

## 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

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File #: SP 16-020  
Application: Request to move two existing buildings on a vacant lot.  
Location: Southwest corner of Spring Street and 6<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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.

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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**

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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.

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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.

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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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## 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

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File #: B16-0725  
Application: Exterior remodel to Blue Moon Southwestern Grill  
Location: 810 11<sup>th</sup> 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.

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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 4<sup>th</sup> 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 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: Warren Frace, Darcy Delgado, Darren Nash**

**Applicants and others present: Larry Gabriel, Keith Rowe**

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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  
Discussion: This item was continued from the November 21, 2016 DRC meeting. The architect for the project, Larry Gabriel, provided alternative elevation renderings for the proposed building per comments received during the previous DRC meeting. The applicant noted the reduction of metal siding and substitution of plaster, inclusion of more stonework, and the overall changes to the front elevation of the building. The DRC still questioned whether the French Village concept is in keeping with the PD 05-016 Amendment. The DRC was also still concerned about the amount of metal siding being used.  
Action: The DRC could not make a finding of substantial compliance with PD 05-016 Amendment.

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File #: B16-0691  
Application: Exterior remodel to Calipaso Winery.  
Location: 809 13<sup>th</sup> Street  
Applicant: Warren Hamrick  
Discussion: Staff presented the project, indicating the applicant intends to install an outdoor seating area consistent with the City's Engineering standards for structures placed in the public right-of-way.  
Action: The exterior remodel was approved as proposed.

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