

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 3, 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 Shannon Agredano

Staff Present: Darcy Delgado and Darren Nash

Applicants and others present: Larry Gabriel, Norma Moye, Steve Kaylor

File #: Mural
Application: Install Mural on alley side of building.
Location: 825 12th Street
Applicant: Main Street / Phillip Cagliero
Discussion: Norma Moye and Steve Kaylor presented the mural concept which will be located at 825 12th Street. The mural will be maintained by the Main Street Association. The anticipated life of the mural is approximately 10 years.
Action: No action was taken. This item will be reviewed at a future Planning Commission meeting.

File #: PR 16-0193
Application: Parcel map proposing to subdivide a 2-acre parcel into four 20,000 square foot parcels.
Location: 875 Oriole Way
Applicant: Ray Harrod
Discussion: Staff presented the Parcel Map and associated grading and utility plans. Staff indicated that the proposed subdivision would be consistent with the subdivision pattern in the neighborhood. There are no overhead utilities, oak trees or creeks on this site.
Action: The DRC recommended that the Planning Commission approve the tentative map as conditioned.

File #: B16-0608
Application: Install roll doors in existing industrial building.
Location: 2235 Spring Street
Applicant: Larry Gabriel / Kings Oil Tools
Discussion: Larry Gabriel presented the proposed changes to add roll doors to the existing industrial building. Staff indicated the changes are consistent with the Warehouse Industrial architectural style per the Uptown/Town Centre Specific Plan.
Action: The DRC unanimously approved the exterior remodel.

File #: Site Plan 16-021
Application: Exterior remodel of McDonald's
Location: 1859 Ramada Drive
Applicant: Robert Preece – Core States
Discussion: Staff introduced the project which is an exterior remodel of a McDonald's restaurant. The project site consists of a co-brand comprised of McDonalds and Chevron. There are three structures (restaurant/food store, fuel canopy, and car wash) which were originally approved as part of a PD (00-020) and a CUP (00-021). Staff clarified the exterior remodel of the primary building is in substantial compliance with the underlying entitlements.
Action: The DRC unanimously approved the site plan.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 10, 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, Bob Rollins

Staff Present: Darcy Delgado, Warren Frace, Susan DeCarli

Applicants and others present: Rupesh Patel, Brandon Maderios, Shad Vermeesh, Kim (public/last name unknown)

File #: PD 16-002
Application: Request to construct 116 room 4-story hotel.
Location: 1955 Theater Drive
Applicant: Rupesh Patel / Hyatt Place
Discussion: Staff provided an overview of the project and process to date, and noted modifications to the site plan and architecture, and the applicant’s efforts to address the DRC’s concerns to lower the building height. Staff also noted that the City hosted a meeting with the applicant and the neighboring property owner to discuss his concerns regarding creating a “grand” entrance for both properties and the City’s property on Gahan Place, potential view blockage, and site drainage. Staff also noted that the EIR being prepared for this project will include a thorough analysis of visual impacts and use of industry accepted methodology to analyze views, including photo simulations.

The applicant discussed the alternatives they reviewed to address the neighbors’ concerns, and provided details on the roofline modifications to lower the overall building height. The DRC indicated they are not opposed to the height of the tower elements, but that the overall height/mass of the portion of the building with the Hyatt Place sign area should be lowered. The DRC also requested the applicants install story-poles prior to Planning Commission to help them understand the implications of the height and mass of the building.

Action: The DRC requested the applicant revise the roofline to lower the building height, and resubmit them to the DRC for another review.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 17, 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: Shannon Agredano, Scott Brennan

Staff Present: Warren Frace, Darren Nash

Applicants and others present: Rick Jeffrey

File #: PD 13-001 Uptown Center
Application: Request to add new Parking lot and discuss final finish material for the masonry walls at Uptown Center.
Location: 3328 Spring St
Applicant: Rick Jeffrey
Discussion: Rick Jeffrey presented a parking lot plan proposed to be located behind the Uptown Center Buildings 1 and 2. The parking would be available for the residential apartment units that will be located above the commercial buildings. Staff has been working with Mr. Jeffrey on a design that would include elements such as landscaping, and designed in a manner that the single family residential units located adjacent to the parking lot would front to the parking lot. The plan provided landscape planters that would provide sufficient area for shrubs and vines, with landscape fingers that would accommodate parking lot trees. One of the three residential units was redesigned to have a door/entry on the side elevation oriented to the parking lot. A 5-foot fence with lattice was provided with a gate that would allow residents access the parking lot.

Also discussed was the request by Mr. Jeffrey that the finish material for the CMU wall be changed from stucco, as approved by the Planning Commission to remain the gray CMU finish, or a painted finish. Staff indicated that to change the material from stucco would not seem to be substantially compliant with the plans approved by the Planning Commission and suggested that the issue be forwarded to the Commission to determine if the change would be warranted.

Action: The DRC approved the parking lot plan as presented by Mr. Jeffrey, but did not approve the change of wall material and suggested that the change would require an amendment to PD 13-001.
