

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 1, 2015

**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, John Donaldson**

**Staff Present: Darren Nash, Warren Frace**

**Applicants and others present: Shawn Copen**

---

File #: PD 12-006 Amendment  
Application: Review request for addition to Nu-Way Cleaner building and new warehouse.  
Location: 1400 Ramada Dr.  
Applicant: Firestone Brewery  
Discussion: Staff presented revised architectural elevations for the proposed new warehouse building. The plans were revised to include trellises, awnings, columns and an elevated roof element.  
Action: No action was taken this item is scheduled to go before the Planning Commission on June 23, 2015. The DRC was supportive of the changes to the warehouse elevations.

---

File #: CUP 11-002 Amendment  
Application: Request to amend existing CUP to allow for amplified music and dancing for the Pour House.  
Location: 525 Pine Street, Suite A  
Applicant: Shawn Copen  
Discussion: Mr. Copen explained that the brewery activities originally approved with the CUP have been significantly decreased with the primary function being the Pour House Tavern. The request is to amend the CUP to provide for the tavern to be the primary use with the request to add “night-club” activities. The main topic of discussion was parking. Since there are only 4 parking spaces on site, any additional parking will be public parking which is available in the vicinity of the project.  
Action: No action was taken, the project will be scheduled for a future Planning Commission hearing. Mr. Copen will be providing additional information related to the number of people that will be able to occupy the building, updated floor plans for Phase I and II, and additional information on how areas where parking could occur.

---

File #: Sign Plan  
Application: Request for new wall mounted sign for East to West Cheesesteaks.  
Location: 1495 Creston Road (Food 4 Less Center)  
Applicant: CT Signs  
Action: The wall mounted sign was approved as proposed.

---

File #: Sign Plan  
Application: Review revised sign plans for existing 76 Station (Eagle Energy).  
Location: 2400 Golden Hill Road  
Applicant: Coast Monument Signs  
Discussion: The monuments sign proposed the use of electronic digital numbers that will change randomly as fuel prices change (as required by the State). Staff discussed the section of the sign code that prohibits “flashing” and changing signs. It seems that since fuel prices are regulated by the state and required to change, that this request would seem reasonable and not considered flashing or changing per the prohibited language in the Sign Code. Also discussed was the request to remove the existing wood façade on the canopies and replace with standard aluminum fascia, and provide updated signage. Staff indicated since the Planning Commission as part of the development plan for the project approved the canopy materials that matched architectural with the primary commercial store, a change to the materials would need to be reviewed by the Planning Commission with a PD amendment.  
Action: The monument sign and change to the existing pole sign was approved. Changes to the canopy would require a PD amendment.

---

Adjournment to June 8, 2015, at 3:30 pm