

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – January 25, 2010**

**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**

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

**Applicants and others present: Ivan Harkey**

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File #: Sign Plan  
Application: New wall mounted sign.  
Location: 1244 Park Street  
Applicant: Renditions/Jeff & Sheila Johnson  
Action: The sign was approved as submitted.

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File #: CUP 09-007  
Application: Review plans for new wall mounted sign and building color.  
Location: 1333 Riverside Avenue  
Applicant: Ivan Harkey  
Discussion: The applicant provided a few alternative colors to the original bright yellow color proposed. With the DRC still not comfortable with the new yellow color proposed, the applicant suggested using a beige color. With the beige color of the building he would paint a black & yellow pin stripe at the top and bottom of the building.  
Action: The Committee approved the beige color and the pinstripe. Also approved was the wall mounted sign to be placed on the south facing elevation of the building. The stripe would be 9-inches black and 3-inches yellow. The DRC suggested that Ivan look at providing one stripe midway on the building rather than the two top & bottom, but in the end were ok with either option. Also discussed was the outdoor display of merchandise. The DRC indicated that the display area could be in the front of the building between the parking spaces and the sidewalk. A limited amount of display could be on the sidewalk, as long as the necessary clearances are maintained.

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File #: Misc. 10-001  
Application: Request to install tourist oriented winery signs within City right of way.  
Location: City Wide  
Applicant: PR Wine Country Alliance  
Action: No action was taken; this item will be continued to the next DRC meeting at the request of the applicant.

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Adjournment to January 26, 2010, at 7:30

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – February 1, 2010**

**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, Steve Gregory**

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

**Applicants and others present: Lisa Bodrogi, Alex Villacana, Mitch Bolan**

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File #: PD 06-025  
Application: Review screen wall and revised building colors.  
Location: 2449 Golden Hill Road  
Applicant: Bed Bath & Beyond  
Discussion: Staff and the applicant described the proposed rear screen wall, noting the intent of the wall is to screen a large storage container that would have seasonal sales items. The proposal is for a 12 ft. tall screen wall to be located where the rear landscape area is along the existing loading dock. The proposal would reduce the driveway from approximately 29 ft. to 25 ft. wide. The applicant noted that Regency coordinated with EMS on the minimum requirements for the driveway width. A small landscape strip (3 ft.+/-) would be installed on the outside of the wall and planted with vines and other materials. The wall material would split face block, and match the existing color scheme.  
Action: The DRC approved the screen wall as presented.  
Discussion: The building approved adjacent to the east wall of Bed Bath and Beyond has not been constructed, and may not be completed for some time. Therefore, the “R-Value” of the east wall does not meet required building codes. To increase the R-Value of this wall the applicant proposed to apply an exterior insulation material. This material would be finished to match the other exterior surfaces of the building. The applicant proposed to paint the wall “Salsa” red. The DRC was concerned that if the (large) east wall were to be painted all one color that it might not look as good. Therefore, the applicant agreed to break up the wall color into four plates, alternating colors, in a complimentary pattern, similar to other exterior elevations.  
Action: The DRC approved the exterior finish of the east wall as proposed with varying colors into 4 pannels.

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File #: Misc. 10-001  
Application: Request to install tourist oriented winery signs within City right of way.  
Location: City Wide

Applicant: PR Wine Country Alliance

Discussion: Lisa Bodrogi and Alex Villacana provided a power point presentation that outlined the placement of the winery directional signs. Eight locations are being proposed. The signs would comply with the standard currently outlined in the Sign Ordinance. The Wine Alliance has some ideas for some other directional type and monuments signage but it was discussed that those signs which are not currently provided for in the Sign Ordinance not be included with this request. It was also discussed that a winery sign should be placed at the corner of Union Road and Union Road (the corner leading to Barney Schwartz Park).

Action: The DRC recommended that the sign program be approved. It was mentioned that staff should work with the applicant to confirm the actual size of the signs, since the exhibit within in the Ordinance is fairly large since it is the Cal Trans standard and is typically on a highway. The signs proposed to be in City limits would be the size of a standard street sign.

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Adjournment to February 8, 2010, at 3:30

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 8, 2010

**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:** Vince Vanderlip, Margaret Holstine, Steve Gregory

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

**Applicants and others present:** none

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File #: SP 10-001  
Application: Install new patient drop-off canopy for new dentist office.  
Location: 220 Oak Hill Road  
Applicant: Brent Oldenburg/Deborah Woodle  
Action: The canopy and revised parking layout was approved by the Committee as submitted.

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File #: B 10-003  
Application: Remodel of existing house.  
Location: 213 Oak Street  
Applicant: Mid-State Properties – Ernie Reamer  
Action: The Committee approved the remodel with a requirement to use windows that match the existing windows in the house.

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File #: PD 09-001  
Application: Review final landscape plan.  
Location: 3077 Rollie Gates Drive  
Applicant: Specialty Silicone Fabricators  
Action: The Committee approved the landscape plan as submitted, recognizing that the reduction of trees along the western boundary was in order to accommodate proposed carports with solar panels on the Applied Technologies site. Note: the carport/panels plan for Applied Technologies has not been submitted to the City for review.

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File #: CUP 10-001  
Application: Master CUP for auto repair uses within existing buildings.  
Location: 836-842 Paso Robles Street  
Applicant: Clive Collins/Hank Baier  
Action: No action was taken, the Committee recommended that the Planning Commission approve the CUP, with the conditions regarding clean up of the on-site storage and removal of the existing storage containers.

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**Note: Steve Gregory stepped down for this item.**

File #: Sign Plan  
Application: Request to display an A-frame sign  
Location: 819 12<sup>th</sup> Street  
Applicant: WS Bookkeeping  
Action: The sign was approved as submitted with removal of the phone number.

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Adjournment to February 22, 2010, at 3:30