

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 8, 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**

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File #: PD 06-012  
Application: Request to construct 20,000 square foot expansion to existing athletic club.  
Location: 2975 Union Road  
Applicant: Paso Robles Athletic Club  
Discussion: The project was originally approved as a two story building. The request at this time is to reduce the size of the building to a one story building.  
Action: After review of the architecture colors and materials, the DRC approved the request as being substantially compliant with PD 06-012.

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File #: Sign Plan  
Application: Review three monument signs and wall mounted signs for Ayres Hotel.  
Location: Buena Vista Dr.  
Applicant: Doug Ayres  
Discussion: Staff indicated to the DRC that since the site is a 20 acre site that the Sign Ordinance allows for monument signs to be up to 12-feet in height, and 100 square feet. The proposed monument signs are 7 feet tall and 40 square feet.  
Action: The signs were approved as proposed.

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File #: CUP 14-014  
Application: Review final details for the approval of a building permit.  
Location: 2244 Spring Street  
Applicant: Lucky Luke's Food, Inc.  
Discussion: Staff presented the proposed building architectural elevations which were the same plans previously provided to the Planning Commission as part of the CUP process.  
Action: The DRC approved the details as proposed, staff will make notes on the building plans that exterior light fixtures, drive through signage, and building signage will come back to staff for further review.

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Adjournment to June 15, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – June 15, 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: Darren Nash, Warren Frace and Susan DeCarli**

**Applicants and others present: Chris Hoskins, Larry Gabriel , Keith Hall, Carlos Jimenez**

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**File #:** PD 05-016  
**Application:** Review request for modifications to original approved architectural elevations for Winery Row building (Lot2).  
**Location:** Dry Creek Road, West of Airport Rd. (Lot 2, Tract 2772-1)  
**Applicant:** Chris Hoskins/Larry Gabriel  
**Discussion:** The applicants presented revised architectural elevations for the winery building proposed for lot 2. The building consisted of only the industrial part of the building and not the wine tasting/commercial component that was originally shown on the front of the building. The front component is what provide the architectural interest to the building. Mr. Hoskins would like to build the building, but only the industrial portion that does not include architectural detail that can be considered substantially compliant with the original PD 05-016.  
**Action:** The DRC indicated that the proposed revised plan could not be considered substantially compliant and he would either need to provide additional architectural detail consistent with the originally approved plans, or go back to the Planning Commission for a PD amendment.

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**File #:** Site Plan Review  
**Application:** Review request for a remodel and addition to a Senior Care Facility.  
**Location:** 2940 Spring St.  
**Applicant:** Los Robles Terrace  
**Discussion:** Staff presented an overview of the proposed project. The applicant's representative, Keith Hall provided a detailed presentation of interior and exterior alterations proposed. Discussion focused on expanding the south-facing patio room and the rooftop patio, and the proposed covered entry structure. The existing covered entry is not in conformance with the front setback along Spring Street. The proposed covered entry would be expanded a couple feet into the setback. The Uptown/Town Center Specific Plan includes language regarding expanding into a non-conforming setback in Section 5.3 E (5b), whereby an exception may be approved by the DRC upon a determination that the setback encroachment would not result in impacts to safety, and not create an adverse effect on the visual character of the neighborhood. Since the covered entry would not extend to the public

sidewalk, and it would include new stairs to allow safe access to the front entrance, and that the architectural form of the entry is architecturally compatible with the building elevations and overall site design, the DRC may findings in compliance with Section 5.3 E (5b).

Action: The DRC approved of the proposed project, and made specific findings to allow the front entry to encroach into the front setback.

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Adjournment to June 22, 2015, at 3:30 pm