

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – June 22, 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**

**Applicants and others present: Anne McWilliams**

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File #: Sign Plan  
Application: Request to install new monument sign for Premier Ag Products  
Location: 1005 Paso Robles St.  
Applicant: Ann McWilliams  
Action: The monument sign was approved as proposed.

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File #: Sign Plan  
Application: Review signs for Grocery Outlet  
Location: 2800 Riverside Ave.  
Applicant: Sign Craft  
Action: The signs were approved as proposed.

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File #: Sign Plan  
Application: Review signs for Allstate Insurance  
Location: 705 Golden Hill Rd.  
Applicant: Sign Craft  
Action: The signs were approved as proposed.

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Adjournment to June 29, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – June 29, 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, Susan DeCarli, and Amanda Ross**

**Applicants and others present: Planning Commissioners Bob Rollins and Darrell Cooper (at site visit only), Larry Werner, Greg Quiring, Steven Balliet, Bruce Waltz**

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**File #:** PD 15-002 / CUP 15-004

**Application:** Request to construct and operate a three (3) story, approximate 68,000 square foot, 97 room residential care facility.

**Location:** Southwest corner of South River Rd. and Serenade Dr.

**Applicant:** BA Hoffman Holdings / Quiring General, LLC

**Discussion:** Staff provided a general overview of the project, and clarified that the DRC is intended to focus on the proposed building scale, mass and bulk, and that a review of architectural details will be considered by the DRC at a later date. The applicant's representatives provided an overview of the project design and operations of the care facility. The DRC discussed wall heights in the front and rear, and foundation design. The DRC then proceeded to the project site to view "story-poles" (placement of fencing at the founding line, and flags at the building corners and heights). The applicant had installed fencing and flags on a penant line to represent the overall size, length, and height of the building. The DRC viewed this in contrast to the Kennedy center to the north. The DRC expressed concerns regarding the overall scale of the building and the height of the front walls and raised foundation pad. The DRC suggested the applicant consider alternatives to lower the foundation into the site to reduce the front wall heights and the height of the foundation from the street. They indicated they may favor taller rear walls to allow the foundation to be deeper/lower on the site. They suggested consideration of tiered walls that could allow for plantings to help soften and buffer the scale of the walls.

**Action:** The DRC suggested the applicant consider alternative methods to reduce the scale of the building as viewed from the street, and continued consideration of this project until the next DRC meeting.

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Adjournment to July 6, 2015, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

**3:30 PM Monday – July 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, Doug Barth, John Donaldson**

**Staff Present: Darren Nash, Susan DeCarli, Amanda Ross**

**Applicants and others present: Nick Gilman, Pam Wilken, Larry Werner, Greg Quiring, Michael Cripe, Steven Balliet, Bruce Waltz**

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File #: PD 15-002 / CUP 15-004  
Application: Review revised plans for a request to construct and operate a three (3) story, approximate 68,000 square foot, 97 room residential care facility.  
Location: Southwest corner of South River Rd. and Serenade Dr.  
Applicant: BA Hoffman Holdings / Quiring General, LLC  
Discussion: Staff introduced the points for project review. The applicants described proposed changes to the front and rear walls, as well as their efforts to reduce the massing and scale of the building by lowering the foundation 2 feet. The DRC had difficulty discerning the perspective views of the building height elevations presented that compared the Kennedy property (due to several building heights and ridgelines), with the proposed project. The applicant will revise the renderings to clarify heights of ridgelines and plate lines of the buildings for Planning Commission.

The applicant indicated the front slope between the back of the sidewalk and the building would be 4:1. The front elevation conceals the 6 foot stemwall by incorporating it into the building design architecturally. The front wall is proposed to be no taller than 3-4 feet.

The rear wall is proposed to incorporate a split wall for a section, and be up to 20 feet in height at the center, behind the building. The materials and techniques to be used for the wall are angled back to reduce the scale and soften the texture of the wall.

Significant landscaping is proposed along the frontage of the site, incorporating several trees, bioswale, and foundation plantings. Rear landscaping will include vines that grow up and rosemary that would hang down.

The DRC appreciated the single family appearance of the 1-story section of the project on the south side of the property, which appears more residential in nature. The sidewalk is intended to transition to future sidewalk extension to the south.

Action: The DRC recommended approval of the project as presented to the Planning Commission.

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File #: PD 05-012 Amendment  
Application: Request to amend architectural standards and other development standards.  
Location: Combine Lots – Combine Street, east end of Tractor Street  
Applicant: Kevin Brush & Frank Clayton / Pam Wilken  
Discussion: Nick Gilman on behalf of Kevin Brush presented a conceptual plan for a new building on two lots within the Combine Tract. Pam Wilken presented a plan that proposes to construct a new building and outdoor display area for Central Coast Trailers for the sale of new trailers. Both Gilman and Wilken are requesting that the current PD requirements be amended to allow flexibility in architectural design and use of materials. The current PD requires compliance with architectural plans that indicate the use of stucco exterior finish, tile roofs, and use of arches. Additionally, Nick Gilman is requesting that the required front and street side setbacks be reduced from 10-feet to 6-feet. Also discussed by Gilman was the request that the PD amendment address the issue of the common driveway approaches and the need for the full width driveway be constructed with the first building, which would require the developer to pave on to the neighboring parcel.

Pam Wilken is proposing to construction on Lots 8, 9 & 10, where there would be a new approximate 4,800 square foot building on Lot 8, then lots 9 & 10 would be used for the display of new trailer sales. This request does not comply with Condition No. 8 which requires buildings that approximately 7,500 square feet.

Staff indicated that since 2005 when the tract was recorded, that no buildings have been built on the 48 lots, except for the CNG facility on Lot 14, which got approval of a PD amendment. Four other lots have been developed into outdoor storage lots. Staff indicated that with the PD amendment to allow flexibility in architecture of buildings that the City's existing Industrial Design Guidelines could be used as the guide for building architecture.

Action: No action was taken, this application is scheduled to go before the Planning Commission on July 28<sup>th</sup>. The DRC was supportive of the amendment to allow flexibility for building architecture for the Combine lots, with the utilization of the Industrial Guidelines. The DRC was also supportive of the 6-foot front and street side yard setbacks, since it would give more room on site for development and since there is an existing 5-foot wide landscape parkway strip that provided landscaping between the street and the building.

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