

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 9, 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, Susan DeCarli**

**Applicants and others present: Keith Slocumb, Larry Gabriel**

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File #: PD 12-001  
Application: Review minor changes in materials for hotel that is under construction.  
Location: 2700 Buena Vista Dr.  
Applicant: Doug Ayres  
Action: This item was postponed to a future meeting.

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File #: Code Amendment 14-003/ CUP 15-002  
Application: Request for a Code Amendment to add Card Rooms to the list of Conditionally Permitted land uses in the Industrial (M) zoning district, and consideration of a Conditional Use Permit to allow establishment of a Card Room at 1649 Ramada Dr.  
Location: 1649 Ramada Dr.  
Applicant: Don Ezell  
Discussion: The main topic of discussion was related to the parking required. It was discuss that Paris Precision, located across Ramada Dr. has agreed to allow the Casino to utilize spaces that cannot be accommodated on site. Signage was also discussed including concerns with signage on the highway side of the building.  
Action: No action was taken this item is scheduled to be reviewed at the Planning Commission hearing on April 14, 2015.

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File #: CUP 15-001  
Application: Request to construct a 2,000 square foot, 24-foot tall detached Garage/Workshop.  
Location: 2355 Ashwood Place  
Applicant: Andrew Brown  
Discussion: Staff presented the site plan and architectural elevations for the project. It was indicated that the colors and materials would match those of the existing house. It was discussed that the neighbor to the east was a larger parcel that had a similar building close to the proposed site. The DRC did bring up concern of the view of the rear elevation of the proposed 2-story garage from homes on Cool Valley Road.  
Action: The DRC recommended that the Planning Commission approve the CUP for the detached accessory building.

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Adjournment to March 16, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – March 16, 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**

**Applicants and others present: None**

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File #: CUP 14-008  
Application: Review revised location for cell tower – Eucalyptus Tree.  
Location: 1770 Commerce Way  
Applicant: Verizon  
Discussion: Staff presented the plans showing the revised location of the facility which is approximately 100-feet to the north west of the previous location and approximately 200-feet away from the existing neighbors on Westfield Road. The height is proposed to be 65-feet tall.  
Action: The DRC recommended that the Planning Commission approve the CUP request, noting that the Commission will need to verify whether the facility would be a single mono-trunk design or a multi-trunk design.

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File #: CUP 14-009  
Application: Request to incorporate cell antennas in building parapet.  
Location: 739 12<sup>th</sup> Street  
Applicant: Verizon  
Discussion: Staff provides the proposed plans and photo simulations for the proposed site. Staff indicated that the antennas will be incorporated into the building parapet with one of the three antennas extending about 10-inches above the parapet and a 9-inch microwave dish that may be visible above the parapet. It was discussed that based on the height of the building and the location of the antenna and microwave dish, it is not anticipated that the equipment will be visible from the surrounding streets and sidewalks.  
Action: The DRC recommended that the Planning Commission approve the CUP request.

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File #: DPW 13-06  
Application: Review trash enclosure details for City Long Term Parking project.  
Location: Pine Street. between 6<sup>th</sup> and 7<sup>th</sup> Streets  
Applicant: City Initiated  
Action: The DRC approved the design as proposed.

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Adjournment to March 23, 2015, at 3:30 pm

**DEVELOPMENT REVIEW COMMITTEE MINUTES**

**3:30 PM Monday – March 23, 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, Doug Barth**

**Staff Present:**

**Applicants and others present:**

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This meeting was cancelled as a result of it not being noticed properly. The items were continued to the March 30, 2015 DRC meeting.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 30, 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, Doug Barth, John Donaldson

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

**Applicants and others present:** Suzanne Winslow, Kyle Harris

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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: Harris architecture presented the site plans, architectural elevations, landscaping plan and master parking plan for the facility. The main topics of discussion were:  
Parking: The applicants are requesting the ability to use the 1:5000 parking ratio similar to a winery. It was indicated that 5-8 employees would work in the building and the rest of the building would be used for storage. If allowed to use the 1:5000, all parking can be accommodated in the new lot proposed to be constructed on the north side of the building. If the 1:1000 ratio is required, the additional parking would need to be accommodated in other areas of the site, which include the need to reduce landscape areas and use compacts spaces.  
Warehouse Architecture: staff indicated concern over the long expanse of the warehouse building for the west elevation along Ramada DR. It was discussed by Kyle and Suzanne that additional architectural features could be provided such as trellis features, and the possibility of roof elements. Staff indicated that it would be helpful to incorporate additional elements to the towers that would be similar to the tower on the brewery building.  
Action: No action was taken; the DRC requested that the applicant look into adding additional architectural elements to help break up the large expanse of wall area. Staff indicated that it would be helpful to have a perspective drawing that showed the warehouse building since the plans are very small in scale. It was also indicated that a color material board would be necessary to provide.

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File #: Sign Plan  
Application: Review request to add additional signage to existing pylon signs.  
Location: Niblick Road (Woodland Plaza I & II)  
Applicant: Woodland Plaza/Southpaw Signs  
Action: No action was taken, the DRC agreed that the sign program for the centers need to be amended to accommodate the proposed changes.

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File #: Sign Plan  
Application: Review request to install a sign for Haggen Supermarket  
Location: 1191 East Creston Road  
Applicant: Swain Sign, Inc./Jessica Jimenez  
Action: The sign was approved as proposed.

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File #: Landscape Plan  
Application: Review request to eliminate parking lot planters in area that is under car ports.  
Location: Oak Park – Phase II  
Applicant: Paul Davis Architect  
Action: The DRC approved as proposed.

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File #: E15-0022  
Application: Review request to pad grade on 1-acre lot.  
Location: 2150 Country View Lane  
Applicant: Gifford/Tucker  
Action: The DRC approved the grading as proposed, with the condition that the slopes be landscaped as required by the Zoning Code.

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File #: B 15-0122  
Application: Request to add above ground tank for Diesel Exhaust Fluid (DEF)  
Location: 1049 Riverside Ave.  
Applicant: JK Dewar  
Discussion: Staff presented the proposed tank/structure to the DRC. It was discussed that the proposed structure would be between 7 and 8 feet in height.  
Action: The DRC requested that staff work with the applicant to either move the structure/tank to an area on site that is out of the way and can be screened, or build a building to house the tank that blends architecturally with the existing building.

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Adjournment to March 30, 2015, at 3:30 pm