

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 6, 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: Doug Barth, John Donaldson

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Philip Tsui, Mary Quan, Guss Shied, Margaret Holstine

File #: SPA 14-003/CUP 14-014

Application: Amend Uptown Town Centre Specific Plan to allow drive through restaurants, south of 23rd Street, on Spring St. And CUP for a Little Caesar's drive through restaurant.

Location: 2244 Spring Street

Applicant: Lucky Luke's Food, Inc.

Discussion: Staff had met with the applicants prior to the DRC meeting to review the site plan and architectural elevations for the proposed project. Various details identified from the Uptown Town Centre Specific Plan Guidelines were suggested to be incorporated into the building design, such as but not limited to window type, awnings, roof elements, stucco type, and signage. In preparation for review of the project by the Development Review Committee (DRC), the applicants along with staff revised the architectural elevations original proposed by the applicant to incorporate the suggested design elements. Those plans were presented to the DRC.

Action: The DRC reviewed the proposed Specific Plan Amendment and project CUP, which included the revised architectural elevations. There were discussions related to the code amendment boundaries, but generally, the DRC was in favor of the plans.

File #: PD 07-015 Amendment

Application: Request to add a 66 room addition to the Oaks Hotel along with a 3,000sf conference room.

Location: 3002 Riverside Ave.

Applicant: Mary Quan

Discussion: Philip Tsui and Mary Quan presented the project plans. They discussed that the new hotel expansion would be a separate building on the site, but an expansion of the existing business. Along with the hotel rooms would be a 3,400 sf conference room and a separate spa building. There was discussion about adding similar architectural trim on the roof eaves as the existing building. There was also discussion with the roof design for the conference room building and the spa building.

Action: The DRC requested some clarification of architectural detail to match the existing hotel building and roof design for the conference building. Generally the DRC was in favor of the expansion.

File #: Fence Plan
Application: Review request to put 4-foot tall fence in front yard area.
Location: 623 13th Street
Applicant: Children's Museum / Jennifer Smith
Action: The 4-foot tall black tubular steel fence was approved as proposed.

Adjournment to April 13, 2015, at 3:30 pm

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3:30 PM Monday – April 13, 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, Scott Brennan

Staff Present: Darren Nash, Warren Frace

Applicants and others present: none

File #:	B15-0025
Application:	Review plans for fountains and minor architectural/material changes to hotel.
Location:	2700 Buena Vista Dr.
Applicant:	Ayres Hotel
Discussion:	Staff presented some minor changes in the balcony railing design, column rock work, cupula materials/colors, and plans for the two fountains. Staff explained that the rock work and railings were on areas of the building not visible from the public street.
Action:	The DRC approved the fountains and the materials changes as proposed.

File #:	Site Plan 14-007
Application:	Review final landscape plans.
Location:	Oak Hill Road (across road from Canyon Creek Apts.)
Applicant:	Williams Homes – Mike Badner
Action:	The DRC approved the landscape plan as proposed, with the direction that Staff review the fence plans and tot lot equipment.

Adjournment to April 20, 2015, at 3:30 pm