of the signs in relation to the proposed placement on the building facial. The size of the signs are too large and out of scale with the proposed location on the building facia. The Committee requested that he signs be scaled down or relocated on an area of the building that would be more appropriate, such as the tower element of the building where the existing signage for One Stop is. The Committee requested that a border may be necessary so that the signs better correspond with the building.
ACTION: The Committee did not approve the signs and requested that the applicants come back to the DRC with options that address the concerns described above.

FILE #: Sign Plans
APPLICATION: New wall mounted signs
APPLICANT: A-plus signs – Tortilla Town
LOCATION: 1145 24th Street
ACTION: The Committee approved the sign as submitted.

Adjournment to March 12, 2007, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 12, 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, Christy Withers, and Mike Menath

Staff Present: Susan DeCarli, Darren Nash

Applicants and other present: Kelly Gearhart, Jamie Kirk, Craig Smith, Carol McColley, Randy Shores

FILE #: PD 06-021 & Tentative Tract 2716 – Vista Del Hombre
APPLICATION: Request to construct 150,000 square feet of commercial/light-industrial building within and around the existing Links Golf Course.
APPLICANT: Kelly Gearhart
LOCATION: 5151 Jardine Road
DISCUSSION: Kelly Gearhart and Jamie Kirk presented the overall site plan, landscape plans and architectural elevations, colors and materials. Some of the environmental issues such as the biological/kit fox impacts, traffic impacts. The circulation was discussed along with the construction of the entrance road being extended from Aerotech Center Way.
ACTION: The Committee recommended that the Planning Commission approve the project.

FILE #: PD 07-003
APPLICATION: Request to construct two (2) 15,000 square foot office/manufacturing buildings.
APPLICANT: Germaine Properties, LLC / Warren Hamrick
LOCATION: Lot 18 of Tract 2269
ACTION: No action taken, the applicant requested that the item be postponed to the March 19th DRC meeting.

FILE #: PR 06-0236
APPLICATION: Review floor plan and location of front doors for the two rear units.
APPLICANT: Legacy Park Partners/Craig Smith Architects
LOCATION: 2225 Park Street
ACTION: The Committee approved the revised site plan changing the orientation of the front doors for the rear units to the internal pathway rather than to the alley.

FILE #: Sign Plan
APPLICATION: Request to construct new wall mounted sign.
APPLICANT: Xtreme Soccer
LOCATION: 2307 Theatre Drive (Target Shopping Center)
ACTION: The Committee approved the sign as submitted.

Development Review Committee Meeting Minutes of March 12, 2007, Page 2

FILE #: Sign Plans
APPLICATION: Request to install additional wall mounted signs for Post Office. (this will be a post office branch)
APPLICANT: One Stop Market
LOCATION: 2331 Spring Street
DISCUSSION: Carol McColley and Randy Shores presented the proposed signs as presented at the last DRC meeting, no revisions were made as suggested to them by the DRC at the last meeting. The applicant's indicated that the signs, including the style and size are dictated by the Postal Service, and they did not have the ability to change sizes or colors.
ACTION: The Committee did not approve the signs, suggesting that there might be a better place on the building to put the signs that may be better in scale. It was also suggested that there did not appear to be a need for an illuminated sign, and maybe one of the non-illuminated, smaller signs would be more appropriate. There were also discussions that maybe the parapet could be expanded to create a taller parapet where the sign would better in scale with the parapet.

Adjournment to March 13, 2007, at 7:30 PM