

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – August 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: Bob Rollins, Shannon Agredano, John Donaldson

Staff Present: Darcy Delgado, Warren Frace, Darren Nash

**Applicants and others present: Andrea Steele, Rupesh Patel, Brandon, Heide Madariosvia
conference call**

File #: PD 16-003
Application: Hyatt Place Hotel
Location: 1955 Theatre Drive
Applicant: Rupesh Patel – Zenique Hotels
Discussion: Warren Frace provided an overview of the project including project location and past history of the site. Applicant Rupesh Patel organized a presentation and displayed the hotel's architecture, elevations, site plan and a future shared driveway with adjacent hotels. The DRC expressed concerns over the height of the hotel and discussed the use of story poles to be used as part of the request for a height exception. The DRC requested staff research and compare all recent hotel elevations to determine if the height exception is appropriate for this location.
Action: No action was taken; the project will be reviewed at a future DRC meeting once more information has been provided.

File #: SP 16-019
Application: New commercial building in existing Highlands Center.
Location: Oak Hill Road
Applicant: Steve Rigor - Arris
Discussion: Not Applicable
Action: This item has been postponed to a future DRC meeting.

File #: Sign Plan
Application: New wall sign and parapet alteration for Dollar Tree.
Location: 1191 Creston Road
Applicant: Dollar Tree
Discussion: Darren Nash introduced the proposed sign project including the proposal for a parapet wall for the sign to be placed on. The DRC compared the parapet wall to the overall development at the Plaza shopping center and determined the location would not be appropriate for a new parapet wall. The DRC requested

staff work with the applicant to come up with an alternative sign proposal that will be in conformity with the rest of the development.

Action: No action was taken; the project will be reviewed at a future DRC meeting once more information has been provided.

File #: Sign Plan
Application: New projecting sign for Andrea's On Pine.
Location: 840 11th Street, Suite 104
Applicant: Andrea Steele
Discussion: Staff presented the proposed projecting sign to the DRC. The applicant was available to further elaborate on the sign's materials and discuss how the sign will look upon completion including where the sign will be placed.
Action: The DRC unanimously approved the sign plan.

File #: Sign Plan
Application: New wall signs for Artistry in Motion
Location: 2103 Wisteria Lane
Applicant: June Greenwalt
Discussion: Staff presented the proposed wall sign design to the DRC noting the applicant had changed the color of the sign from a stark white to a light beige and had also added a border to the sign since the original submittal. The DRC found the sign to be difficult to read and discussed the option of reducing the amount of text to make the sign appear less cluttered and to make it more compatible with the surrounding signs. The DRC verified with staff that the phone number or website information could be displayed in a window sign rather than as the main sign.
Action: The DRC voted to approve the sign with the condition the applicant eliminate either the phone number or the website from the sign. The DRC voted for the supplemental text (phone/website) to remain at a small scale. The DRC indicated staff could review and approve a revised sign per the conditional approval. The applicant re-submitted the revised sign on 08/25/16 showing the removal of the phone number. Staff issued the approval.

File #: Sign Plan
Application: Retrofit existing monument sign for 7 Eleven
Location: 2331 Spring Street
Applicant: Mark Blackford with SignCraft
Discussion: Staff described the proposed sign modification and digital format for price display. The DRC determined the digital display was in keeping with the applicable sign regulations and guidelines. The DRC directed staff to review

future gas station signs proposing to retrofit an existing monument sign with digital price display as long as no increases in size are proposed.

Action: The DRC unanimously approved the new sign.

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

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3:00 PM Monday – August 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: Scott Brennan, Shannon Agredano, Tom Burgett

Staff Present: Darcy Delgado, Warren Frace, Darren Nash

Applicants and others present: Stan Case, Larry Gabriel, Heather and Ryan Roda

File #: B16-0464
Application: Request the use of tandem parking for office use.
Location: 1117 Vine Street
Applicant: Heather Roda
Discussion: Darcy Delgado introduced the project at 1117 Vine Street which is a conversion of a residential use to an office use. Darren Nash added the conversion necessitates 5 parking spaces to satisfy parking needs. Staff further explained that the request for tandem parking is typically accompanied by a Conditional Use Permit, however, staff determined the request for tandem parking is a continuation of the historical parking configuration. Since the request is for a continuation and not a new tandem parking configuration, the DRC could make the decision on whether to continue to allow it for the commercial use. The DRC iterated they would like to continue to see the historical structure remain unchanged in character and the tandem parking would facilitate this.
Action: The DRC unanimously approved the tandem parking request.

File #: PD 16-002
Application: Request to grade a 4-acre site for future development.
Location: 2121 Ardmore Road
Applicant: Case Paso, LLC
Discussion: Darren Nash introduced the project and history of the site. Mr. Stan Case presented additional information regarding the current limited usability of the site and the need to pre-grade which will add to the marketability of the 4-acre parcel. The DRC requested information from the applicant to understand the intended future use of the site, however, the applicant indicated there were no end users in mind.
Action: No action was taken; the project will be reviewed at a future DRC meeting once more information has been provided

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – September 12, 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: Scott Brennan, Shannon Agredano, John Donaldson

Staff Present: Susan DeCarli

Applicants and others present: Steve Rigor, Brittany

File #:	SP 16-019
Application:	New commercial building in existing Highlands Center.
Location:	Oak Hill Road
Applicant:	Steve Rigor – Arris
Discussion:	Staff provided background of the project and a description of the architectural embellishments proposed, which include trellis features on the front and back of the building.
Action:	The DRC unanimously approved the modifications.
