

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 21, 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, Ed Steinbeck

Staff Present: Darren Nash

Applicants and other present: Gary Nemeth, Tim and Shanna from Pults.

File #: PD 08-004
Application: Request to remove the existing building and construct a new 8,929sf Spa and Office building.
Location: 600 12th Street
Applicant: Martin Resorts, Inc. / Pults & Associates
Discussion: Tim & Shanna from Pults presented the revised architectural elevations for the project. The revised plans redesigned the mid-section of the front elevation, since this portion of the building was discussed at the previous DRC meeting.
Action: No action was taken; the Committee recommended that the Planning Commission approve the project as revised.

File #: PD 08-006
Application: Request to construct 33,000 square foot winery building.
Location: East end of Wisteria
Applicant: Justin Baldwin
Action: The applicants discussed and presented the ideas for the project site which included removal of an oak tree and site design. The Committee like the overall architecture and was happy with the proposed project. The applicants wanted to provide less than the required amount of parking and staff agreed to look into the idea.

File #: Site Plan 08-007
Application: 11,325 square foot expansion to existing warehouse building
Location: 4309 Second Wind Way
Applicant: John Graves/Nick Gilman
Action: The Committee approved the project as presented, making the necessary findings that the project was consistent with the original PD.

Adjournment to April 8, 2008, at 7:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 28, 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, Ed Steinbeck

Staff Present: Mat Fawcett, Darren Nash

Applicants and others present: Gary Nemeth

File #: PD 07-010
Application: Review architectural details for mixed use project.
Location: 2027, 2041 & 2049 Riverside Ave.
Applicant: Steve Puglisi/Colin Weyrick
Discussion: The final architectural elevations which included four-sided window treatments along with the standing seam metal roof (regal white) was approved as submitted. The color board was also approved.

File #: Sign Permit
Application: Review proposed wall mounted signs and request to insert signage within existing highway oriented sign.
Location: 1763 Ramada Drive
Applicant: Paso Robles Urgent Care / Robert Reynolds
Discussion: The DRC approved the building mounted signs and discussed the definition of what type of business is highway oriented. The highway oriented sign has been put on the future DRC meeting of May 5, 2008 for further discussion.

File #: Sign Permit
Application: Request to install a free-standing sign.
Location: 522 13th Street.
Applicant: Charles Cox
Discussion: The DRC did not approve the free-standing sign based on the character of the neighborhood and the type of sign being proposed. The DRC suggested not to internally illuminate the sign (utilize ground lighting) and change the plastic material to wood or other like material.

File #: Sign Permit
Application: Request to install two wall mounted signs.
Location: 800 11th Street
Applicant: Prudential/Vickie Mullins
Action: The Committee requested that the sign & logo be reduced in size to better fit the face of the building. (Ed Steinbeck stepped down for this item)

File #: Sign Permit
Application: Request to replace an existing wall mounted sign.
Location: 1102 Pine Street
Applicant: Hendy
Action: The sign plan was approved as submitted.

Adjournment to April 28, 2008, at 7:30

Development Review Committee Meeting Agenda of April 21, 2008,

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 5, 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, Ron Johnson, Tom Flynn

Staff Present: Darren Nash, Mathew Fawcett

Applicants and other present: Kevin Fanning, Ken Carrol, Mike Luther, Vince Vanderlip

File #: Site Plan 08-004
Application: Request substantial compliance with approved mini-storage facility.
Location: 1601 North River Road
Applicant: Orin Cox
Discussion: Ken Carrol along with Kevin Fanning presented site plans, architectural elevations for the project.
ACTION: The Committee compared the revised plans with the original PD plans approved by the Planning Commission and determined that they would not be consistent. The Committee recommended that the applicant revised the plans and bring them back to the DRC for further review.

File #: A-frame sign
Application: Request to construct A-frame sign
Location: 502 1st Street
Applicant: Christina Dawes/Central Coast Legal
Action: The Committee denied the proposed location of the sign to be out on Vine Street or 1st Street, based on the intent of A-frame signs to be pedestrian oriented. The DRC did approve the sign to be located on the sidewalk in front of the store front within the parking lot area.

File #: Sign Permit
Application: Review proposed wall mounted signs and request to insert signage within existing highway oriented sign.
Location: 1763 Ramada Drive
Applicant: Paso Robles Urgent Care / Robert Reynolds
Action: No action was taken; the Committee suggested that this item be reviewed at the next DRC meeting.

