

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 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:** Bob Rollins, Shannon Agredano, Doug Barth

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

**Applicants and others present:** Adam Firestone, Nick Gilman, Melissa Appleby, Jack Weist, Larry Gabriel

---

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: This item was continued from a previous DRC meeting on 4/10/17 in which the DRC requested additional information. The main topic of discussion was the height of the tanks and impacts to views from Highway 101. The existing Firestone Brewery buildings and tanks are generally at or below the 50-foot height limit, with exception of some elements extending to approximately 53 feet. Staff noted that there is a provision allowing an exception to building height limits for non-habitable, non-building elements such as silos, flagpoles, water tanks, and similar structures. The DRC when reviewing this section was comfortable with using this section to allow the proposed Cold Block 4 tanks to exceed the 50-foot building height limit established in the Industrial (M) zone. It was noted that tanks are a common accessory elements of brewery facilities, and are often the tallest elements. Since this project requires a development plan approval by the Planning Commission, the approval of the height exception for the tanks can be determined with the Commissions review of the PD Amendment. In this case, since the project needs to go to the Council, they will have the final height determination.  
Action: This item will be reviewed at a future Planning Commission meeting.

---

File #: PD 17-001 & PR16-0245  
Application: Request to subdivide a 7-acre lot into two approximate 3.5-acre lots.  
Location: Ardmore Road, south side of road, at east end.  
Applicant: Spurr Co. / Nick Gilman  
Discussion: Nick Gilman presented the proposed site plan, architectural plans for the building and the proposed parcel map. The project fencing type and landscape screening was discussed. Staff also indicated that since the property to the south (Chandler Ranch) is zoned Residential, that the Zoning Code requires a decorative masonry wall. Staff indicated that since the plans for Chandler Ranch are unknown at this time, that it may be better to plant a landscape buffer with the project rather than build the wall. Staff suggested a 25-foot landscape buffer.  
Action: No action was taken, this item will be reviewed at a future Planning Commission meeting.

---

## Agenda Item 4

---

File #: Site Plan 17-004  
Application: Review plans for outdoor storage yard area for existing building.  
Location: 3020 Propeller Dr.  
Applicant: Pool Corp / Omni Design  
Discussion: The main issue discussed was the fence enclosure for the outdoor storage yard and utilizing a material that would be consistent with the adjacent industrial properties. The applicant acknowledged a tan slatted chain link fence installed near the project site as being a viable fence material, and the DRC determined this type of fence would also match the existing building. Staff noted the site plan needed additional landscaping modifications prior to any landscaping being installed. The DRC indicated staff could work on these changes with the applicant.  
Action: The DRC approved the project with the changes to the fence being a 6-foot tan slatted chain link fence. Additionally, the applicant will need to work with staff prior to installation of landscaping.

---

File #: SP 16-020  
Application: Request to construct a new commercial building and move one existing building on a vacant lot.  
Location: Southwest corner of Spring Street and 6<sup>th</sup> Street.  
Applicant: Robert Gilson / Larry Gabriel  
Discussion: This item was continued from the November 7, 2016 DRC meeting. The applicant presented an alternative development scenario as recommended by the DRC. The applicant provided architectural elevations and a site plan, demonstrating the new project would involve the relocation of an existing building as well as the construction of a new building. Both buildings types would be flex shed with proposed architecture consistent with the warehouse industrial look. The DRC expressed concerns over the use of reclaimed wood as proposed. The applicant offered to include a higher quality type of wood, such as resawn wood. Additionally, an Arborist Report was provided with various mitigation measures that will be incorporated into the design of the site.  
Action: The DRC approved the plans as proposed, reiterating the use of higher quality resawn wood versus reclaimed wood and following the mitigation measures outlined in the Arborist Report.

---

File #: SP 17-002  
Application: Request to remodel the existing KFC / A&W restaurant  
Location: 2405 Riverside Ave  
Applicant: LendLease  
Action: The exterior remodel was approved as proposed.

