

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 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: Shannon Agredano, John Donaldson, Bob Rollins

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

Applicants and others present: Larry Gabriel, Jack Weist, Pam Jardini, Norma Moye, Nick Gilman

File #: SP 16-020
Application: Request to move two existing buildings on a vacant lot.
Location: Southwest corner of Spring Street and 6th Street.
Applicant: Robert Gilson / Larry Gabriel
Discussion: The applicant presented architectural elevations and a site plan of the proposed project. The project includes relocating 2 existing buildings from 10th Street to the project site. The building on the corner is a mid-60's era modern building, and the building proposed on the interior of the site is a contemporary Mediterranean themed structure. The project includes a proposal to add a shade structure next to the corner building, and to add floor to ceiling glass shopfront walls on the entrance side of the building oriented toward the corner.

The rear building is proposed to be refinished with metal siding and a metal awning with supports. Site parking is proposed on the rear portion of the property. The project could be determined to comply with applicable development standards of the Uptown/Town Center Specific Plan.

The DRC struggled with the specific mix and context of the modern building at this location, and noted that the modern building is not of the quality that is merited at this prominent corner and gateway entrance to the city. The DRC noted that the project does not seem to fit the site well, and does not meet design expectations for the site.

Action: All three DRC members did not support this project with the relocation of the buildings from 10th Street. They suggested the applicant consider alternative development scenarios for this property.

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File #: Sign Plan
Application: Review wall mounted signs as part of McDonald's remodel
Location: 1859 Ramada Drive
Applicant: SignCraft
Discussion: Staff presented the new sign plan for the McDonald's as part of the building's remodel. The DRC was in favor of the signs.

Additionally, staff noted the building owner was now proposing to keep the two arcade elements as they are. The building was originally approved for squared off arcade elements at the October 3, 2016 DRC meeting via SP 16-021. However, through the sign plan process, the owner of the building decided not to change the arcade shape—the color changes will still proceed as approved under SP 16-021. The DRC concurred with this request.

Action: The sign plan and exterior elevation changes were approved as proposed.

File #: Sign/Awning Plan
Application: Request to install new awning, signage, and new paint.
Location: 1218 Pine St.
Applicant: Steve Dickus

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DEVELOPMENT REVIEW COMMITTEE MINUTES

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

Staff Present: Warren Frace, Darcy Delgado

Applicants and others present: Larry Gabriel

File #: CUP 16-004
Application: Request to install a new solar canopy structure in the Centennial Park parking lot as part of a City project.
Location: 600 Nickerson Drive
Applicant: SunEdison, LLC
Discussion: Staff presented the solar canopy project, indicating the new structure would require a Conditional Use Permit to be reviewed and approved during a public hearing. The DRC requested additional information to be included at the Planning Commission meeting including an elevation of the canopy structure and the angle of the canopy.
Action: No action was taken, this item will be reviewed by the Planning Commission at their meeting on December 13, 2016.

File #: CUP 16-005
Application: Request to install a new solar canopy structure in the Sherwood Park parking lot as part of a City project.
Location: 1860 Creston Road
Applicant: SunEdison, LLC
Discussion: Staff presented the solar canopy project, indicating the new structure would require a Conditional Use Permit to be reviewed and approved during a public hearing. The DRC requested additional information to be included at the Planning Commission meeting including an elevation of the canopy structure and the angle of the canopy.
Action: No action was taken, this item will be reviewed by the Planning Commission at their meeting on December 13, 2016.

File #: Sign/Awning Plan
Application: Request to install new awning, signage, and new paint.
Location: 1218 Pine St.

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Applicant: Steve Dickus

Discussion: This item was continued from the October 31, 2016 DRC meeting. The applicant's architect Larry Gabriel indicated the semi-gloss paint that was approved at the previous meeting was no longer being considered by the applicant, Steve Dickus. Mr. Gabriel provided the DRC with new colored elevation drawings along with paint samples proposing a lighter color palette on the building. Mr. Gabriel noted a minor error on the elevation drawing and made a correction. The DRC was in favor of the new color palette.

Action: The DRC unanimously approved the new colors as proposed.