File #: Sign Permit
Application: Request to install two wall mounted signs.
Location: 800 11th Street
Applicant: Prudential/Vickie Mullins
Action: Based on the applicant providing additional information, the wall mounted signs were approved as submitted.

Adjournment to April 28, 2008, at 7:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 12, 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 #: Mural Plan
Application: Request to install a mural at the Paso Robles Inn.
Location: 1103 Spring Street
Applicant: Main Street
Action: Nick Gilman and Norma Moye presented the proposed mural plan. They indicated that the property owner has signed an agreement with Mainstreet for on-going maintenance of the mural. The Committee recommended that the Planning Commission approve the mural.

File #: Sign Permit
Application: Review proposed wall mounted signs and request to insert signage within existing highway oriented sign.
Location: 1763 Ramada Drive
Applicant: Paso Robles Urgent Care / Robert Reynolds
Discussion: The Committee further discussed the highway oriented sign and whether the urgent care use should be considered highway oriented or not. It was indicated that the previous business for Parkfield Wine and Produce was approved by the DRC. Based on the sign specifically being multi-tenant, and intended to advertise this specific unit/building, the Committee approved the use of the highway oriented sign for the urgent care use.

File #: Sign Permit
Application: Request to install a free-standing sign.
Location: 522 13th Street.
Applicant: Charles Cox
Action: The sign was approved with the new materials (wood and up-lit).

File #: Sign Permit
Application: Request to install a free-standing directory sign.
Location: 502 First Street
Applicant: Depot Associates
Action: The Development Review Committee was happy with the design and look of the sign. The sign will go on to the Planning Commission for final approval.

Adjournment to May 19, 2008, at 7:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 19, 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, Ed Steinbeck, Christy Hodgkin

Staff Present: Darren Nash, Mathew Fawcett

Applicants and other present: Larry Gabriel

File #: Site Plan 08-008
Application: Request add architectural enhancements to existing buildings.
Location: Ramada Drive
Applicant: Firestone Brewery
Action: No action was taken, the applicant requested that this item be postponed to June 2nd DRC meeting.

File #: Site Plan 08-005
Application: Request to Construct 6,000 square foot manufacturing/warehouse building.
Location: **Combine Street – Lot 14**, Wallace Industrial area.
Applicant: Paso Robles Bearing & Hydraulic / Larry Gabriel
Discussion: Larry Gabriel presented the site plan, landscape plans and architectural elevations for the proposed building. The color & material board was also presented. Staff indicated that there is some concern of the lack of articulation on the west facing (rear) elevation. Staff felt that the elevation would be quite visible from Wallace Drive as well as Highway 46.
Action: The DRC approved Site Plan 08-008 as submitted, with the condition that the architect revises the west elevation to include some architectural articulation such as windows. The revised plans can be reviewed on a staff level.

File #: Site Plan 08-006
Application: Request to construct five industrial buildings and determine substantial compliance with PD 05-012.
Location: **Combine Street – Lots, 15, 16, 17, 27 & 48**
Applicant: Paso Vintage Oaks, LLP, Chamblin-Landis / Larry Gabriel
Discussion: Larry Gabriel presented the site plans, landscape plans, architectural elevations and colors & materials for the 5 lots. Parking was also reviewed. The plans for lots 28 & 47 were approved by the DRC on 11-19-08. After further review of the construction drawings, staff noticed that the west facing wall of each building, located at the property line would be very visible from the parking area of lots 27 & 48. Staff suggested that these masonry walls be up-graded from precision block to split-face block.
Action: The Committee approved Lots 15, 16, 17, 27 & 48 as submitted. The DRC along with Larry Gabriel also agreed to change the material of the west wall of buildings 28 & 47 too split back block with precision block bands.

Development Review Committee Meeting Agenda of May 19, 2008,

The members of the Development Review Committee unanimously voted in favor to add TPM 07-0275 to the agenda.

File #: TPM 07-0275
Application: Request to subdivide an approximate 10,532 square foot lot into two lots.
Location: 105 Capitol Hill Drive
Applicant: Richard Cook
Discussion: Staff gave an overview of the proposed subdivision, which would subdivide the lot in a manner where the existing house would be on Parcel 1 and Parcel 2 would be created to provide for a new house in the future. The Committee questioned whether the existing house complied with the current parking requirements, in which staff verified that it did.
Action: No action was taken, the Committee recommended that the Planning Commission approve the subdivision.

Adjournment to June 2, 2008, at 3:30