

## DEVELOPMENT REVIEW COMMITTEE MINUTES

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

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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/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.

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**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  
**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

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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.

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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.

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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

Discussion: Nick Gilman presented the site plans and elevations for the proposed new industrial building.

Action: The DRC approved the project as proposed.

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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, Steve Brooks, Kyle Harris, David Walker, Darin McMahon, Rob Miller, Stephen Sahadi, and Neil Patel (by phone)

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**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  
**Discussion:** Steve Rigor along with Astride Collins presented the construction drawings for the apartment complex. Plans including the overall site plan, architectural elevations for the building types, play equipment, lighting, and landscaping was reviewed.  
**Action:** The DRC was supportive of the designs as shown and agreed that they were substantially compliant with the plans approved by the Planning Commission with PD 12-005.

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**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 McMahon 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  
Discussion: The applicants provided plans that took in consideration comments that staff and the DRC made at the last review of this project. Changes were made to include awnings, brick details, sign location, and lighting.  
Action: The DRC approved the revised plans as proposed.

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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 3<sup>rd</sup> 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.

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**3:00 PM Monday – December 19, 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: Christy Gabler, Margaret Johnson, Tim Duffy, Lori Keller, Julie Oberhoff, Tom Frutchey, Stephen Sahadi, Iris Yang (by conference call)**

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File #: Site Plan 16-022  
Application: Review changes to front façade of existing building on Pine Street for Pappy McGreggors.  
Location: 1122 Pine Street  
Applicant: Donovan Schmit  
Discussion: The DRC approved façade improvements for this project on October 31, 2016 that included recovering the existing canvas awning. The awning was removed for recovering and the applicants liked the way the building looked without the awning, and the additional light that now protrudes into the restaurant. They are requesting that he DRC approve the façade revisions not using the awning. The updated plans also included centering the sign on the building, as opposed to be centered over the building entrance.  
Action: No action was taken, the DRC requested that the applicants consider putting individual awnings above the second story windows, and expanding the wood trim detail for the sign to be wider. The applicants agreed to provide additional information for a future DRC review.

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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  
Action: This item will be rescheduled to a future DRC meeting.

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File #: Site Plan 16-006  
Application: Request in change of material related to remodel of the existing Taco Bell restaurant.  
Location: 191 Niblick Road  
Applicant: Brent Flynn  
Action: The DRC approved the change for the sign background from metal to colored stucco.

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File #: PD 16-006  
Application: New 23 room hotel expansion, Paso Robles Inn  
Location: 600 12<sup>th</sup> Street  
Applicant: Margaret Johnson, Martin Resorts  
Discussion: Staff provided a general overview of the project scope and location. Project manager, Julie Oberhoff, walked the DRC through all details and aspects of the hotel project. The applicant noted how the project is consistent with the Uptown/Town Center Specific Plan, described the architectural design, form, materials and colors. The applicant also described the site plan, connection to the existing hotel, and indoor and outdoor use areas. It was noted that the parking needs are in compliance with the applicable parking standards of Uptown/Town Center Specific Plan and would be provided on the Paso Robles Inn site to the rear of the project.

The DRC had questions regarding the proposed building height, and it was noted that non-habitable spaces for the stairwell, elevator and mechanicals would extend 3 feet beyond the 50 foot height limit.

Action: The DRC supported the project and recommended approval to the Planning Commission. The DRC suggested the applicant project additional 3-D rendering views of the hotel.

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File #: PD 15-005  
Application: Review architectural modifications of approved hotel  
Location: 2940 Union Road  
Applicant: Paso Highway Hotel Partners, LP, Fairfield Inn and Suites  
Discussion: This was an informational item only. Staff provided information to the DRC on the scope of issues the Planning Commission may consider when this item is reviewed by the Commission on 1-10-17. Staff noted that since the CEQA review and appeal period ended in June 2016, the scope of the Commission's review is limited to architectural design and site plan issues. Whichever way the Planning Commission votes on this item, they will need to make specific "findings" to support their determination.

Mr. Sahadi provided historical background, legal settlement and business decision information related the Marriott Residence Inn approved at both the Union Road and Wilmar Place locations.

Action: No action.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – January 3, 2017

**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:** Troy Larkin, Donovan Schmit, Ron Isabel

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**File #:** Site Plan 16-022  
**Application:** Review changes to front façade of existing building on Pine Street for Pappy McGreggor's.  
**Location:** 1122 Pine Street  
**Applicant:** Donovan Schmit  
**Discussion:** The applicant was present to discuss the proposal for a new sign and exterior alterations to the building, including the addition of awnings over the second story windows and the construction of an extended parapet where the new sign will be located. The DRC asked that staff verify the dimensions of the sign, not including the architectural treatment surrounding the sign.  
**Action:** The DRC unanimously approved the signage and exterior alterations with the condition that staff verify dimensions of sign area excluding the architectural treatment surrounding the sign.

