

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 3, 2008

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: Mat Fawcett, Darren Nash

Applicants and others present: Gary Nemeth

File #: Site Plan 08-003
Application: Review final site plans, landscape plans, and architectural elevations for various lots within the Airport Business Park.
Location: Airport Business Park (Tract 2772), southwest corner of Airport Road and Dry Creek Road.
Applicant: Doug Mondo / John McCarthy
Action: No action was taken. The item was postponed until additional information was added to the plans to be consistent with the Airport Business Park Design Guidelines.

File #: Sign Plan
Application: Review new wall mounted sign.
Location: 714 Pine Street
Applicant: Strawberry Blond Salon
Action: The sign was approved as submitted.

File #: Sign Plan
Application: Review new wall mounted sign.
Location: 1420 Pine Street
Applicant: Los Robles Cafe
Action: The Committee requested that the wall mounted sign be reduced in size to better fit the space. The DRC also requested samples of the sign material and color.

File #: PD 06-023
Application: Review highway oriented sign and monument signs for Shopping Center.
Location: Golden Hill Plaza - North of Highway 46 East, west of Golden Hill Road.
Applicant: Regency Center
Action: The DRC reviewed the proposed sign program including wall signs for majors and shop tenants, monument entrance signs and the 30' freeway sign. The DRC approved the sign program for building wall signs for materials and lighting, however the proposed wall signs exceed the sign standards size criteria. Therefore, the applicant will need to apply for a CUP to request to exceed the size of wall sign. The DRC approved the monument signs (complying with sign standards criteria) and the design of the freeway sign. (The freeway sign was previously approved for general design and height by the Planning Commission.)

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File #: Sign Plan
Application: Review new monument sign.
Location: 1703 Spring Street
Applicant: Kuehl-Nicolay Funeral Home
Action: The Committee asked for more materials to have a better idea of how the monument sign would look before a decision was made.

The Committee unanimously agreed to add the following item:

File #: B 07-0399
Application: Metal mechanical screening parapet.
Location: 1221 Park Street
Applicant: Yanagi Sushi
Action: The Committee approved the revised ribbed metal patter over the originally approved corrugated pattern.

Adjournment to March 10, 2008, at 5:00pm

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – March 10, 2008

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 Hodgkin, Ed Steinbeck

Staff Present: Mathew Fawcett

Applicants and other present: Gary Nemeth, Kuehl-Nicolay applicants, and Zoller Wine Styling applicants.

File #: Sign Plan
Application: Review new monument sign.
Location: 1703 Spring Street
Applicant: Kuehl-Nicolay Funeral Home
Action: The Committee approved the proposed monument sign but added the conditions that columns and the base match the brick color of the building and the rest match the trim color of the building.

File #: Site Plan 08-002
Application: Tenant improvements and a monument sign.
Location: 525 Pine Street
Applicant: Zoller Wine Styling
Action: The Committee approved the proposed new tenant improvements and monument sign after the applicants explained their business plan and details of the tenant improvements.

File #: Mural
Application: Create a mural on the north wall of the Matthew's restaurant.
Location: 1215 Spring Street
Applicant: Matthew Riley
Action: The Committee had various concerns of the mural. A few concerns included whether or not the sign was commercial advertising, who would be responsible for the upkeep, and exactly what process does the sign need to go through to obtain approval.

File #: A-frame Signs
Application: Review various A-Frame Signs
Location: City Wide
Applicant: Various
Action: The Committee approved the We Can Help You Legal sign with the condition that the "SLO LDA #208" be removed unless it was required by law. It was discovered later that it is required by law. The Donut Co. sign was also conditionally approved. The condition being that the sign is repainted and with colors that are not too bright.

Adjournment to March 17, 2008, at 4:30pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 17, 2008

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 Hodgkin, Ed Steinbeck

Staff Present: Darren Nash, Mathew Fawcett

Applicants and other present: Gary Nemeth, Hometown Nursery applicants (Nick Gilman), and Steven Puglisi's architect.

File #: Sign Plan
Application: Review various signs for Hometown Nursery.
Location: 201 Spring Street
Applicant: Hometown Nursery
Action: The Committee approved the two building mounted signs, monument sign, and material/colors for the shade structures. A small concern was the building mounted signs lighting would spill off the site. However, it was agreed that the up casting of the lights was a good idea, and that the light fixtures would be able to pivot if the light was ever a problem.

File #: PD 06-004 / PC Reso 06-0048
Application: Final review of building elevations and landscape plan.
Location: 820 & 830 Park Street
Applicant: Steven Puglisi Architecture
Action: The Committee approved the final elevations and landscape plan with the condition that window sills be placed on the second floor windows. The discussion included how current and future development would block the view of the elevations, how the elevations would be too busy if many architectural details added, and why there was a reduction in the amount and size of windows.

File #: PD 02-002
Application: Request to construct a 537 square foot storage room addition to existing hospitality building.
Location: Mill Road
Applicant: Vina Robles
Action: The Committee approved the addition as submitted.

File #: Sign Plan
Application: Review new wall mounted sign.
Location: 1420 Pine Street
Applicant: Los Robles Cafe
Action: The Committee approved the revised sign plans as submitted.

Adjournment to March 24, 2008, at 3:30