

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – June 2, 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, Andrew Firestone

File #: Site Plan 08-008
Application: Request to add architectural enhancements to existing buildings.
Location: Ramada Drive
Applicant: Firestone Brewery
Discussion: Andrew Firestone presented the site plans and conceptual architectural perspectives indicated the use of various materials that would tie in the existing buildings with the new buildings purchased by the Brewery adjacent on Vendels Circle. Besides architectural colors and materials, other elements such as landscaping and fencing were also proposed. Additionally, covered parking spaces will be provided along the southern boundary against existing storage buildings to the south.
Action: The Committee approved the architectural revisions and the carports as proposed. No new building square footage is approved with this project.

File #: Sign
Application: Request for a A-frame sign.
Location: 740 21st Street
Applicant: Thomas Tulledge
Action: The Development Review Committee approved the sign as submitted.

File #: Sign
Application: Request to replace existing wall signage with new signage.
Location: 172 Niblick Road
Applicant: John Walker
Action: The DRC approved the replacement signage as submitted.

File #: Sign
Application: Request to replace existing wall signage with new signage.
Location: 1130 Creston Road
Applicant: Signcraft, Inc./Planet Fitness
Action: The Committee approved the sign plan as submitted.

File #: Sign
Application: Request for an A-frame sign.
Location: 1317 Park St.
Applicant: Ortman Family Vineyards
Action: The DRC approved the a-frame sign as submitted.

The DRC unanimously agreed to add the following item:

File #: Site Plan 08-004
Application: Request substantial compliance with approved mini-storage facility.
Location: 1601 North River Road
Applicant: Orin Cocks
Action: The Committee approved the revised elevations making findings of substantial compliance with PD 04-016. The DRC did request that a trellis feature be placed over the smaller building on the north side of the entrance driveway, to be consistent with the other trellis provided. The DRC also requested that a final color board/architectural elevation be provided to indicate the proposed colors of the building. Final color & trellis details need to be reviewed by the DRC prior to the issuance of a building permit.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 9, 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

Applicants and other present: Gary Nemeth, John Hamon Doug Mondo

File #: Site Plan 08-003

Application: Review site plans, architectural elevations, landscape plans and colors/materials for lots 2-6, 9 & 10 in the Airport Business Park.

Location: Southwest corner of Airport Road and Dry Creek Road – Lots 2-

Applicant: Doug Mondo/John McCarthy

Discussion: Doug Mondo presented site plans, conceptual landscaping plans, and conceptual colored architectural elevations. The plans were conceptual since they did not show specific detail such as the specific architectural conditions such as the “pop-outs” of the building elements and inset windows that were explained by Doug Mondo. Elements suggested by the Airport Business Park Design Guidelines, such as trellis features, tables/chairs and bike racks were not indicated on the plans. Also discussed in the guidelines but now shown is the need to connect the sidewalks with a pedestrian path(s) to the entries of the buildings. Doug Mondo explained that a path can be designed though the landscape berm into the parking area. It was discussed that a decorative path through the parking lot could be provided.

Mr. Mondo discussed with the DRC that the buildings on lots 2-6 were intended to be speculative and only the shell buildings are proposed a this time. He anticipated that the buildings would be used for manufacturing/storage uses, such as wine storage. The main intent with the design of the site plans and buildings for lots 2-6 were to buffer the internal area of the business park from the Boys School and they may not have all of the amenities suggested in the Guidelines, since there may not be a significant amount of employees.

Action: The Committee reviewed the conceptual site plans, landscaping plans and architectural elevations for the lots. The DRC were generally OK with what was being proposed, but indicated that the final plans need to come back to the DRC for review prior to the issuance of a building permit. At the time of the review of the final plans, the specific amenities addressed by the Guidelines, and which ones will need to be provided will need further discussion. The final landscape plans will

need to be provided that show more detail of the berming methods, pedestrian paths, internal parking lot landscaping and transformer and black-flow screening. Additionally the DRC also indicated that the parapet elements needed to wrap on all four sides of the tower elements so that they were actually a separate tower element rather than just parapet plant-ons.

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 & 28**
Applicant: Paso Vintage Oaks, LLP, Chamblin-Landis / Larry Gabriel
Action: The DRC reviewed the colored elevations and requested additional information from the Architect.

File #: Site Plan 08-002
Application: Review minor changes in parking lot landscaping.
Location: 525 Pine Street
Applicant: Zoller Wine Services
Action: The Committee approved the changes as requested.

File #: Sign Plan
Application: Review request to install new wall mounted sign.
Location: 825 26th Street
Applicant: Paso Robles Tank, Inc.
Action: The sign was approved as submitted.

File #: Sign Program
Application: Review proposed sign program for new Highlands commercial center.
Location: South of Niblick, east of S. River, north of Oak Hill.
Applicant: DeBeikes Investment Company
Action: No action was taken, this item was requested to be postponed by the applicant.

Adjournment to June 10, 2008, at 7:30