

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 27, 2009

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.

DRC Members Present: Gary Nemeth, Steve Gregory, Chuck Treach

Staff Present: Darren Nash

Applicants and others present: Tim Foley, Jeff Stryker, Julie Stryker, Ryan Casey, Christie Hodgkin

File #: B 07-0406
Application: Review revisions to final landscape plan to replace sod with drought tolerant landscaping.
Location: 2975 Union Road
Applicant: Kim Walker/Tim Foley
Discussion: Tim Foley presented a revised landscaping plan that would omit the use of sod in the front area within the septic tank area as well as in the interior of the project. A drought tolerant, xeriscape landscaping design would be used. The design would still allow active areas within the landscaping for people to walk and use. Also discussed was the request to use a decorative parking lot light fixture rather than the standard commercial style.
Action: The DRC approved the landscape concept as proposed, with a caveat that staff or the DRC may want additional material added upon final inspection. The DRC also was in favor of decorative light standards; however the light fixtures must be fully shielded as approved by staff.

File #: PD 08-007
Application: Review drive through screening plans for proposed new Jack in the Box restaurant.
Location: 2500 Golden Hill Road
Applicant: Curt Pringle & Associates
Discussion: Jeff Stryker, Landscape Architect along with Ryan Casey presented the proposed landscape screening plans for the drive through and front setback area. The area between the drive through and the back of the sidewalk will be the bioswale as required for LID purposes. Jeff Stryker presented three different options, all utilizing a hedge row of shrubs at the top of the slope along the drive through lane.
Action: The Committee approved a proposed plan that utilized a hedge row design that used a variety of species rather than all the same species.

File #: Plot Plan
Application: Review plans for storage shed at Sherwood Park
Location: Sherwood Park
Applicant: Youth Baseball League
Action: The Committee approved the project as submitted.

File #: Sign Plan
Application: Review wall mounted signs.
Location: 1405 Spring Street

Development Review Committee Meeting Agenda of April 27, 2009, Page 2

Applicant: Eugene Keem / Sign-o-rama
Discussion: Mike Luther of Sign-o-rama presented various awning mounted signs for both the Paso Espresso & Yogurt and Real Log Homes businesses.
Action: The Committee chose the option which would place the sign on the face of the awning using a diabond sign material colored green to match the awnings. The lettering on each sign would change in color and font as proposed by each tenant. There would not be signs placed on the top/slope of awning. Individual projection signs would be provided for the 2nd floor tenants. The background color of the projections signs shall complement the building (shade of beige). Future tenants will be required to be consistent with these approved signs.

File #: Sign Plan
Application: Review wall mounted sign.
Location: 2200 Golden Hill Road
Applicant: Paso Produce / Sign-o-rama
Discussion: This sign was approved as submitted.

File #: Sign Plan
Application: Review wall mounted sign.
Location: 625 14th Street
Applicant: Continental Labor & Staffing / Southpaw Signs
Discussion: This sign was approved as submitted including the website address. Note: web address was approved based on it being smaller font than the primary identification signage, and being a neat and clean design.

Adjournment to April 27, 2009

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 4, 2009

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.

DRC Members Present: Gary Nemeth, Margaret Holstine

Staff Present: Susan DeCarli

Applicants and others present: None

File #: B09-0079
Application: Building mounted sign.
Location: 211 Oak Hill Road, Unit 114 & 115
Applicant: John Walker
Action: Wall mounted sign was approved as submitted.

File #: B09-0079
Application: Building mounted sign.
Location: 211 Oak Hill Road, Unit 116
Applicant: John Walker
Action: Wall mounted sign was approved as submitted.

Adjournment to May 11, 2009