

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – May 7, 2018**

**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: Roberta Jorgensen, Shannon Agredano, Doug Barth**

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

**Applicants and others present: Steve Simoulis, Don Love**

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File #: B18-0202  
Application: Request for a patio cover for an existing outdoor dining area for Joes Restaurant.  
Location: 4900 Wing Way  
Applicant: MW Architects  
Discussion: The DRC requested the architect provide changes to the patio cover to demonstrate continuity between the new structure and the existing building, especially since this is a gateway to the City for pilots and others visiting the area. The DRC also indicated the color of the patio cover shall match the existing color of the fascia of the building.  
Action: No action was taken; the patio cover will be reviewed at a future DRC meeting once more information has been provided.

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File #: SPR 18-09  
Application: Review a request for a Certificate of No Effect, to permit construction of new storefront windows on a building listed on the City's Historic Building Inventory.  
Location: 843 12<sup>th</sup> Street  
Applicant: NKT Holdings  
Discussion: The architect, Don Love, reviewed the project request, indicating the building has been updated in the past, however, the new storefront windows would be designed consistent with the current architecture of the building. The DRC agreed that although the building has changed over time and appears to have lost its historic authenticity, the proposed storefront windows are consistent with the architecture of the building, and supported issuance of a Certificate of No Effect.  
Action: The DRC unanimously approved the exterior changes to the building by granting the applicant a Certificate of No Effect, as described in the City's Historic Preservation Ordinance.

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**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – May 14, 2018**

**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: Roberta Jorgensen, Shannon Agredano, Doug Barth**

**Staff Present: Darren Nash, Darcy Delgado**

**Applicants and others present: Norma Moye, Tim Bauman**

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File #: Sign Plan  
Application: Master Sign Plan for On the Alley Retail Shops  
Location: 815 12<sup>th</sup> Street  
Applicant: All Signs & Graphics  
Discussion: The sign designer, Tim Bauman, explained the Master Sign Plan for the individual tenant spaces, clarifying the tenant facing the alley would have a flat wall-mounted sign and the interior tenants fronting the courtyard would each have a projecting sign. Per the sign plan, each future tenant would be required to stay consistent with the approved materials, which allows for white lettering on a black powder coated plate. The DRC indicated that if a building directory sign is proposed in the future, it could be reviewed by staff for consistency.  
Action: The Master Sign Plan was approved as proposed.

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File #: B18-0202  
Application: Request for a patio cover for an existing outdoor dining area for Joes Restaurant.  
Location: 4900 Wing Way  
Applicant: MW Architects  
Discussion: This item was continued from the May 7, 2018 DRC meeting. MW Architects provided additional elements to the patio cover, including matching fascia and kickers to be consistent with the existing building. The DRC reiterated the color of the patio cover shall match the existing color of the fascia of the building.  
Action: The DRC approved the patio cover subject to the color matching the existing fascia color of the building.