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**File #:** PR 16-0165 and OTR 16-013  
**Application:** Parcel map proposing to subdivide an approximately 3.45-acre parcel with an existing single-family residential unit into four parcels ranging in size from approximately 20,000 square feet to 1.23 acres with a request to remove four oak trees.  
**Location:** 301 Creston Road  
**Applicant:** Omni Design Group  
**Discussion:** Staff presented the application for a tentative parcel map, noting the design of the map is based on the removal of four oak trees. Because of the oak tree removal request, the item would go to Planning Commission as a recommendation to City Council. The applicant was also present to discuss the project. The DRC asked how large the proposed houses would be to which the applicant offered approximately 2,000 sf in size. The DRC was in favor of the tentative map, however, asked the applicant to get an estimate of how many additional oaks would be preserved on the property including the large oak tree grove on the north side of the parcel.

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Action: The DRC recommended that the Planning Commission approve the tentative map and oak tree removal as conditioned.

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File #: CUP 16-006  
Application: Request to establish a beer/wine lounge within an existing commercial building with the determination that Public Convenience or Necessity (PCN) would be served by the issuance of a Type 42 license by the Department of Alcoholic Beverage Control (ABC).  
Location: 1317 Park Street  
Applicant: Thomas Booth  
Discussion: Staff presented the application for a conditional use permit, noting the applicant must also receive a PCN determination by City Council. Because of the PCN determination, the item would go to Planning Commission as a recommendation to City Council. The DRC was interested in knowing if the bathroom shown on the floor plans would be accessible to the public. The DRC also asked if ABC provides a map showing all of the various licenses, including the ones that require PCN determination. Staff verified they would look into this prior to Planning Commission.  
Action: The DRC recommended that the Planning Commission approve the conditional use permit as conditioned.

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File #: Sign plan  
Application: New wall signage for Verizon  
Location: 2425 Golden Hill Road  
Applicant: John Walker Signs  
Discussion: Staff presented the proposed new wall signs and projecting sign to the DRC noting that they comply with the established sign program for the Regency Center.  
Action: The DRC unanimously approved the signage as proposed.



## DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – January 9, 2017

**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, Bob Rollins

**Staff Present:** Darren Nash, Darcy Delgado

**Applicants and others present:** Louie Aguilar, Bob Fisher

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**File #:** Site Plan 16-015  
**Application:** Remodel building that used to be Petco into three tenant spaces.  
**Location:** 2051 Theatre Dr.  
**Applicant:** Louie Aguilar / Donahue Schriber  
**Discussion:** Louie Aguilar presented the plans for the remodeling of the existing building, from one tenant space to four tenant spaces. The plans include removing the entry element that was built for the previous Petco tenant and replacing it with two new tower elements on both ends of the north elevation. The plans also show wrapping windows on to the east elevations adjacent to the street. No tenants were identified at this time, but it was indicated that they will most likely be food related.  
**Action:** The DRC approved the remodel plans as proposed.

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**File #:** B16-0813  
**Application:** Review enclosure of drive thru canopy for the Wayne Stanley industrial building  
**Location:** 3350 Riverside Ave  
**Applicant:** Robert Fisher Architect  
**Discussion:** The applicant presented the project to the DRC noting the canopy has already been enclosed and that the material of the panels for the walls of the canopy differ from the material of the rest of the building. Mr. Fisher also noted the panels for the walls were a different color. The DRC asked to see photos of the project prior to making a decision. The applicant said he would provide the photos at a future DRC meeting.  
**Action:** The DRC continued review of the project to a future date.

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**File #:** Sign Plan  
**Application:** Retrofit existing monument sign for Spirit Gas  
**Location:** 1637 Spring Street  
**Applicant:** United Signs

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- Discussion:** Staff presented the proposed sign plan noting the applicant was informed prior to the DRC meeting that the sign did not conform to the Sign Code due the use of white as the sign's background (does not apply to corporate logo). Staff also noted the applicant had requested the item be presented to DRC as is, since the owner did not want to change the sign. The DRC indicated the sign cannot be white and the logo needs to be opaque white. The DRC also asked that the landscape planter (in which the sign is located) be planted with drought-tolerant plants.
- Action:** The DRC members did not support this sign plan since it does not conform to the City's Sign Ordinance. They suggested the applicant resubmit with an alternative proposal.
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