

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Tuesday – January 17, 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, Shannon Agredano, Scott Brennan

Staff Present: Susan DeCarli, Darcy Delgado

Applicants and others present: Keith Hall, Nancy Hubbard, Janet Stanley, Andrew Berry

File #: Tentative Tract Map 3098 and Planned Development 16-009
Application: Tract map proposing to subdivide an approximately 3.13-acre parcel into nine parcels ranging in size from 10,000 square feet to 21,000 square feet.
Location: Union and Prospect
Applicant: Union Road LLC/ Andrew Berry
Discussion: Staff provided an overview of the project and noted the applicant had made various changes to the plans to address concerns brought up during the initial review. The applicant requested to allow reduced landscaping area along Prospect Ave noting the grading makes it more practical to keep the Landscape area closer to the road. The applicant also asked about the street maintenance to which Staff indicated the final condition of approval would require the applicant to form a mechanism prior to Final Map approval to fund the maintenance of the internal street.
Action: The DRC recommended the Planning Commission approve the project including the reduction in lot widths for Lots 6-9 as requested as part of the PD and also the proposed landscaping configuration.

File #: Site Plan 17-001
Application: Ramada Commercial Center - Modify existing (Paris Precision) building northern elevation by adding storefront doors, and removing 2 smaller roll up doors and replacing them with one larger rollup door.
Location: 1650 Ramada Drive
Applicant: Damien Mavis
Discussion: Staff provided an overview of the scope of proposed changes. The applicants provided details on remodel changes. They requested they be allowed to either construct the door opening as shown, and/or be allowed to extend the opening up another 2 feet, depending no result of their value-engineering. The DRC was amenable to this.
Action: The DRC approved the proposed remodel.

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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/Janet Stanley
Discussion: This item was continued from January 9, 2017C since the DRC requested to see photos of the project prior to making a decision. The applicant brought in photos of the enclosure and offered to paint it the same color as the rest of the building. The DRC was in favor of keeping the building a uniform color.
Action: The DRC approved the enclosure with the condition to paint it the same color as the main building.

File #: Sign Plan
Application: New canopy signs and monument sign for Sinclair fueling station
Location: 1493 Creston Road
Applicant: Sign Development Inc.
Discussion: Staff presented the proposed sign plan which is a rebrand for an existing fueling station and carwash. The main issue discussed was the base of the monument sign being architecturally integrated into the design of the project site. The applicant's proposal was for a metal skirt base. The DRC discussed the option of allowing a textured metal base with the condition of incorporating additional landscaping around the monument sign. The changes would need to be approved by the Planning Department.
Action: The DRC approved the signage with the condition to allow a textured metal base for the monument sign subject to providing additional landscaping.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 23, 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: Scott Brennan, John Donaldson

Staff Present: Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Pam Jardini, Chris Hoskins, Larry Gabriel, Jim Kern, Tom Erskine, Gwen Erskine, Rob Miller

File #: Cabernet Links RV Resort & Golf Course
Application: PD 15-004: Establish a 290-unit Recreational Vehicle Resort within the existing Links Golf Course,
Vesting Tentative Tract 3088: elimination of the 39 lots created with Tract 2716 (Gearhart Vista del Hombre project), and re-subdivide the property into 9 lots
CUP 94-005 amendment: amend the existing Conditional Use Permit for the existing golf course for consistency with the proposed new Cabernet Links RV Resort Development Plan.
Location: 5151 Jardine Road
Applicant: Ranch and Coast Properties – Tom Erskine
Discussion: The Erskine’s along with Rob Miller presented the project to the DRC. The RV Resort project, along with the subdivision, the Golf CUP, were discussed. Other issues related to utility undergrounding, Jardine Road and Hwy 46 traffic were discussed. Staff indicated that this project would supersede the previous Vista del Hombre light-industrial project.
Action: The DRC recommended that the Planning Commission approve the project.

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 is a continuation from the December 12, 2016 DRC meeting. The architect for the project, Larry Gabriel, presented the proposed Craftsman style building, which is one of the styles shown in PD 05-016 Amendment. Mr. Gabriel noted that a few items had been updated since the entitlements were approved, including changing some brick components to board and batten siding and updating a tower element. The DRC was in favor of the architecture and believed it to match what was previously approved. They

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questioned the applicant's use of metal on the rear side of the building and if it is consistent with the design guidelines associated with the PD. The applicant pointed out the metal would be painted and there would be a 10-foot fence blocking a majority of the wall from the property to the north. The fence, which was previously approved as part of the PD, would be landscaped with plants. The DRC concluded that since the building will back up to the vacant Boys School and will be partially screened by a fence with landscaping, that the use of metal on the rear of the building would still be consistent with the PD's design guidelines. The DRC noted that the use of metal for all future buildings would need to follow similar guidelines and that the metal should be done discreetly and not highly visible from the public right-of-way.

Action: The DRC approved the project as being in substantial compliance with PD 05-016 Amendment.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 30, 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, Bob Rollins

Staff Present: Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Laura McKinley

File #: Sign Plan
Application: Review sign program for complex including the tenant Sola Salon
Location: 2727 Buena Vista Drive
Applicant: The Sign Place/Laura McKinley
Discussion: Staff presented the proposed sign program for the River Oaks Center. Staff also indicated a sign permit application was received by Sola Salon which did not fit the sign program being proposed. The DRC made comments on the overall sign program and asked the applicant to revisit the color scheme to coordinate with the existing building identification signs for the center. They also asked to see additional elevations of the building and were open to the concept of discreet signage visible from the rear elevation facing Buena Vista Drive. The DRC confirmed the Sola Salon would need to make changes to their sign once the sign program has been approved. The applicant agreed to make some changes and present the sign program at a future date.
Action: No action was taken; this item will be reviewed at a future DRC meeting.

File #: Sign Plan
Application: New sign for Kenton Insurance
Location: 1636 Spring Street
Applicant: Marie Kenton
Discussion: Staff presented the proposed signage, which involves reusing a former monument sign and repainting it. Staff indicated the sign was previously removed from its location and is intended to go in the same place as before. The DRC asked to see exactly where the sign will go and suggested an architectural drawing be submitted. The DRC discussed the amount of information on the sign as being too busy and asked if the applicant could remove some of the text to make it easier to read. They recommended removing the phone number.

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Action: The DRC requested additional information and directed the applicant to eliminate the phone number from the sign. The changes will be reviewed at a future DRC meeting.
