

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 13, 2009

This meeting was postponed to July 20, 2009 since there was not a quorum of DRC members.

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.

File #: Sign Plan
Application: Review sign program for new multi-tenant building.
Location: 1446 Spring St.
Applicant: KCP Properties / Pults

File #: Sign Plan
Application: Review plan for A-frame sign.
Location: 573 12th St. (Court Yard Plaza)
Applicant: Vanessa Martinez / Christina Lopez

Adjournment to July 20, 2009, at 3:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 20, 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 and Margaret Holstine

Staff Present: Darren Nash

Applicants and others present: Kim Hatch

File #: Sign Plan
Application: Review sign program for new multi-tenant building.
Location: 1446 Spring St.
Applicant: KCP Properties / Pults
Action: The sign program was approved as submitted.

File #: Sign Plan
Application: Review plan for A-frame sign.
Location: 573 12th St. (Court Yard Plaza)
Applicant: Vanessa Martinez / Christina Lopez
Action: The a-frame sign was approved, the location of the sign is limited to the private sidewalk in front of the tenant space.

File #: B 09-0017
Application: Plan to cover existing outdoor service area between two buildings.
Location: 1400 Ramada Drive
Applicant: Firestone Walker Brewery
Action: The cover was approved as submitted, which a requirement that the roof material match the color and style of the other existing buildings.

Adjournment to July 27, 2009, at 3:30

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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: Chuck Treach, Margaret Holstine, Gary Nemeth

Staff Present: Susan DeCarli

Applicants and others present: Steve Gregory, Larry Gabriel, Gary Hoff, Chris Hoskins, Dick West, Deven Moskowitz, Aaron Hogue

File #: PD 05-016 Amendment

Application: Request to amend the Airport Business Park project to allow for winery related uses.

Location: Dry Creek Road, west of Airport Road – Tract 2772

Applicant: Larry Gabriel / Chris Hoskins

Discussion: Staff provided an introduction of the proposed project, and suggested that the DRC is requested to consider a revision to the previously approved business park and modifications to the approved Design Guidelines that apply to the project.

The applicants presented the site plan and architectural details of the project and outlined the intended winery production and wine tasting uses intended with the project. The project includes 4 different architectural design themes. Discussion included the rear fences along the north side of “Winery Row” between the project and the prison, parking requirements, desire for “4-sided” architecture, outdoor storage, landscaping and signs. There was further discussion of water usage from the winery operations and for landscaping. The applicant also noted energy efficiencies proposed for building construction, use of bio-swales for site drainage and “cool roofs” to reduce heat emittance from roofs.

Staff noted that the project complies with parking requirements, but that the monument signs would need to be reduced in height to comply with the Sign Ordinance. Staff suggested the applicant provide further details of the rear building elevations and fencing materials for the Planning Commission.

Action: The DRC recommended approval of the project to the Planning Commission, and noted that the full Commission will likely discuss the rear architectural treatments of the building elevations. The DRC also suggested the applicant propose and include an overall sign program for the project when the Commission considers this project.

Development Review Committee Meeting Agenda of July 20, 2009, Page 2

File #: Sign Plan
Application: Review plan for A-frame sign.
Location: 1925 Golden Hill Road
Applicant: Bronco Burgers
Discussion: The DRC discuss placement of the A-Frame sign, and also noted that the carwash is potentially in sign code violation for hanging temporary signs for other businesses on the site.
Action: The DRC approved the signs.

File #: Sign Plan
Application: Re-face existing sign & and new hanging sign.
Location: 1102 Pine Street
Applicant: Red Scooter Deli
Discussion: The DRC had concerns regarding the proposed colors and design of the business signs. Additionally, they noted that it would be helpful to include elevations of where the signs are proposed on the building.
Action: The DRC denied the signs, and recommended the applicant provide a colored background on the signs (other than white) and resubmit the proposal for their consideration.

Adjournment to August 3, 2009, at 3:30