

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 1, 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, Steve Gregory (stepped down for items 1 & 5).

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

**Applicants and others present:** Steve Holman, Newlin Hastings

---

**File #:** Site Plan 09-004  
**Application:** Review of new duplex  
**Location:** 830 & 834 19<sup>th</sup> Street  
**Applicant:** Steve Holman  
**Discussion:** Steve Holman presented the site plan, architectural elevations for the proposed duplex.  
**Action:** The Committee approved the site plan as submitted making findings of substantial compliance with the conditions of approval related to PR 05-0240. The DRC requested that Steve work with Planning Staff on final fence placement, landscaping, outdoor open space and window trim.

---

**File #:** Site Plan 08-019  
**Application:** Review plan to allow for outdoor storage of wine barrel racks to rise above screen fence and request to defer parking lot striping to the future  
**Location:** 3230 Riverside Ave.  
**Applicant:** Newlin Hastings  
**Action:** The Committee upheld the previous DRC actions to require that all storage materials be below the fence line until the rear 50 percent of the storage yard area, where at that point there could be materials above the fence. The DRC requested that materials for Vintner's Vault be against the building but stay below the roof line of the building. Additionally, the DRC agreed to allow the deferral of the striping of the 26 parking spaces, since at this time the uses of the building are predominately warehouse uses. The DRC requested that Mr. Hasting write a letter acknowledging that at some point in the future when uses for the building become more intense such as manufacturing or commercial, or at the request of the City at any time that the additional parking spaces be installed.

---

**File #:** Sign Plan  
**Application:** Install new wall mounted sign.  
**Location:** 1761 Ramada Dr.  
**Applicant:** Pacifica Commercial Realty  
**Action:** The Committee approved the wall mounted sign for Window World.com based on the total square footage of wall mounted signs, including the existing Subway and Urgent Care signs not being beyond the maximum allowed 100 square feet.

---

Development Review Committee Meeting Minutes of June 1, 2009, Page 2

File #: PR 09-0026  
Application: Request to create two air-space condominium units between the upper and lower floors of a new two-story building soon to be constructed.  
Location: 608 12<sup>th</sup> Street  
Applicant: Robitaille/Hastings  
Action: No action was taken; the Committee recommended that the Planning Commission approved the tentative parcel map.

---

File #: Site Plan 09-005  
Application: Request to install street furniture and fencing within sidewalk area.  
Location: 840 13<sup>th</sup> Street, suite C  
Applicant: Felix Rincon/ Papi's  
Action: The Committee approved the use of the tables and chairs on the sidewalk in front of the business as long as there is a 4-foot clear path continuous along the front of the restaurant on the sidewalk, without going into the tree well area. It does not appear that the use of the fence will allow for the required 4-foot clear area. If the applicant can come up with a way that is satisfactory to the Street Superintendent to use the fence and meet the 4-foot clear, then it may be used. The placement of furniture/ fencing in the City right of way is subject to providing the required insurance information.

---

Adjournment to June 8, 2009, at 3:30

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – June 8, 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, Chuck Tretch  
**Staff Present:** Darren Nash  
**Applicants and others present:** None

---

File #: Sign Plan  
Application: Install new wall mounted sign for Boni's Tacos.  
Location: 630b First Street  
Applicant: All Signs & Graphics  
Action: The sign was approved as submitted with the omission of the logo. The Committee had concern with the logo, stating that it was not consistent with the other signs in the building that do not have logos and that the logo proposed looked cartoonish.

---

File #: Sign Plan  
Application: Install new channel letter sign.  
Location: 643 Spring St.  
Applicant: Michael's Optical  
Action: No action was taken; the DRC wanted a chance to look at the sign at night to determine if the white letters would be too bright or not.

---

File #: Sign Plan  
Application: Install new wall signs and monument sign for Jack in the Box.  
Location: 2500 Golden Hill Road  
Applicant: CNP Signs  
Action: The DRC approved the wall mounted signs and the monument signs as proposed.

---

Adjournment to June 9, 2009, at 7:30

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – June 22, 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**

**Staff Present: Darren Nash**

**Applicants and others present: None**

---

File #: Sign Plan  
Application: Request to install a new wall mounted sign for Avon.  
Location: 205 Oak Hill Road  
Applicant: Battenburg  
Action: The DRC approved the sign, making findings of compliance with the approved Sign Program for the Highlands Center.

---

File #: Sign Plan  
Application: Install new wall mounted signs.  
Location: 825 Riverside Ave, Unit 11  
Applicant: Goodwill Industries  
Action: The signs were approved as submitted.

---

File #: Sign Plan  
Application: Request to re-face existing monument signs.  
Location: 1948 Spring Street  
Applicant: Thomas Madden  
Action: The two monument signs were approved as submitted including the lowering of the existing non-conforming "pole" to 6-feet to bring it into conformance as a monument sign.

---

File #: Sign Plan  
Application: Install new channel letter sign.  
Location: 643 Spring St.  
Applicant: Michael's Optical  
Discussion: The channel letter sign was approved as submitted with the requirement to check with the Building Dept. to determine if a permit is needed.

---

Adjournment to June 29, 2009, at 3:30

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – July 6, 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: Steve Gregory, Margaret Holstine**

**Staff Present: Darren Nash**

**Applicants and others present: None**

---

File #: Sign Plan  
Application: Request to reface existing signs.  
Location: 1046 Vine St.  
Applicant: Edward Jones/John Walker  
Action: The Committee approved the replacement sign as submitted.

---

File #: Sign Plan  
Application: Review revised sign program for new Jack in the Box.  
Location: 2500 Golden Hill Road  
Applicant: CNP Signs & Graphics  
Discussion: The applicant requested that the DRC confirm whether or not the entire background of the wall mounted and monument sign could be illuminated, or if only the letters and logo could be illuminated.  
Action: The Committee reviewed the sign plans and confirmed that the entire background of the sign could be lit, not just the letters and logo. The DRC was comfortable with the entire sign lighting up given the dark gray color of the sign.

---

File #: Sign Plan  
Application: Review sign plan for Bed Bath & Beyond  
Location: Regency Center, Golden Hill & Hwy 46 East  
Applicant: Federal Heath Sign Company  
Action: The signs were approved as submitted, making findings that the signs were consentient with the sign program for the shopping center.

---

Adjournment to July 13, 2009, at 3:30