

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 15, 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: Margaret Holstine, Christy Withers, Ed Steinbeck

Staff present: Darren Nash

Applicants and others present: Chuck Cebula, Steve Elsayed, Steve Elsayed's son.

File #: Site Plan 07-017
Application: Request to remove existing gas station and construct new gas station with mini-mart and drive-thru car wash.
Location: 1441 Spring Street
Applicant: Steve Elsayed
Discussion: Chuck Cebulla along with Steve Elsayed presented the site plans, architectural elevations, colors & materials boards for the project. There was discussion on the materials of the portion of the buildings fronting the alley; the owner has concerns with graffiti. It was discussed that using split-face block as called out on the plans would be better than smooth stucco, it was also discussed that certain types of landscaping could deter.
Action: The Committee approved the site plan as submitted with added conditions that any equipment such as back flow devices, transformers and HVAC equipment shall be full screened from the streets. The final landscape plan along with the final colors and materials will need to go back to the DRC. It was also indicated by staff that the car wash will need to go forward with a Conditional Use Permit to the Planning Commission.

File #: Sign Plans
Application: Request to install new wall mounted signage on self serve car wash building located at the front of the site.
Location: 709 9th Street
Applicant: Sunset North Carwash
Action: The Committee approved the wall mounted sign on the south elevation of the self-serve car wash building, but denied having the sign on the north elevation.

File #: Site Plan 07-019
Application: Request to construct modular home (mobile home) on a 20 acre AG zoned property.
Location: 3189 Highway 46 East
Applicant: Mike & Julie Hayley
Action: Given the remoteness of the property and the fact that is 20 acres, the DRC approved the plans for the modular home as submitted.

Adjournment to October 22, 2007, at 3:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 22, 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: Margaret Holstine, Christy Withers, Ed Steinbeck

Staff present: Darren Nash

Applicants and others present: Nelson Bernal, Justin Sorentino, James Glass, Larry Gabriel, David Crabtree

File #: PD 06-014
Application: Request to construct 5-unit apartment complex.
Location: 3441 Spring Street
Applicant: Sorrentino
Discussion: The project site plans, floor plans and architectural elevations were presented for the project. Most of the discussion was focused on the required parking spaces, location of the outdoor open space and the back-dimensions for parking spaces.
Action: No action was taken, since this project will need to go to the Planning Commission. The DRC was in favor of the project in terms of general site planning, and the proposed architecture and colors & materials. Additionally the DRC was in favor the project as long as the parking, outdoor open space and driveway/back-out dimensions meet the requirements.

File #: PD 05-012 (Tract 2594)
Application: Preliminary look at final architectural plans for multiple lots.
Location: Combine Street (Wallace Industrial area)
Applicant: Larry Gabriel, Architect
Discussion: The Committee reviewed the proposed conceptual architectural elevations and advised the applicant to proceed with submitting an official application for the various lots for Major Site Plan review.

File #: Sign Plans
Application: Request to install new wall mounted sign.
Location: 840 11th Street
Applicant: Powell's Sweet Shoppe
Action: The Committee approved the wall mounted sign and projection sign as submitted. The Committee did request that better scaled drawings be provided to staff to determine the specific placement of the wall mounted sign and the relationship to the existing architectural elements of the building.

File #: Sign Plans
Application: Request to install new projection sign.
Location: 840 11th Street
Applicant: Vivant Cheese Shop
Action: The sign was approved as submitted.

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File #: A-frame Sign Plan
Application: Request for approval of an A-frame sign.
Location: 1106 Pine Street (Rocky Mountain Chocolate Factory)
Applicant: John Button
Action: The Committee reviewed the sign against the City Guidelines of A-frame signs and requested that staff work further with the applicant to provide additional details such as a border around the sign message area.

File #: Sign Plan
Application: Request to construct a projection sign.
Location: 1216 Park Street
Applicant: Level 4 Restaurant & Lounge - Sorrentino
Discussion: The Committee reviewed the conceptual plans for the projection sign, which consists of an internally illuminated cylinder shaped sign made out of copper.
Action: The Committee approved the sign as presented, but requested that more specific information on how the sign will be attached to the building be submitted with the construction drawings as well as the specific location on the building.

Adjournment to October 23, 2007, at 7:30 PM

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – October 29, 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: Christy Withers, Ed Steinbeck

Staff Present: Susan DeCarli

Applicants and other present: Gary Nemeth, David Watson,

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| File #: | PD 01-025 Substantial Compliance |
| Application: | Review submittal by King Ventures for substantial compliance with the exiting approved Black Ranch project. |
| Location: | Highway 46 East (driveway across from Hunter Ranch Golf Course) |
| Applicant: | King Ventures |
| Action: | No action was taken, this field trip was an opportunity for members of the DRC to become familiar with the site. The issue of whether the project is in substantial compliance with Black Ranch will go before the Planning Commission on November 13, 2007. |

Adjournment to November 1, 2007, at 3:30 PM