

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – February 22, 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: Doug Barth, Vince Vanderlip, and Scott Brennan

Staff Present: Warren Frace, Susan DeCarli, Amanda Ross

Applicants and others present: Wes Wilhoit, Dick Wilhoit

File #: Sign Application
Application: Proposal to install signage for Smart & Final
Location: 1191 E. Creston Road
Applicant: AKC Services Inc. (Representative)
Action: Sign was approved as proposed

File #: CUP 15-006 & 15-014
Application: Proposal to install two Verizon Wireless Cellular facilities in the right-of-way
Location: Near 1780 Creston Rd & 619 Creston Rd
Applicant: Tricia Knight (Representative)
Discussion: DRC found the updated designs to be better camouflaged and were not overly concerned with the equipment proposed to be placed in the right of way. ADA concerns were discussed as was timing for street improvements. It was suggested that a condition be added to the CUP for removal of the equipment with street improvements to avoid any ADA compliance issues.
Action: DRC recommended both CUP's for approval to Planning Commission

File #: CUP 16-001
Application: Proposal to open a brewery & taproom
Location: 825 Riverside Ave, Unit 1
Applicant: Nick Vega
Action: Permit continued to next meeting.

File #: GPA 13-002, SPA 13-001 and Rezone 13-001 – River Oaks II Expansion
Application: Estrella Associates
Location: River Oaks Drive/Clubhouse Drive/Buena Vista Road
Applicant: Wes & Dick Wilhoit
Discussion: Dick Wilhoit provided a thorough background and overview of the River Oaks II Design Manual. The applicant indicated several sections of the manual will be updated prior to taking the project forward through the public review process.

DRC member Brennan abstained from making a recommendation on the Design Manual since he may have a conflict of interest due to his business and association with Estrella Associates.

Action: Recommended consideration of the Design Manual with project review to the Planning Commission.

Adjournment to February 29, 2016, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 29, 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, Scott Brennen, Bob Rollins (Item 1 only), and Doug Barth

Staff Present: Darren Nash, Amanda Ross, Warren Frace

Applicants and others present: Doug Barth, Nicolette Harley, Tony Martins, Nick Vega, Nolan Mott

File #: Site Plan 16-001
Application: Request to modify setbacks originally established with PR 05-0023.
Location: 432 & 433 22nd Street (Northwest corner of Vine and 22nd Street)
Applicant: Doug Barth
Discussion: Doug Barth presented the site plan and architectural elevations for the proposed project on the two lots. The request is to replace the site plan that was originally provided with the subdivision that presented a common wall design. The proposed design would be for two detached single family residences (one house on each lot). To allow for the design and to accommodate the existing oak trees, the request is being made to allow for reduced setbacks for the front and rear of the east house, and allow for the revised building envelopes on each lot.
Action: The DRC was in favor of the proposed design, indicating that the detached single family housing type is more compatible with the neighborhood and more consistent with the intent of the Uptown Town Center Specific Plan for the T3-N zone. The DRC recommended that the Commission approve the setback and building envelope modifications.

NOTE: Doug Barth stepped down from the DRC for this item.

File #: CUP 16-001
Application: Proposal to open brewery and taproom
Location: 825 Riverside Ave, Unit 1
Applicant: Nick Vega (Representative)
Discussion: DRC members had questions regarding occupancy limits for the building and parking for the proposed use. It was made clear by the applicant that the intent is to be open to the public on a very limited basis with the weekday hours for brewing beer only and limited weekend hours for beer tasting and purchase by the public. DRC directed the applicant to provide a better summary of hours of operation open to the public.
Action: The DRC was in favor of the proposed use with the suggested limited hours open to the public on weekends so as not to impact parking in the complex during weekdays.

File #: B 15-0880
Application: Addition to existing residence.

Location: 845 19th Street
Applicant: Tony Martins
Discussion: Tony Martins presented various options for materials for the proposed house addition and remodel. Mr. Martins provided a version that would seem to correspond with the Mission Revival type of architecture in the Specific Plan.
Action: The DRC agreed that the version that reduced the amount of rock and provided windows that matched the existing was the preferred version.

File #: SP 16-001
Application: Pylon Sign
Location: 2347 Theatre Drive
Applicant: Templeton Properties / Idler's
Action: The DRC was in favor of the proposed pylon sign design, but requested more information indicating what businesses would be on the sign, and verification of the height of the sign. This item will be rescheduled to a future DRC meeting.

