

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 11, 2016

**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 and Doug Barth**

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

**Applicants and others present: Larry Werner, Stephen Balliet, Bruce Waltz, Blake Hoffman**

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File #: B14-0457  
Application: Review request for patio and 7' fence in side yard setback for Holiday Inn Express.  
Location: 2455 Riverside Ave.  
Applicant: Larry Gabriel  
Action: This item was approved on a staff level as a result of the patio being relocated to the side setback, and the fence height being reduced to 6' in height. No action was taken on this item.

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File #: Sign Plan  
Application: Review change of copy of signs for Arco.  
Location: 1900 Ramada Dr.  
Applicant: Tesoro/Arco  
Action: This item will be rescheduled for future agenda was the necessary information is submitted.

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File #: Sign Application  
Application: Freestanding, 3' x 2' wood sign with printed vinyl applied  
Location: 421 9<sup>th</sup> Street  
Applicant: Terry Giorgio, Inspirations Preschool Center  
Action: The sign was approved with the requirement to change the color of the background from white to beige.

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File #: Sign Application  
Application: Wall mounted sign for T-Mobile.  
Location: 171 Niblick Road  
Applicant: Mark Blackford  
Action: The sign was approved as proposed.

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File #: The Oaks Assisted Living Facility  
Application: Planned Development (PD 15-002), Conditional Use Permit (15-004)  
Location: Corner of Serenade Drive and South River Road  
Applicant: Blake Hoffman  
Discussion: Staff introduced the item, and provided background information from the last DRC meeting on this item on 12/22/15, and what materials and information the DRC wanted the applicant to resubmit for consideration.

The applicants provided an overview of the project changes including: building height, building foundation and wall designs, patio areas, walkway, landscaping, perspectives and the site plan. The applicant described the changes in roofline and compared the revisions with the prior submittal as depicted in exhibits with the prior roofline superimposed on the modified elevations.

The applicant provided information on how emergency services would be handled, including use of the safe dispersal area for memory care residents. The applicant noted that they reviewed the plans with the Fire Dept., and indicated that the Fire Department thought the applicant was on the right track, and did not foresee major concerns related to life/safety issues.

The DRC had questions regarding the adequacy of the onsite parking provided and the ability to accommodate parking needs during employee shift changes. The applicant indicated the onsite parking would be adequate, and that for special occasions, that shuttle services would be provided.

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

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Adjournment to January 20, 2016, at 3:30 pm

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Tuesday – December 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, and Doug Barth

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

**Applicants and others present:** Larry Werner, Stephen Balliet, Bruce Waltz, Blake Hoffman

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File #: PD 15-002 & CUP 15-004  
Application: The Oaks Assisted Living Facility  
Location: Corner of South River Road and Serenade Drive  
Applicant: Blake Hoffman/North Coast Engineering  
Discussion: Staff introduced the project status. The applicants' representatives made presentations on the proposed modifications to the building height, grading, retaining walls, and architecture. The DRC indicated the project design is headed in the right direction, however, they requested additional exhibits comparing the prior design and the proposed modifications. The also requested the applicant provide a Site Plan, and details of front façade and landscaping plan.  
Action: The DRC requested this project be reconsidered at the January 11, 2016 DRC meeting. Staff tentatively scheduled consideration of the project at the January 26, 2016 Planning Commission meeting.

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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: Nick Gilman brought back a plan that proposed that the corner of the building be as close as 3-feet to the property line at the corner radius.  
Action: The DRC approved the encroachment of the corner of the building to be within 3-feet of the property line at the street corner. This encroachment request would be acceptable on the other corner lots within the subdivision.

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Adjournment to January 4, 2016, at 3:30 pm