

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – Tuesday, April 4, 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, Doug Barth**

**Staff Present: Darcy Delgado, Warren Frace**

**Applicants and others present: Daniel Cardinale, Dick McKinley**

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File #: PD 16-008, CUP 16-007  
Application: Review proposed construction for the Paso Robles Airport Solar Project  
Location: 3103 Satellite Drive (located within the Airport property)  
Applicant: SunEdison / EPD Solutions  
Discussion: Mr. McKinley presented the solar facility project, a 4-megawatt (MW) ground-mounted solar photovoltaic (PV) power facility on a 24.6-acre site within the Paso Robles Municipal Airport property. The project requires a Conditional Use Permit to be reviewed and approved during a public hearing by the Planning Commission. The DRC inquired into the project's financial savings and which facilities would benefit from the project. Mr. McKinley clarified the financial savings would be approximately \$7,000,000 dollars over a twenty (20) year period and the solar energy that will be captured at the Airport project site will provide energy back to any City-owned facility.  
Action: This item will be reviewed at a future Planning Commission hearing.

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File #: Sign Plan  
Application: Review new signage for The Blue Moon Southwestern Grill  
Location: 810 11<sup>th</sup> Street  
Applicant: Miguel Figueroa  
Action: The wall-sign and projecting sign were approved as proposed.

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File #: Sign Plan  
Application: Review new signage for The Naked Fish restaurant  
Location: 807 13<sup>th</sup> Street  
Applicant: Daniel Cardinale  
Action: The hanging sign and projecting sign were approved as proposed.

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File #: Sign Plan  
Application: Review new signage for Boost Mobile  
Location: 3348 Spring Street  
Applicant: Daniel Caverria  
Discussion: Staff presented the sign for Boost Mobile which will be a reverse, halo-lit channel letter sign. The applicant was unable to verify the overall size of the sign prior to the meeting, so staff noted that the applicant will need to demonstrate they meet the Specific Plan's sign size criteria prior to issuance of a building permit.  
Action: The sign was approved subject to staff confirming the sign meets the allowed size.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 10, 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, Shannon Agredano, Doug Barth

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

**Applicants and others present:** Kyle Harris, Josh Garner, Darrin McMahon, Norma Moye, Brad Alford, Keith Rowe, and Scott Gang

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File #: PD 12-006 Amendment  
Application: Amend Firestone Brewery development plan to add new Cold Block 4 Building.  
Location: 1400 Ramada Drive  
Applicant: Firestone Brewery  
Discussion: Josh Garner of Harris Architecture presented a computer generated views of the proposed tanks for Cold Block 4. Also shown was the proposed pipe bridge across Vendels Circle. Most of the discussion was related to the heights of the proposed tanks. Staff indicated that there is a 50-foot height limit for buildings in the M zone, but it is possible to ask for an exception to the height which requires approval by the City Council. There were discussions of different finish floor elevations between the brewhouse building and the proposed cold storage building. Staff suggested that it would be helpful to have an option to take to the Planning Commission that would show the tanks at the 50-foot height.  
Action: No action was taken the DRC agreed that bringing back an alternative that showed tanks and the 50-foot height would be a good next step.

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File #: CUP 17-001  
Application: Request to establish a Church within the former Bank of Italy building  
Location: 1245 Park Street  
Applicant: Brad Alford / Larry Gabriel Architect  
Discussion: The applicant discussed the proposed Church use to be located in the historic Bank of Italy building located Downtown, detailing the proposed assembly times and anticipated number of attendees. The DRC expressed concerns regarding the occupancy of the Church, noting that the large assembly use could affect parking demands in the Downtown, especially when weekday evening services would be offered. The applicant indicated the parking needs will be similar to that of an office, noting that the building was previously occupied by the State for offices. Further, the applicant indicated they are negotiating with an adjacent property owner to have a shared parking agreement, and identified an off-site private parking lot several miles from the Church that could be used for patrons to park and carpool to the Church. The DRC recommended the applicant further analyze parking compatibility prior to the Planning Commission hearing.  
Action: This item will be reviewed at a future Planning Commission hearing.

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## Agenda Item 3

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File #: Sign Plan  
Application: Review new signage for Ace Feet Reflexology  
Location: 205 Oak Hill Road, Suite 103  
Applicant: Yuan Wang  
Discussion: Staff presented the proposed illuminated channel letter wall sign and indicated it met the standards for the sign program established for the Highlands Center. The proposed A-Frame sign was discussed by DRC who unanimously felt the sign was too cluttered and does not meet the design criteria. The DRC recommended adding a border and reducing the amount of text on the sign, and would re-review the request once changes are made.  
Action: The wall-sign was approved as proposed. The DRC requested additional information for the proposed A-Frame sign and directed the applicant to reduce the amount of text from the sign and consider enhancing the graphics such as providing a border. The changes will be reviewed at a future DRC meeting.

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File #: Sign Plan  
Application: Review new sign for Bella Jule  
Location: 1224 Pine Street  
Applicant: Jack Johnson  
Discussion: Staff presented the proposed projecting sign for Bella Jule. The DRC was concerned with what the final product will look like, and was unable to make a decision without having more information. The DRC recommended the applicant provide either graphical renderings or supplement the application by bringing in sample colors and materials.  
Action: No action was taken due to the DRC requesting additional information.

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File #: Exterior Paint Plan  
Application: Review exterior paint colors for Hacienda del Norte  
Location: 529 10<sup>th</sup> Street  
Applicant: Mark Day  
Action: This item was continued to a future DRC meeting due to the absence of reviewable material.

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