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3:30 PM Monday – November 21, 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, John Donaldson

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

Applicants and others present: Nick Gilman, Chris Hoskins, Larry Gabriel, Neil Patel, Bob Tuttle, Stephen Sahadi

File #: B16-0679
Application: Review proposed site planning and architectural plans for substantial compliance with PD 05-016 Amendment (Winery Row).
Location: 2550 Dry Creek Road
Applicant: Larry Gabriel/Chris Hoskins
Discussion: Mr. Hoskins (owner) provided an overview of the project's history and updated the DRC on the prior entitlements for the project site. Mr. Gabriel (architect) distributed updated architectural elevations of the proposed building for Lot 2 indicating the design theme was consistent with a French Village concept. The DRC questioned the design theme for its consistency with the plans that were previously approved by PD 05-016 Amendment. Staff indicated there were several inconsistencies with the submittal including the following: proposed architecture is inconsistent with previously approved design themes; the architecture does not wrap around on all sides of the building; the use of metal siding on the rear elevation is inconsistent with design guidelines. Staff suggested the proposal be modified in order for the DRC to make a finding of substantial compliance with the existing entitlements. Another option available to the applicant is to apply for an amendment to the current Planned Development and include the new design theme (French Village) being proposed. Staff clarified an amendment to the existing Planned Development will need to be reviewed by the Planning Commission at a public hearing.
Action: The DRC could not make a finding of substantial compliance with PD 05-016 Amendment.

File #: PD 15-005
Application: Marriott Residence Inn conversion to a Fairfield Inn Hotel, 4-story hotel, revised site plan and elevations
Location: 2940 Union Road
Applicant: Paso Highway Hotel Partners, LP

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Discussion: The architect (Bob Tuttle) provided an overview of the differences between the approved hotel and proposed (reduced footprint) hotel. The applicant proposes to reduce the size of the hotel 18% to work with the needs of a different Marriott hotel brand (changing it to Fairfield Inn and Suites). The applicant also proposes minor modifications to the elevations, including reducing the amount of exterior rock work, and other minor modifications.

Action: The DRC recommended approval of the project to the Planning Commission.

File #: PD 13-005
Application: Marriott Residence Inn, revised site plan and elevations
Location: 121 Wilmar Place
Applicant: Excel Paso Robles, LP
Discussion: Mr. Sahadi provided background and history of Marriott hotel site. The architect highlighted changes in the site plan and elevation proposed from the prior project. The DRC was satisfied with the changes proposed on the lower stories of the building and the site plan, however, they thought the upper two stories were too plain and simple, and suggested the applicant revise the elevations to add more details such as more awnings (of a different style, with more details and at an angle).

Action: The DRC continued review of the project to a future date.

File #: SP 16-023
Application: Request to construct 4,992 square foot industrial building.
Location: Lots 24 & 25 Combine Street
Applicant: Ron Westbrook / Nick Gilman

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – November 28, 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, John Donaldson, Scott Brennan

Staff Present: Warren Frace, Darcy Delgado, Susan DeCarli, John Falkenstien

Applicants and others present: Larry Werner, Joe Fernandez

File #: B16-0725
Application: Exterior remodel to Blue Moon Southwestern Grill
Location: 810 11th Street
Applicant: Patrick Jones Construction
Discussion: Staff presented the project, indicating the applicant intends to extend the windows on the front elevation to the finished floor. The extension of the windows will increase pedestrian's visibility into the restaurant.
Action: The DRC unanimously approved the exterior remodel as proposed.

File #: Destino de Paso Robles PD 08-002 Amendment
Application: Revised resort plan and architecture
Location: 3350 Airport Road
Applicant: Karen Stier
Discussion: The DRC reviewed a revised site plan regarding an oak tree previously proposed for removal on parcel 6, near the 4th phase hotel. The parking lot plan and hotel orientation were modified in an effort to preserve oak tree #155. The DRC appreciated the change in site plan and effort that went into saving this tree.

