

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 7, 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: John Donaldson, Doug Barth and Vince Vanderlip (DRC member Vanderlip arrived at 4:15 pm)

Staff Present: Darren Nash, Warren Frace, Susan DeCarli, Lori Wilson

Applicants and others present: Alex Villacana, George Garcia

File #: None
Application: Land Use Interpretation. Reuse of Fox Theater building.
Location: 1436 Spring Street
Applicant: Alex Villacana
Discussion: Staff provided an overview of the proposed project, related land use definitions for small scale manufacturing of food products, and food or kindred products, and requirements in the Uptown/Town Center Specific Plan. Mr. Villacana provided details of his proposal, including all potential uses, reuse of the Fox Theater, and operations. The DRC considered whether the proposed project, which would include a distillery, tasting room, retail, meeting space, etc. would be consistent with “small scale manufacturing” permitted and conditionally permitted land uses in the TC-1 district.
Action: The DRC made a determination that the proposed uses, specifically a distillery of spirits, is consistent with “small scale manufacturing” and would be permissible in the TC-1 district.

File #: Sign Plan
Application: Review new wall mounted sign in Woodland Plaza II for Select Staffing.
Location: 159 Niblick Rd.
Applicant: SLO Signs
Action: The sign was approved as proposed.

File #: Sign Plan
Application: Request to reface existing pole sign for Best Way Inn (previously Travel Lodge).
Location: 2701 Spring Street
Applicant: Ajay Patel
Discussion: Staff indicated that the City Historic Inventory recognizes that certain hotels along Spring Street can be considered contributors to a potential “Spring Street Roadside Lodging District,” which would include the historic signs as historic character defining features. The Travel Lodge that has historically been located at 2701 Spring Street is on the list as a possible contributor. The City has received a request to reface the exiting sign to a new hotel brand, Best Way Inn. The sign ordinance does not allow the re-facing of non-

conforming pole signs on Spring Street. Based on the site being identified in the 2010 Historic Resources Survey, Staff is requesting that the DRC consider the historic information of the hotel/sign and determine whether a reface of the sign could be approved if the sign is considered a historic element to the property. Staff provided a photo of the subject sign from the 80's when it was a Travel Lodge, and it seemed to retain many of the original historic sign characteristics. The current sign has retained the two poles, the base, and the sign box; however most of the historic elements of the original sign have been removed.

Action: Based on many of the historic elements of the pole sign being removed, and since the sign does not have the historic design that it originally had as a Travel Lodge Sign, it does not have historic qualities. The DRC concluded that the request for a reface of a non-conforming sign must be part of a plan that show how the sign can be restored to have the original historic elements that would provide for the historic quality.

Adjournment to December 14, 2015, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – December 14, 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, and Doug Barth

Staff Present: Darren Nash, Warren Frace, Amanda Ross

Applicants and others present: Tricia Knight, Nick Gilman, Kevin Bohner, Larry Gabriel, Shawn Styler, Jeff Jones, Mark Domim, John Arnold

File #: CUP 15-007 – CUP 15-011
Application: Four requests for cellular antenna facilities on utility poles to serve the Mid-State Fair grounds.
Location: 21st Street, Riverside and 24th Street locations
Applicant: Verizon / Tricia Knight
Discussion: Tricia Knight presented the update for the multiple cell projects.
Action: The DRC was ready to move forward with the CUP's to the Planning Commission with the request that more information be provide for CUP 15-009 (PSL #295283) to explain why the antenna cannot be side mounted to the existing pole shown in the photo simulations, to eliminate the need for a new pole. Also, to provide new photo simulations that are rendered as close to scale as possible for all pole height increases.

File #: CUP 15-006 & CUP 14-014
Application: Request for cellular antenna facilities on utility poles on Creston Rd.
Location: Creston Road
Applicant: Verizon / Tricia Knight
Action: The DRC requested additional information for the following applications:

CUP 15-006 (PSL #297005)

- Please confirm if the new pole will be catching the three lines above it and adding cross-arms like the pole directly to the north shown in the photo simulations.
- If not, DRC would like to see the pole height reduced to what would be required for the height of the side mounted antenna.

CUP 15-014 (PSL #297055)

- Please explain why insulators are being added to the pole and why the height increase beyond the side mounted antenna?

File #: Site Plan 15-011
Application: Request to construct 2,600sf industrial building with accessory contractor storage yard. Review setback encroachment.
Location: Combine St. Lot 38
Applicant: Bohner / Gilman
Discussion: Staff indicated that the front corner of the building encroaches into the front setback, at the radius to the corner. The building has the required 6-foot setback to Combine, and to Tractor, but not for corner of the building at the corner. The option is to move the building out of the setback, which would reduce the outdoor storage area. Or, alter the corner of the building to correspond with the corner radius.
Action: The DRC was open to some encroachment, but would like to see an exhibit that showed alterations to the building to reduce the encroachment. This item will come back to the DRC at a future date.

File #: B14-0457
Application: Review request for patio and fence in front yard setback for Holiday Inn Express.
Location: 2455 Riverside Ave.
Applicant: Larry Gabriel
Discussion: Larry Gabriel, along with his clients presented a plan that requested a fence taller than 6 feet, located on top of an approximate 2-foot tall retaining wall. The total height of the fence and retaining wall would be close to 8-feet tall. Staff indicated that the zoning code does not allow fences over 6 feet tall in the front yard, not including the retaining wall. The code also discusses the need for the fence has “reasonable visibility” through it, as determined by the DRC.
Action: No action was taken, the DRC requested that the applicant mock up a section of the fence on site to show how the proposed fence, retaining wall/slab, would look at sidewalk level, and to review the visibility. The item will come back to DRC for review.

File #: Sign Plan
Application: Review request for wall mounted sign.
Location: 834 11th St.
Applicant: Kristin Casillas
Action: The DRC approved the sign, with the request that the white background be eliminated, or changed to a different color.

File #: Sign Plan
Application: Review change of copy of signs for Arco.
Location: 1900 Ramada Dr.
Applicant: Tesoro/Arco
Action: This application was postponed to allow additional time to review signage request.

Adjournment to December 21, 2015, at 3:30 pm