

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 24, 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, Bob Rollins, John Donaldson

Staff Present: Warren Frace, Darren Nash, Darcy Delgado, Susan DeCarli

Applicants and others present: Rupesh Patel, Kim Johnson, Gabriel Cornejo

File #: Site Plan 16-008
Application: Request to locate modular home on vacant lot.
Location: 2900 block of Vine St.
Applicant: Gabriel Cornejo
Discussion: Staff presented the plans for the proposed modular home on the vacant lot. Staff has been working with JB Drafting and Design to provide plans that would meet the criteria of the Uptown Town Center Specific Plan. The plan has been revised to include an expanded porch area, additional gable details along the south elevation roof, 6x6 posts for the porch, rock wainscot with cap, shutters, 2x8 fascia, and architectural composition roofing.
Action: The DRC approved the plans with a request that the steps going into the front of the house be more substantial and be built with concrete if possible.

File #: PD 16-002
Application: Request to construct 116 room 4-story hotel.
Location: 1955 Theater Drive
Applicant: Rupesh Patel / Hyatt Place
Discussion: The applicant presented two alternatives of the building elevations at different heights for the central portions of the building. Alternative 1, lowered the tallest portion of the building to 60 feet in the height with alternate sections at 53.6 feet and 49 feet. Alternative 2, lowered the tallest portion of the building to 53.6 feet in height, and flipped alternating section heights at 53.6 feet and 49 feet. The applicant also provided street perspectives of the building showing how it would appear from surrounding properties, including a north section showing the proposed building adjacent to the La Bellaserra hotel.

The applicant discussed specifications and timing of setting up story poles. The applicant and staff will coordinate timing of setting the poles and Planning Commission review during the DEIR public review period.
Action: The DRC favored alternative 2, with a maximum height of 53.6 feet.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – October 31, 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 and Bob Rollins

Staff Present: Warren Frace, Darren Nash

Applicants and others present: Donovan Schmidt, Troy Larkin, Larry Gabriel, Steve Dickus and wife, Reverend Barbara Miller, Joe Chouinard

File #: Site Plan 16-022
Application: Exterior remodel of front entrance of Pappy McGregor’s Restaurant
Location: 1122 Pine Street
Applicant: Donovan Schmit
Action: The request for new awning material and building façade paint, was approved as proposed.

File #: Sign/Awning Plan
Application: Request to install new awning, signage, and new paint.
Location: 1218 Pine St.
Applicant: Steve Dickus
Discussion: Steve Dickus along with Larry Gabriel provided a colored elevation proposing new colors for the existing building along with a new barrel awning with signage. The DRC expressed concern that the dark gray colors were too dark. It was indicated that the building had already been painted. The DRC along with Staff walked to the building to see the color. Staff indicated that the proposed awning would need to be reviewed by the City Engineer to determine what type of encroachment permit would be needed.
Action: The DRC approved the colors as proposed, with a request that the glossy black brick at the base of the building be lightened in color and have a flat finish. The applicant will look into paint colors for the brick and let staff and DRC know of proposed color for future review.

File #: CUP 16-002
Application: Request to establish private non-church related meeting facilities at existing church campus
Location: 541 14th Street
Applicant: St. James Episcopal Church
Discussion: Joe Chouinard along with Reverend Barbara were in attendance to give background to the meeting hall request. They had a sample brochure that they plan to pass out to meeting attendees as suggested in the proposed conditions of approval. Staff indicated that they had met with the neighbors on 14th Street that continue to have concerns over the meeting. Generally, the frequency of the meetings daily and weekly are of concern.

Action: No action was taken, this item will be reviewed by the Planning Commission at their meeting on November 8, 2016.