

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 9, 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 Scott Brennen

Staff Present: Darren Nash, Warren Frace

Applicants and others present: None

File #: B 16-0232
Application: Request to permit previously installed hay storage shed.
Location: 1005 Paso Robles St.
Applicant: Premier Ag

File #: Site Plan 14-005
Application: Request to add outdoor metal canopy for outdoor truck repair.
Location: 2134 Tractor St.
Applicant: Mullahey Chrysler

File #: B 15-0831
Application: Install new signage and LED lighting strip on fuel island canopy.
Location: 1900 Ramada Dr.
Applicant: Tesoro/ARCO

File #: Plot Plan
Application: Request to install metal carport
Location: 2052 Almendra Ct.
Applicant: Arthur Anderton

Adjournment to May 9, 2016, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 16, 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 Scott Brennan

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Robert Preece, Warren Hamrick, Jim Webb, Serhino Espinosa

File #: PD 16-001
Application: Request to construct new 10 unit apartment complex.
Location: Southeast corner of Oak and 36th Street
Applicant: Jim Webb / Warren Hamrick
Discussion: The project applicants presented the project, including the proposed modifications to the development standards mentioned above.
Action: The DRC was in favor of the project site plan, building form, and architecture with modifications, and recommended that the Planning Commission approve the project, including recommendation to the City Council to remove the two oak trees.

File #: Site Plan 16-013
Application: Review exterior remodel to existing McDonalds building, including signage.
Location: 186 Niblick Rd.
Applicant: Core States Group
Discussion: Robert Preece presented the project for the remodel of the existing building. Staff indicated that they had been working with the designer to make a few changes to design for better compatibility with the architecture or the Woodland Plaza II center. Gabel roof features were added, along with the matching tile for the center. Staff indicated that the existing cornice trim should stay for consistency. Also, it was discussed that a condition on the project would be to remove the existing turf and replace it with low water use landscaping, including the parkway along Niblick Road.
Action: The DRC approved the project as presented to the DRC with a requirement that the existing cornice remain, and that a landscape plan be provided with the submittal of the building plans for plan check, showing the removal of the existing turf and planted with low water use landscaping.

File #: Site Plan 16-014
Application: Review exterior remodel to existing McDonalds building, including signage.
Location: 2715 Black Oak Dr.
Applicant: Core States Group
Discussion: Robert Preece submitted the proposed exterior changes to the existing building which included removal of the decorative tile, and repainting the building from white to various shades of gray. The DRC had concerns with the darkness of the proposed colors.
Action: No action was taken, the DRC requested that the plan be revised with lighter colors.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 23, 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 Scott Brennan

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Troy Brownlee

File #: Site Plan 16-016
Application: Request to construction new 2,000 square foot drive-through building for retail coffee business.
Location: Pad 2, Regency Center – Golden Hill Road
Applicant: Regency Centers.
Discussion: Troy Brownlee of Regency Centers presented the project plans. Staff indicated that the plans appeared to fit in well with the center, utilizing consistent architecture, colors and materials. Staff did indicate that the plans have been revised to provide more stone venner on the corners and columns on all sides of the building.
Action: The DRC approved the project as presented.

File #: Site Plan 16-014
Application: Review exterior remodel to existing McDonalds building, including signage.
Location: 2715 Black Oak Dr.
Applicant: Core States Group
Discussion: Staff presented a revised plans that showed alternative colors. The DRC indicated that colors still are too dark and suggested using the lightest shade of gray shown, for all areas above the windows.
Action: The DRC approved the plan with the use of the “pewter” gray on all areas above the windows, and the use of “stormy” on the area below the windows. The rear half of the building shall utilize consistent colors. The architect was contacted and it was confirmed that those colors would be acceptable to McDonalds Corp.

Adjournment to June 6, 2016, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 6, 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

Applicants and others present: Darrin McMahon, Reggie Brarad, Mohammad Bahmani

File #: PD 12-006
Application: Review landscape plan for southern parking lot for Firestone Brewery.
Location: 1500 Ramada Dr.
Applicant: Darrin McMahon, Firestone Brewery
Discussion: Darrin McMahon presented the landscape plan and also a letter from Harris Architecture verifying that the amount of landscaping complied with the City's Parking Ordinance. Staff confirmed that information was sufficient.
Action: The DRC approved the landscape plan as proposed.

File #: Sign Plan
Application: Review new monument sign.
Location: 1503 Park Street
Applicant: Navigators Real Estate
Action: The monument sign was approved as proposed.

File #: Sign Plan
Application: Review of sign plans for Su Casa.
Location: 2927 Spring St.
Applicant: Mohammad Bahmani
Discussion: Mohammad presented the wall mounted signs along with the request to install a decorative wrought iron cube that had signage on all four sides. Staff indicated that the cube would not comply with the Specific Plan sign requirements. It was suggested that the cube be placed closer to the building and be incorporated into the landscaping to become an art feature.
Action: The three wall mounted signs were approved. The cube was not approved as a free standing sign.

File #: Sign Plan
Application: Request to add new CVS Pharmacy sign to existing Target building.
Location: 2305 Theatre Drive.
Applicant: United Sign Systems
Action: The sign was approved as proposed.