Adjournment to March 7, 2016, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – March 7, 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, Scott Brennen and Bob Rollins

Staff Present: Darren Nash, Amanda Ross, Lori Wilson, Warren Frace

Applicants and others present: Paul Rockwell, Nick Gilman

File #: SP 16-005
Application: Request to construct a new 3,000 square foot building for contractor services, with accessory outdoor storage yard.
Location: Combine Street, Lot 36
Applicant: Paul Rockwell / Nick Gilman
Discussion: Nick Gilman along with Paul Rockwell presented the proposed site plan, architectural elevations, and colors/materials for a proposed new building for Mr. Rockwell’s plumbing business.
Action: The DRC approved the Site Plan as proposed, with the standard condition for the Combine lots to record a common driveway easement with the adjacent lot.

File #: SP 14-006
Application: Request for façade improvements to the existing store front.
Location: 1320 Park Street
Applicant: American Commercial Equities / Warren Hamerick
Action: The DRC approved the façade improvement as proposed.

File #: Sign Plan
Application: Request to refurbish an existing historic motel sign for Best Way Inn (previously Travel Lodge).
Location: 2701 Spring Street
Applicant: Rakesh Panchel
Discussion: Staff presented the proposed plans to remodel the existing non-conforming pylon sign. Staff indicated that because the City Historic Preservation Ordinance acknowledges the “Roadside Hotel District” including their signs, that the DRC can approve the requested modifications to the existing sign. The remodel plans propose to add elements to the sign that would restore the historic character the sign had when originally built for the Travel Lodge.
Action: The DRC approved the sign as proposed.

File #: SP 16-001
Application: Pylon Sign
Location: 2347 Theatre Drive
Applicant: Templeton Properties / Idler's
Discussion: Staff verified that Applebee's and the Theatre Drive Storage will have their signs on the pylon sign, along with Idler's. It was also verified that the Planning Commission approved the sign detail that showed a total of 21-foot height for the sign.
Action: The DRC approved the sign as proposed.

File #: Sign Plan
Application: Kruezeberg Coffee & Batch Ice Cream
Location: 725 13th Street
Applicant: Chris Tarcon
Action: The sign plans were approved as proposed.

File #: CUP 15-016
Application: Request for change in location of support equipment for the cellular facility.
Location: 3800 Mill Road
Applicant: Tricia Knight
Action: The DRC approved the placement of the cellular support equipment at the rear of the building as proposed.

Adjournment to March 14, 2016, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – March 14, 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, Shannon Agredano, and Bob Rollins

Staff Present: Darren Nash, John Falkenstien, Warren Frace

Applicants and others present: Christy Gabler, Julia Oberhoff

File #: Site Plan 15-007 (PD 08-001)
Application: Review building architectural plans, site amenities, landscaping, and other final details for Cava Robles RV Park.
Location: North end of Golden Hill Road
Applicant: Sun Paso RV / North Coast Engineering
Discussion: Christy Gabler of North Coast Engineering and Julia Oberhoff of 10 Over Studio presented the project plans and details. Specifically discussed were the architecture and materials of all of the structures, the placement and materials of the screen wall and fencing, the project signage, the landscape berm along the residential neighbor boundary, lighting fixtures. The grading and drainage plans along with the landscape plans were discussed. There was also discussion about the redesign of the Golden Hill Road and how it relates to the Circle B residential access drive and gate. The City Engineer was in attendance to discuss the benefits of the change in the road design and that the conditions of the PD 08-001 required that the final design be subject to City Engineer review and approval.
Action: As required by Resolution 12-008, Condition No. 8, the DRC approved the architectural elevations and colors/materials for the structures, landscaping, lighting, wall/fencing, grading/drainage, and signage. Staff indicated that once the landscaping and lighting is installed, that it may be necessary to review for additional changes once installed, in the case that additional light shielding is necessary, or additional landscape screening of equipment is necessary.

File #: Sign Plan
Application: New wall signs for Volt Solutions
Location: 714 Pine St.
Applicant: Volt Workforce Solutions
Action: The sign plans were approved as proposed, with the change to the beige background.

Adjournment to March 21, 2016, at 3:30 pm