Discussion on traffic related issues was provided as an informational item to the DRC, and to obtain their feedback before the project is considered by the Planning Commission on 12/13/16. Staff provided an overview of changes made to the Traffic Impact Study to address information requested by the Planning Commission on this project at their meeting on October 11, 2016. The study incorporates consideration of a wider breadth of "near term" projects, changes in traffic impacts by phase, and considered redirecting hotel traffic headed eastbound (on SR 46E), towards Dry Creek Road to the intersection at Jardine Road and SR 46E. The study eliminated the option to close the eastbound turn movement at Airport Road and SR46, since Caltrans indicated they would not permit this change. The study also eliminated a suggestion by Caltrans to improve two dedicated (right and left) turn lanes at

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Airport Road and SR 46E, since while that option provides deeper storage capacity for vehicles, it does not improve traffic delay, congestion or increase safety at the intersection. The study includes a recommendation to pay transportation impact fees.

Staff noted that the study assumptions and recommended mitigation are consistent with the General Plan Circulation Element and the Caltrans Corridor Study. Staff also noted that the Destino project has an active entitlement that could move forward as previously approved, and that the traffic circulation study and CEQA analysis was prepared for the revised project because traffic circumstances (as well as other topics), have changed since the prior project was approved, and that it is appropriate to understand changes in circumstances to provide adequate mitigation measures. For instance, since that time, the Wisteria connection and Union Road PSR has moved forward and substantial progress has been made on them, therefore, payment of traffic impact fees that can be used for these improvements is needed to address traffic in this area.

The DRC suggested breaking down the details of how the traffic information was collected, such as identifying days of the week, and times traffic was counted. There was also support for preparing an updated traffic study after phase I is complete and before phase 2 goes forward to determine if Transportation Demand Management measures of redirecting traffic to Dry Creek Road (as an interim solution before the Wisteria connection is complete), is working effectively. If it is not demonstrated that it is effective, it would then be appropriate to identify new or modified traffic management at that time. This suggestion will be incorporated into the project development plan Conditions of Approval.

Action: The DRC supported consideration of the project on December 13, 2016 with information provided in the updated traffic study.

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DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 5, 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, Doug Barth, John Donaldson

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

Applicants and others present: Donovan Schmidt, Troy Larkin, Jim Reed, Astride Collins, Steve Rigor, Kyle Harris, David Walker, Darin McMahan, Rob Miller, Stephen Sahadi, and Neil Patel (by phone)

File #: PD 12-005 – Blue Oak Apartments
Application: Review final building plan details for Blue Oak Apartment Project (formerly Arjun Apts.).
Location: 802 Experimental Station Road
Applicant: MBK Homes / Arris Studio Architects

File #: PD 12-006 Amendment
Application: Request for modifications to Warehouse Building No. 9.
Location: 1400 Ramada Drive
Applicant: Firestone Walker Brewery
Discussion: Kyle Harris, David Walker and Darin McMahan of Firestone Brewery presented the plans for the modifications to Warehouse 9. The DRC indicated that the modifications would provide for better truck circulation and that the architectural changes were an improvement over the original. One question brought up was related to parking for Warehouse No. 9, that will be provide for in the southern parking lot 'A'. Staff indicated that the __ parking spaces will add to Parking Lot 'A' and reminded that DRC that when the Parking Lot 'A' was approved to allow for general parking for the Firestone campus along with truck parking. The Planning Commission approved a variance that allowed for Parking Lot 'A' to be beyond the 300-foot off-site parking lot distance based on findings that that the Firestone Brewery operates on various parcels in a campus type atmosphere and allowing the remote parking lot in excess of 300-feet is not unlike other business or shopping center situations.
Action: The DRC recommended that Planning Commission approve the proposed modifications.

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File #: Site Plan 16-022
Application: Request to construct new 3,000 square foot banquet building for Pappy McGreggors.
Location: 1122 Pine Street
Applicant: Donovan Schmit

File #: PD 13-005
Application: Marriott Residence Inn, revised site plan and elevations
Location: 121 Wilmar Place
Applicant: Excel Paso Robles, LP
Discussion: Staff provided background information on the process to date on the revised elevation. The DRC reviewed the 3rd iteration of modifications. The prior DRC review suggested adding on more window awnings that are decorative and tilted, as well as some balcony details. The revised plans provided awnings as noted, on the top 2 floors of the front elevations on the sections of the building that extend from the wall plane. They had provided faux balconies on the second floor windows too. The DRC supported the awnings but not the balconies.
Action: The DRC approved modifications as proposed, with awnings, but no balconies.