

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 9, 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: Gregory, Barth

Staff Present: Darren Nash, Ed Gallagher, Susan DeCarli

Applicants and others present: Larry Werner, Mark Smuland (via telephone)

File #: PD 13-003
Application: Request to construct a 127 room 5-story hotel.
Location: South side of 4th Street, between Spring Street and Pine Street.
Applicant: Oxford Hotels
Discussion: Larry Werner and Mark Smuland presented the proposed project. The applicants have worked with staff to provide additional elements to the building to help improve the architecture of the building. Elements such as awnings over windows, and mixture of materials and colors have been designed into the building architecture. The building has also been designed to provide wall elements that step in and out to eliminate one solid wall plane.

The DRC was generally in favor of the proposed building, but asked that the applicant clarify the colors and materials. There was discussion on the type of metal roofing material proposed, and whether a tile roof would be a better choice, based on other tile roofs on buildings in the vicinity. The DRC also discussed the proposed 5-story height. While the DRC was not opposed to the height, they asked the applicant to provide a cross section to show the site elevation and building height in relation to the elevation of Spring Street.

The 5-story height (67.5 feet) of the building was also discussed. The applicants indicated that the site is significantly lower than Spring Street, and when viewed from Spring Street, the 5-story building height should not appear out of character when taking in to consideration the lower site elevation. The DRC requested that the applicants provide a site cross section that graphically shows the elevation difference between Spring Street and the project site. The cross sections will be presented to the Commission at the hearing on January 14th.

Action: No action was taken the project will be reviewed by the Planning Commission on January 14, 2014.

File #: Sign Plan
Application: Review request for new wall mounted sign on the back of the building for Subway.
Location: 2425 Golden Hill Rd – Regency Center
Applicant: John Walker
Action: The sign was approved as proposed.

File #: Sign Plan
Application: Review plan for wall mounted sign and a-frame sign.
Location: 1306 Pine Street, Unit B
Applicant: LXV Wine
Action: The signs were approved as proposed. Staff noted that for the multi-tenant commercial building, that only one a-frame sign could be placed on any one street frontage, which will require a rotation of a frame signs among the tenants.

Adjournment to December 16, 2013, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 16, 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: Gregory, Barth

Staff Present: Darren Nash

Applicants and others present: Mike Mullahey

File #: PD 13-006
Application: Review plans for new Chrysler dealership.
Location: Northeast corner of Golden Hill Road and Tractor Way
Applicant: Mike Mullahey
Discussion: Mike Mullahey presented the proposed project plans, including the request for the 40-foot tall highway oriented sign. Staff explained that the project had been revised to provide additional architectural elements to the west elevation facing Golden Hill Road. Staff also explained that there will be a Sign Code Amendment processed by the City that would propose to expand the geographic area where a highway oriented sign could be placed, which would include the Mullahey site.
Action: The DRC was in favor of the project and recommended that the Planning Commission approve the project. The DRC did recommend that a perspective view of the front and street side of the building would be helpful to present at the Planning Commission hearing.

File #: Site Plan 13-010
Application: Split existing retail space into two retail spaces.
Location: Target Center (Office Max)
Applicant: Louie Aguilar
Action: The revised architectural elevation were approved as proposed.

Adjournment to December 23, 2013, at 3:30 pm