

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 9, 2012

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, Margaret Holstine

Staff Present: Darren Nash, Susan DeCarli, Ed Gallagher

Applicants and others present: Patrick Ayau, Steve Rigor, Keith Mathias

File #: Site Plan 11-012
Application: Remodel of existing building and request for reuse of existing pylon sign.
Location: 2800 Riverside Ave
Applicant: Patrick Ayau / Steve Rigor
Discussion: The DRC considered the architectural elevations of the proposed remodel, which includes demolition of 10,000 s.f. of the existing building and addition of an outdoor sales area. The outdoor area would be fenced in with black metal coated fencing materials. The building is proposed to have 2 tenant spaces with separate entrances. The applicant will add decorative wainscot treatment along the base of the building and a cornice treatment along the top. The parking lot will be upgraded with new landscaping and striping.

The applicant also received feedback on future site improvements including a lot split, drive thru fast-food restaurant, and reuse of an existing highway sign. The smaller pole sign on the lot will be removed. DRC was supportive of these future improvements.

Action: DRC approved the Site Plan approval with modifications suggested.

File #: Plot Plan
Application: Review request for street furniture and fencing.
Location: 815 12th Street
Applicant: Bob Clouston
Action: The DRC approved the plan as proposed.

File #: Sign Plan
Application: New wall mounted sign.
Location: 630 1st Street, Suite B
Applicant: Mary Jawarski/T.J.'s Grill
Action: No action was taken, the DRC requested additional information be submitted.

File #: Sign Plan
Application: Request to install new monument and wall signage.
Location: 1337 Vine Street
Applicant: Stephen McAbee/Stifel Nicolaus
Action: The sign plan was approved with a requirement that the monument sign be reduced to 5-foot tall and that the hanging sign be reduced in size to 24"x36" (per the UTTSP)

Adjournment to January 10, 2012, at 7:30 pm