

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 25, 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, Doug Barth

Staff Present: Darren Nash

Applicants and others present: John Merrick, Adam Firestone, Bill Jacobsen

File #: Site Plan 11-006
Application: Remodel of existing Veterinary Clinic.
Location: 825 24th Street
Applicant: North County Animal Hospital
Discussion: John Merrick presented the proposed project consisting of removal of portions of the existing buildings and the construction of new additions.
Action: The DRC approved the request as proposed. The DRC advised the applicant to check with the Building Dept. on whether the existing overhead utility line could be used or if it needs to be placed underground. The DRC was OK with keeping it overhead, since it will not be that visible from the street and will be further blocked by the new building.

File #: Site Plan 11-007
Application: 832 square foot expansion to existing facility.
Location: 1400 Ramada Dr.
Applicant: Firestone Brewery
Discussion: Adam Firestone gave an overview of the proposed project consisting of adding on to the existing front elevation of the brewery building to allow for more room for additional interior equipment that would allow for increased production. Also reviewed was a general parking plan for the entire Firestone Brewery “campus”.
Action: The DRC approved the request as submitted.

File #: B 11-0161
Application: Storage shed addition to existing building, and install new metal siding & roofing to match existing.
Location: 1146 13th Street
Applicant: Bill Jacobson
Discussion: Mr. Jacobsen presented the plans for an addition of a storage space that would be attached to the existing building. Along with the expansion the building will be re-sided with metal to match the existing front half of the building.
Action: The Committee approved the request as submitted.

File #: Site Plan 11-008
Application: Review plans for new 25,000 square foot retail store for TJ Max.
Location: Regency Center, adjacent to Bed Bath & Beyond
Applicant: Johnson Lyman Architects
Discussion: Staff presented the site plan and architectural elevations for the proposed building.
Action: The DRC reviewed the proposed building with the Conceptual Plans approved for the Regency Center. The DRC was in favor of the plans, but did ask if the roof fascia and the rafter tails could be increased in size to provide additional reveal and if a score line could be added to the columns to better define the column from the building wall. Staff also indicated that the sign should be reduced in size in order to provide better proportion with the building wall. Staff will review the comments with the Architect and bring the revisions back to the DRC.

File #: Sign Plan
Application: Request to install wall mounted sign on existing building.
Location: 1329 Spring Street
Applicant: Kushy Apparel Inc.
Action: The sign was approved with a request that the sign be placed in a manner that did not protrude into the brown trim portion of the building.

Adjournment to July 26, 2011, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 1, 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, Doug Barth

Staff Present: Darren Nash

Applicants and others present: None

File #: Sign Plan
Application: Review request for new signs.
Location: 827 24th Street
Applicant: McGrath/Super Storage
Action: The signs were approved with the requirement to remove the phone numbers.

File #: Sign Plan
Application: Review request for new signs.
Location: 2331 Spring Street
Applicant: 7-11 & Golden Gate Petroleum
Discussion: The sign plans proposed a 7-11 sign above the entry way of the building along with two 3'x3' 7-11 signs on each side wall, along with two 3'x3' Golden Gate Petroleum signs on the fuel canopy. The plans also proposed adding signage to the existing monument sign.
Action: Based on the front entry portion of the building being oriented at an angle to the corner of Spring Street and 24th Street, the DRC did not feel that the addition of the two 3x3 7-11 signs was necessary and requested that they be placed on the canopy. The DRC also requested that a new monument sign be installed that would be designed to match the new building with similar colors and materials.

File #: Site Plan 11-008
Application: Review plans for new 25,000 square foot retail store for TJ Max.
Location: Regency Center, adjacent to Bed Bath & Beyond
Applicant: Johnson Lyman Architects
Action: Staff presented the revised architectural elevations which include a 12-inch wide fascia, score lines to better define the columns and a reduced size sign.
Action: The DRC approved the project as revised.

Adjournment to August 8, 2011, at 3:30 pm