

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – January 31, 2011

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.

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DRC Members Present: Margaret Holstine, Doug Barth, Vince Vanderlip

Staff Present: Darren Nash

Applicants and others present: Tim Boatman, Mandi Pickens, Jamie Kirk, Raymond & Pam Derby, Craig Smith, Rick Larson

File #: PD 10-002
Application: Request to establish wine tasting and wine production facility within existing building.
Location: 525 Riverside Ave.
Applicant: Derby Wine Estates
Discussion: The applicant and applicant representatives presented the plans to the DRC.
Action: The DRC was in favor of the project and made the recommendation that the Planning Commission approve the PD.

File #: CUP 11-001
Application: Request to establish a restaurant in an existing building.
Location: 1395 Vendels Circle
Applicant: Firestone-Walker, LLC.
Action: The Committee reviewed the plans and recommended that the Planning Commission approve the CUP as proposed, including the use of off-site parking.

File #: PD 06-025
Application: Request a sign code exception to allow for additional signage on buildings that back up to street or State highway.
Location: Golden Hills Plaza (Lowe's Center)
Applicant: Ultra Signs/Regency
Action: The DRC approved the sign code exception based on the following findings:

An Exception from the Sign Code sign standards may be considered when a shopping center, with a multi-tenant building has business entrances that are oriented toward an interior parking lot, and does not have enough sign area permitted under the Sign Code to locate an appropriately scaled sign both on the front business entrance and along the rear elevation for buildings that have rear frontage along a public street or highway.

Additional signage may be allowed on the rear elevation of each tenant space at a ratio of one square foot of sign for each linear foot of tenant frontage, above the amount of signage allowed for the front elevation. The amount of

signage (on the front or rear elevation) and the design will be subject to approval by the DRC to insure appropriate design, scale and proportion. Signs for each tenant space of a multi-tenant building shall be consistent in design and placement, and subject to the approval of a sign program for the building/shopping center. (Use the sign program approved for Building C of the Regency Center as an example.)

By approving the criteria above, the DRC makes the finding that it would be an “unnecessary hardship” to not allow signage on the rear elevations of buildings/tenant spaces that back up to a state highway or public street, in addition to the building entrance signs that are oriented toward the interior parking lot. It is important to allow additional signage on the rear elevation of the building so that the traveling public can identify the tenants within the building. Therefore, an Exception may be approved for additional signage is subject to review and approval by the DRC, and subject to the criteria described above.

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| File #: | TUP 11-001 |
| Application: | Request to operate a carnival from March 2 nd -March 6th. |
| Location: | Southeast corner of Creston Road and Niblick Road |
| Applicant: | Wold Amusements / Rick Larson |
| Action: | The applicant withdrew the request for this TUP based on a property owner issue. |

Adjournment to February 7, 2011, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – February 7, 2011

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, Vince Vanderlip

Staff Present: Darren Nash

Applicants and others present: None

File #: Sign Plan
Application: Request to install wall mounted sign for Event Furniture Source.
Location: 809 Paso Robles St.
Applicant: William Murphy
Action: The sign was approved as submitted with the requirement to remove the phone number.

File #: Sign Plan
Application: Request to install wall mounted sign for Twisted Metal.
Location: 805 Paso Robles St.
Applicant: Corey Bennett
Action: The sign was approved as submitted with the requirement to remove the phone number.

File #: Sign Plan
Application: Request to change sign copy from Rean Kaew to Thai Classic
Location: 1212 Park Street
Applicant: Precha Thaisuriya
Discussion: The applicant is proposing to change the name of the restaurant. He would like to remove the letters and re-install letters on the same sign for the new name. The letters would be individual plastic letters.
Action: The DRC was OK with the proposal, but had concern that there would be evidence of the previous letters visible after the new letters were installed. The DRC would like to take a look at the revised to insure that it is properly finished, prior to installation.

Adjournment to February 8, 2011, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 14, 2011

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.

This agenda was continued to the February 22, 2011, based on there not being a quorum of DRC members to hold the meeting.

File #: Sign Plan
Application: Request to install a multi-tenant monument sign.
Location: 1145 24th Street
Applicant: Jonathan Gannon

File #: Sign Plan
Application: Request to install wall mounted sign for Earthly Treasures.
Location: 97 Cary Street
Applicant: Susan Anderson

File #: Sign Plan
Application: Request to change sign copy from Rean Kaew to Thai Classic
Location: 1212 Park Street
Applicant: Precha Thaisuriya

Adjournment to February 22, 2011, at 7:30 pm