

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – November 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: Christy Hodgkin, Margaret Holstine, Ed Steinbeck**

**Staff Present: Darren Nash, Susan DeCarli**

**Applicants and other present: Steve Puglisi, Mike Ranke, Ken Nagahara, Tom Sperbeck**

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File #: PD 07-010 & Rezone 07-002  
Application: Request to convert two existing apartment buildings into two mixed use buildings. Request to rezone the site from R3 to C3 to be consistent with the Commercial Service (CS) General Plan designation.  
Location: 2027, 2041 & 2049 Riverside Ave.  
Applicant: Colin Weyrick / Steve Puglisi  
Discussion: Steve Puglisi and Mike Ranke presented the site plans, elevations and color/materials for the proposed project.  
Action: The Committee was in favor of the project, including the rezone, requested that the applicants provide additional information on the screening of the HVAC units. The applicant's are requesting to use white corrugated metal roofing, the DRC seemed to be OK with the white metal, indicating that it would correspond with the proposed architecture of the building, but discussed that the issue would need to be discussed at the Planning Commission hearing.

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File #: CUP 07-011  
Application: Request to construct three new commercial/light-industrial buildings totaling 21,200 square feet.  
Location: 1620 Commerce Way  
Applicant: Sperbeck  
Discussion: Ken Nagahara and Tom Sperbeck presented the site plans, architectural elevations, landscape plan and color/materials to the DRC.  
Action: The Committee recommended that the Planning Commission approve the proposed development plan.

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File #: Plot Plan Review  
Application: Request to install new outdoor tank for brewery  
Location: 1400 Ramada Dr.  
Applicant: Firestone Brewery / Adam Firestone  
Action: The Committee approved the addition of the two stainless tanks, since they would be located along the side of the building in an alcove, and would not be significantly visible from Highway 101.

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File #: Sign Plans  
Application: Request to install new wall mounted signs and monument signs.  
Location: 416 Spring Street  
Applicant: Mee Memorial  
Action: The Committee approved the wall mounted signs as submitted, except the cabinet sign would have a metal face, and the letters would light up at night, not the background. The Committee requested that the applicant incorporate additional materials into the monument signs to correspond with the building. The monument signs will need to go back to the DRC for review.

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File #: Sign Plans  
Application: Request to install new wall mounted and projection sign.  
Location: 710 Pine Street  
Applicant: D' Anbino Cellars  
Action: The Committee approved the signs as submitted.

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File #: A-frame Sign Plan  
Application: Request for approval of an A-frame signs.  
Location: Various locations  
Applicant: Various Applicants  
Action: The Committee approved multiple A-frame signs, and denied a few. See specific sign application forms for details.

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Adjournment to November 12, 2007, at 7:30 PM

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – November 19, 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 Hodgkin, Margaret Holstine, Ed Steinbeck**

**Staff Present: Darren Nash, Matt Fawcett**

**Applicants and other present: Bob Winslow, Kerry Lynn Schnakenberg, Brady McShane, Larry Gabriel, Pamela Jardini, Tom Taylor.**

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File #: Site Plan 07-021  
Application: Review site plans, architectural elevations, colors/materials and landscaping plans for multiple lots with Tract 2954.  
Location: Combine Street, east of Wallace Dr, south of Tractor.  
Applicant: Bergman Industries / Larry Gabriel  
Discussion: Larry Gabriel and Pamela Jardini presented the proposed site plans, architectural elevations, colors/materials and conceptual landscaping plans for the lots. The intent is to have two predominant building models (A & B). There would be two separate colors schemes. Buildings on corner lots would have enhanced architectural elements on street frontages.  
The main topic of discussion was parking. Staff was concerned with parking spaces shown in front of the roll-up doors. Pamela Jardini interpreted the Parking Ordinance to allow parking in front of the doors, since the issue was not specifically addressed in the Code. Staff indicated that parking in front of doors has not been approved in the past, if the applicant want to pursue taking the issue to the Planning Commission, they could, but unless specifically approved by the Commission, the parking needed to be corrected. The buildings may need to be reduced in size to accommodate the necessary parking.  
Action: The Committee approved the proposed site plans, architectural elevations and the color/material boards. The Committee directed the applicants to work with staff regarding the parking spaces as well as landscaping within the parking lot. The Committee was not in favor of parking spaces in front of the roll doors. The parking lot plans including landscaping needs to go back to the DRC for final approval.

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File #: Site Plan 07-020  
Application: Construct 30,000 square foot expansion to existing Wal Mart store, consisting with existing entitlements for PD 91-010.  
Location: 180 Niblick Road  
Applicant: Wal Mart Stores, Inc. / EDA  
Discussion: The project's site plan and elevations (that included materials and colors) were presented to the Committee by the applicants. Most of the discussion involved the site improvements (i.e. increased sidewalks, new striping) and circulation that related to traffic congestion and the safety of pedestrians. An additional concern was the parking lot's landscaping and who was responsible for its upkeep.  
Action: The Committee approved the expansion with the conditions that the applicant submit a landscape plan before or concurrently with the building

permit application, work with the City engineer on site circulation, and apply for a sign permit.

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File #: Wall Plan  
Application: Request to install 4-foot tall decorative masonry wall in front yard area  
Location: 248 19<sup>th</sup> Street  
Applicant: Gary Delphenich  
Action: The Committee approved the wall plan as submitted.

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File #: B 07-0379  
Application: Request to install front porch on existing house within the west side historic area.  
Location: 1728 Vine Street  
Applicant: Kurt & Mindy Weide  
Action: The Committee approved the porch plans as submitted, making the necessary findings that the design of the porch would comply with the Westside Historic Guidelines.

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File #: A-frame Sign Plans  
Application: Request for approval of various A-frame signs  
Location: City Wide  
Applicant: Various  
Action: The Committee approved various signs and denied a few. See specific notes on each sign application.

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Adjournment to November 26, 2007, at 7:30 PM

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – November 26, 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, Margaret Holstine, and Christie Hodgkin.

**Staff Present:** Matt Fawcett

**Applicants and other present:** H & E Highlands applicants.

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File #: Sign Plans  
Application: Request to install new multi-tenant monument sign  
Location: The Highlands development, south of Niblick Road, north of Oak Hill Road, east of South River Road.  
Applicant: H &E Highlands  
Discussion: The applicants presented to the DRC and gave their ideas and architectural philosophies of both signs and which one they favored. The discussion also included how the signs related to the shopping center and surrounding uses and structures up and down Niblick Road.  
Action: The Committee approved the larger freestanding sign and only up to four tenants max will be allowed to advertise on the sign. The applicant was notified the next step was to submit for building permits.

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File #: Sign Plan  
Application: Request to install new monument sign.  
Location: 1035 Vine Street  
Applicant: Doug Barth  
Action: The Committee approved the monument sign with the max height of four feet.

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Adjournment to December 3, 2007, at 4:30 PM