

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 28, 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, Doug Barth, Al Garcia

Staff Present: Darren Nash & Ed Gallagher

Applicants and others present: Ken Nagahara, Mark Harper

File #: Misc. 13-001 (PC Interpretation)
Application: Request to remove existing gas station building and build with new larger Gas Station / Mini-mart. Request an interpretation by the Planning Commission for the ability to expand and existing non-conforming use within Uptown – Town Center Specific Plan.
Location: 1441 Spring Street
Applicant: Steve's Gas
Discussion: The existing gas station has the right to continue operating in the TC-1 zone. Since neighborhood markets are permitted, it would seem reasonable that the Planning Commission could make the interpretation that rebuilding the project to include new gas pump islands, and a new market building would be permitted.
Action: The DRC was comfortable making the recommendation to the Planning Commission to make an interpretation that the project would be a permitted use. Furthermore, the DRC discussed that it seemed important to take advantage of the opportunity to redevelop the site with a new project.

File #: PD 11-005 Amendment
Application: Request to construct new 66,000 square foot barrel storage building.
Location: Wisteria Lane
Applicant: Justin Winery
Discussion: The main topic of discussion was related to architecture and color schemes of the two existing buildings, and how the new building would complement the existing buildings. Another topic of discussion was related to the tanks and equipment that is installed under the canopy of Building 2. The concern was that if the equipment had been shown on the plans for Building 2 that were reviewed by the Planning Commission, that screening may have been required, since the equipment is visible from Wisteria Lane. After providing additional photographs of the two existing buildings, and reviewing the plans with the Architect and Justin's Project Manager, the DRC concluded that the project as proposed would complement the existing Justin buildings, especially since the building will be located behind the existing buildings. It was also discussed that planting some trees in the existing landscape planters would help screen the existing equipment from Wisteria Lane.
Action: The DRC recommended that the Planning Commission approve this project, including the request to defer the construction of the parking spaces.

File #: Plot Plan
Application: Review request to install flag pole.
Location: 2441 Golden Hill Road
Applicant: America's Tire
Action: The flag pole was approved as proposed.

File #: CUP 11-001 Amendment
Application: Request to add additional antennas to existing cell mono-pole.
Location: 9000 E. Highway 46 (Landfill)
Applicant: AT&T / T-Mobile
Action: Given the location and distance that the site is from the public street (Highway) the DRC recommended that the Planning Commission approve the request.

NOTE: Doug Barth stepped down for this item.

File #: Sign Plan
Application: Review wall mounted sign.
Location: 1345 Oak Street
Applicant: Community Action Partnership - SLO
Discussion: Staff worked with the applicant to revise the sign to a yard sign, rather than wall mounted.
Action: The DRC approved the revised sign as presented.

Adjournment to Feb. 4, 2013, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 4, 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, Al Garcia

Staff Present: Darren Nash & Ed Gallagher

Applicants and others present: Ken Nagahara, Mark Harper

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 2103 Wisteria Lane
Applicant: Artistry in Motion Dance Studio
Action: The sign plans were approved as proposed.

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 2105 Theatre Drive
Applicant: Styles for Less (John Walker)
Action: The sign plans were approved as proposed.

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 2121 Spring St.
Applicant: Smart & Final
Discussion: Staff indicated that the wall mounted sign was larger than the previous sign and would cover up existing windows. The design is ok, but would need to be reduced in size. There was a question brought up by staff of whether the monument sign should leave space to allow for the future tenant to have signage?
Action: No action was taken; staff will review with the applicant and bring back to the DRC.

Adjournment to Feb. 4, 2013, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 11, 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, Doug Barth, Al Garcia

Staff Present: Darren Nash

Applicants and others present: Karli Twisselman, Jeremy Burke, David Morris

File #: Sign Plan
Application: Request to install new projecting sign.
Location: 1229 Park Street
Applicant: Paso Robles Bakery
Action: The sign was approved as submitted.

File #: Sign Plan
Application: Request to install new wall mounted sign.
Location: 829 10th Street
Applicant: Paso Robles Press
Action: The sign was approved. The DRC requested that the sign background color be off-white.

Adjournment to Feb. 25, 2013, at 3:30 pm