

## DEVELOPMENT REVIEW COMMITTEE AGENDA

**3:30 PM Monday – December 10, 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: Vince Vanderlip, Steve Gregory**

**Staff Present: Darren Nash**

**Applicants and others present: Brad Vernon, Matt Burtness**

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File #: PD 12-007, TRACT 2919  
Application: Request to subdivide the approximate 1 acre site consisting of 4 lots, into 13 lots for 13 residential units.  
Location: 514 38<sup>th</sup> Street (North end of 38<sup>th</sup> Street at Vine Street)  
Applicant: Brad Vernon  
Discussion: Brad Vernon along with Matt Burtness presented the project, which included discussion on site planning, grading plans and architectural elevations. Materials, architectural details, trash enclosure location, fencing was also discussed. Staff indicated that the project includes a request to modify development standards in the Uptown Town Centre Specific Plan. Those modifications relate to setbacks and parking between the building and the street.  
Action: No action was taken this project will be scheduled to go before the full Planning Commission. The DRC was OK with the 1 trash enclosure at the entrance to the project as shown on the plans. The DRC was also OK with allow the standard “dog-eared” fencing since the fence would general be side and rear yards only. The DRC asked the applicants to provide additional information related to the proposed vinyl colored windows, and the concrete tile roofs.

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File #: B12-0065  
Application: Review change out of existing signage and install decorative lighting.  
Location: 1900 Ramada Drive  
Applicant: ARCO  
Action: This item was continued to the next DRC meeting.

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Adjournment to Dec. 17, 2012, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 17, 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: Vanderlip, Gregory**

**Staff Present: Darren Nash**

**Applicants and others present: Darrin McMahon**

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File #: Site Plan 12-014  
Application: Request to construct water treatment ponds for treatment of brewery waste water and review the request for adding 8 additional tanks near the existing tanks along the south side of the building.  
Location: Property directly east of existing brewery, fields east of railroad tracks  
Applicant: Firestone Walker Brewery  
Discussion: The DRC and Staff met with Darrin McMahon of Firestone Brewery to look at the site where the ponds are proposed to be located. The Surveyor for the project put up markers where the corners of the ponds would be located. It was evident that the ponds would not be seen from Ramada Drive, Vendels Circle, and except for possible views from southbound Highway 101, there will not be significant views from Highway 101. There will be chain link protection fencing around the ponds site, but it did not appear that there was a need for decorative fencing or landscaping since the project is not very visible.  
Also discussed was the request by Firestone Brewery to add 8 additional tanks adjacent to the existing tanks located on the south side of the building. The tanks will be the same type and height as the existing tanks.  
Action: The DRC approved the addition of the 8 tanks as well as determining that the pond site fencing could be chain link and that landscaping was not necessary for this site.

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File #: Plot Plan Review  
Application: Addition to existing house.  
Location: 1728 Vine Street  
Applicant: Kurt & Mindy Weide  
Action: The DRC approved the conceptual site plan and elevations for the addition/remodel project pointing out that the design and architecture appeared to work well with the character of the existing house and the neighborhood.

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File #: B12-0065  
Application: Review change out of existing signage and install decorative lighting.  
Location: 1900 Ramada Drive  
Applicant: ARCO  
Action: The DRC approved the replacement of the existing signage with the updated signs. They also were OK with adding the decorative color band on the mini-mart building. Staff verified with the signage contractor that the colored band around the canopy has been omitted.

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The DRC agreed to add the following items on this DRC agenda:

File #: Sign Plan  
Application: Review of new entry sign for Sierra Bonita.  
Location: Southeast corner of Scott Street and Airport Road  
Applicant: Sierra Bonita HOA  
Action: The DRC approved the sign as proposed.

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Adjournment to Jan. 7, 2013, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE AGENDA

**3:30 PM Monday – January 7, 2013**

**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, Al Garcia**

**Staff Present: Darren Nash**

**Applicants and others present: Doug Snow, Andreas Eulate**

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**File #:** PD 11-005 Amendment  
**Application:** Request to construct new 66,000 square foot barrel storage building.  
**Location:** Wisteria Lane  
**Applicant:** Justin Winery  
**Discussion:** Andreas Eulate presented the site plans and architectural elevations of the proposed building (Justin IV) for this Justin site on Wisteria Lane. The main topic of discussion was the proposed colors and materials of the building and concern with that the colors and materials of the existing building did not accurately reflect what had been show to the Planning Commission.  
**Action:** The Planning Commission was in favor of the proposed building but asked if photographs of the existing buildings could be provided to compare with what is being proposed on the new building. There was also discussion on the equipment area under the canopy of the existing building on site (Building III). The concern is that there are permanent tanks and equipment under the canopy that was no shown on the previous plans. There may be discussion on this matter at the Planning Commission hearing.

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**File #:** Sign Plan  
**Application:** Review new wall mounted sign.  
**Location:** 3001 Riverside Ave.  
**Applicant:** Oaks Hotel  
**Action:** The DRC requested that staff work with the applicants to provide a sign that was consistent with the existing signage on the tower. Staff did meet with the applicants after the DRC meeting and the agreed to revising the signs to be consistent with the existing.

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Adjournment to Jan. 14, 2013, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE AGENDA

**3:30 PM Monday – January 14, 2013**

**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, Al Garcia**

**Staff Present: Darren Nash**

**Applicants and others present: Sean Beachamp, Bruce Fore**

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File #: Sign Plan  
Application: Request to install new sign.  
Location: 701 6<sup>th</sup> Street  
Applicant: Boost Mobile  
Action: The signs were approved as proposed with the off-white sign faces.

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File #: Sign Plan  
Application: Review new wall mounted signs.  
Location: 1749 Ramada Dr.  
Applicant: Mid-State Baptist Church  
Action: The signs were approved as proposed with the off-white sign faces.

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File #: Sign Plan  
Application: Review a-frame sign.  
Location: 1000 Spring Street  
Applicant: Friends of the Library Gift Store  
Action: The a-frame sign was approved as proposed.

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File #: Fence Plan  
Application: Request to install a 7-foot tall fence in side yard.  
Location: 605 17<sup>th</sup> Street  
Applicant: Property Owner  
Discussion: The request is to allow for a fence up to 7-feet in height for the side yard of the lot. The side yard is adjacent to the parking area for the Mortuary and the added height will help screen the parking lot and the back of the mortuary.  
Action: The DRC approved the 7-foot height with a request that the fence have a ridge cap that would provide a finished edge along the top of the fence.

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Adjournment to Jan. 28, 2013, at 3:30 pm