

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – March 20, 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: Bob Rollins, John Donaldson, Doug Barth

Staff Present: Darcy Delgado, Darren Nash

Applicants and others present: Mandi Pickens

File #: PD 14-003 Amendment
Application: Review proposed building alterations to include a restaurant use in the wine-tasting facility.
Location: 2610 Buena Vista Drive
Applicant: Mandi Pickens
Discussion: The applicant presented the project by reviewing the history of the San Antonio Winery and recent entitlements that were approved in 2015, which allowed for the addition of mixed-used commercial/retail and a standalone restaurant. The proposed project would establish a new non-standalone restaurant use within the existing San Antonio Winery. As part of the request, proposed changes to the building would include enclosing an existing 1,352 square foot patio located in the back of the tasting room and reconfiguration of the kitchen prep area. The restaurant would be an ancillary use available to the wine tasting patrons. The DRC discussed whether the project would be required to have additional parking. Staff noted that with the new restaurant, the project site would be required to provide three (3) additional parking spaces.
Action: This item will be reviewed at a future Planning Commission hearing.

File #: Sign Plan
Application: Review new signage for The Inn on Spring
Location: 730 Spring Street
Applicant: Denish Patel
Discussion: Staff presented the sign plan noting the applicant intended to reface the existing monument sign and use the existing internal illumination. The applicant had provided two (2) options, the first being a white background with green lettering and the second being a dark green background with white lettering. The applicant demonstrated that with either option, the exterior side panel of the sign would be painted a dark green to match. The DRC was in favor of the second option. Since the sign will be internally illuminated, the white background would not be in conformance with the Specific Plan's sign guidelines.
Action: The signage was approved with the green background and white lettering, with the note that the side paneling of the sign would also be painted green to match.

File #: Sign Plan
Application: Replace existing monument sign with new monument sign.
Location: 1937 Spring Street
Applicant: Webber – Nelson Realty
Action: The monument sign was approved as proposed.

Agenda Item 3

File #: PD 07-015
Application: Review details for Oaks Hotel expansion.
Location: 3002 Riverside Ave.
Applicant: Mary Quan
Discussion: Planning Staff presented the construction drawings for the project which included site plans, architectural elevations, and landscape plans.
Action: The DRC concluded that the construction plans were in compliance with the original plans approved with PD 07-015.

File #: Sign Plan
Application: New signage for Couch Potato
Location: 1240 Spring Street
Applicant: Couch Potato Paso LLC
Discussion: Staff presented the sign plan noting the signs would be individual letters mounted to the building and would be externally illuminated.
Action: The signage was approved as proposed.

Agenda Item 3

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 27, 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, Doug Barth

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

Applicants and others present: Julia Oberhoff, Margaret Johnson, Clint Iwanicha, Mark Foos, Michael Armenta

File #: PD 16-006
Application: Paso Robles Inn Expansion, review proposed building materials for west elevation.
Location: 600 12th Street
Applicant: Julia Oberhoff, Tenover Studio
Discussion: Staff provided an overview of the proposed changes including alterations to the approved rooftop spa and lounge to just a lounge/bar and roof and wall changes, and the west elevation materials changes. The applicants' representative provide greater detail on the proposed changes. Changes proposed for the west elevation are to eliminate the bottom course of brick for the portion of the building not visible from the street, and to reduce the number of window openings from 4 to 2, and eliminate the dark beam window headers.
Action: The DRC approved the changes to the rooftop, including a solid wall along the south portion of the bar adjacent to the courtyard with openings for air circulation. The DRC approved 2 windows on the bottom 2 floors, but maintain 4 windows on the 3rd and 4th floor with darker colored painted top area above the windows.

File #: Site Plan Review
Application: Convert existing multi-tenant commercial building into a hotel.
Location: 715 24th Street
Applicant: Asza Hospitality, LLC / Clinton Iwanicha, Architect
Discussion: Clint Iwanicha, Architect presented the site plans and architectural elevations for the hotel. Staff indicated that it had worked with Clint on multiple versions until the proposed version which seemed to be consistent with the Uptown Town Centre Specific Plan.
Action: The DRC approved the plans as proposed.

File #: Sign Plan
Application: Reface all signage for Heritage Oaks Bank which is now owned by Pacific Premier Bank
Location: 545 12th Street and 400 S River Road
Applicant: Pacific Premier Bank
Discussion: Staff presented the proposed signage, noting that Heritage Oaks Bank is now owned by Pacific Premier Bank and that all signage would be refaced with the new colors and

Agenda Item 3

logos to reflect the change of ownership. The new graphics are substantially similar to what is currently existing, and since no additional signs are proposed, the DRC would not be required to take action.

Action: No action was taken by the DRC.

File #: CUP Amendment 15-018
Application: Request to increase the size and height of previously approved guest house.
Location: 1311 Chestnut Street
Applicant: Tracey Burns / Mark Foos
Discussion: Mr. Foos provided the DRC with a history of the project, noting the original conditional use permit allowed for a 565 square foot second story addition over an existing 270 square foot detached garage, with a height of 25-feet at the front and right side elevations. The proposed project is now a 708 square foot addition, and would increase the height to 31-feet. Mr. Foos indicated the owner's intention for increasing the overall size and height of the detached accessory building would be to allow for more floor area to be used as storage and for vaulted ceilings in the living room. The DRC was concerned about the scale of the building in relationship to surrounding neighbors and asked the applicant to provide additional information prior to Planning Commission, such as renderings of the building and/or utilizing a story-pole.

Action: This item will be reviewed at a future Planning Commission hearing.

File #: CUP 17-002
Application: Request to add a new 2,400 square foot garage/workshop
Location: 1928 Experimental Station Road
Applicant: Todd St. John / Michael Armenta
Discussion: Mr. Armenta presented the project, noting the owner's intention for building the garage/workshop is for storage of a motorhome, recreational trailer, as well as the use as a private workshop. The main issue discussed was the difference in materials between the house and the metal accessory building as well as the overall height and size of the structure. The applicant provided sample colors and materials, noting the paint will be a matte finish with colors that are substantially similar to the residence. Due to the new building being substantially set back from the house and located in the rear corner of the 1.03-acre lot, the DRC did not have a concern with the structure as proposed. The DRC was interested in knowing the size of the trees proposed to be planted since they will be screening the building from the adjacent neighboring properties. The applicant will provide the information prior to Planning Commission.

Action: This item will be reviewed at a future Planning Commission hearing.