---

File #: Sign Plan  
Application: New awning and signage  
Location: 721 12<sup>th</sup> Street  
Applicant: Shoreline Awning  
Discussion: Staff presented the proposed request to install a new awning to replace the existing. The awning would also include printed graphics which correspond as allowed signage.  
Action: The new awning with graphics was approved as proposed.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 24, 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, Shannon Agredano, Doug Barth

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

**Applicants and others present:** Faith Hard, Jack Johnson, Mark Day

---

File #: CUP 17-003  
Application: Request to establish an Adult Day Program  
Location: 614 13<sup>th</sup> Street  
Applicant: Novelles Developmental Services / Jeanette Wisler  
Discussion: The applicant presented the proposed request to establish an Adult Day Care Program. The facility would operate as an office, which is the existing use, and would be licensed for up to 35 individuals to provide community and job skills training for adults with developmental disabilities. Training opportunities would occur on-site as well as off-site with prospective employers. The facility would hold office hours Monday through Friday, from 8:00 AM to 5:00 PM, however program participants would only be able to attend on these days from 9:00 AM to 3:00 PM. Program participants would be supervised at all times with the average ratio of participants to staff being three (3) participants to one (1) staff member.  
Action: This item will be reviewed at a future Planning Commission hearing.

---

File #: Sign Plan  
Application: Review new sign for Bella Jule  
Location: 1224 Pine Street  
Applicant: Jack Johnson  
Action: The projecting sign was approved as proposed.

---

File #: Sign Plan  
Application: Review new signage for Starbucks  
Location: 2924 Golden Hill Rd  
Applicant: Superior Electrical Signs  
Action: The sign plan was approved as proposed.

---

File #: Exterior Paint Plan  
Application: Review exterior paint colors for Hacienda del Norte  
Location: 529 10<sup>th</sup> Street  
Applicant: Mark Day

## Agenda Item 4

- Discussion: The applicant presented the proposed exterior paint improvements to the Hacienda del Norte building by providing two options for the DRC's review. Staff indicated that although painting a building is not typically required to be reviewed at DRC level, due to the size of the building, DRC-level review was appropriate. The DRC indicated preference for Option #2 which proposed a more neutral color palette.
- Action: The DRC approved Option #2 as proposed.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 1, 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, Roberta Jorgensen, Doug Barth  
(Bob Rollins and John Donaldson – Observing)

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

**Applicants and others present:** McShane Murnane, Colin Peoples, Deborah Longo, Larry Werner, Cheryl Wiczorek, Mitch Wolpert

---

File #: ZC 17-001, PD 17-003

Application: Review proposal for a mixed-use development known as the Paso Robles Market

Location: 1803 Spring Street

Applicant: Deborah Longo

Discussion: McShane Murnane of M+Architecture presented the project including the site plans, conceptual landscape plans, architectural elevations. Also included was some preliminary plans for the remodel of the existing historic house, along with a new kitchen addition. Main topics of conversation with the DRC included:

- The request for the ability to have a flex shed building type, that would allow for a 36-foot building height;
- The revisions of the project related to change in overhead irrigated turf, to low water drought tolerant grasses watered by drip/subterranean;
- Refinement of materials for the Market Place building to introduce wood siding along with the standing seam metal;
- Clarification on the distillery, that there would not be manufacturing on site, just display of the finished distilled spirits as an accessory to a restaurant use;
- Concern with design and materials for the historic building addition. Request to provide other alternatives;
- Discussion of the proposed code amendment to allow specialty retail uses and the flex shed building type in the T3-F zone.

Action: The DRC discussed that the proposed use seemed reasonable for the lot. They requested that the items listed above be addressed for the Planning Commission meeting.

---

File #: Sign Plan

Application: Review A-frame sign for Ace Feet Reflexology

Location: 205 Oak Hill Road, Suite 103

Applicant: Yuan Wang

Action: The A-frame sign was approved as proposed.

---

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 8, 2017

**Meeting Location:** The Development Review Committee will meet at the Library Study Room on the first floor of City Hall, at 1000 Spring Street, Paso Robles, California.

**DRC Members Present:** Shannon Agredano, Roberta Jorgensen, Doug Barth

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

**Applicants and others present:** Stan Case, Tim Rueda, Don Ezell, Frank Cueva, Chris Thomas

---

**File #:** CUP 17-004 & PD 16-002  
**Application:** Request to establish outdoor storage yard.  
**Location:** 2121 Ardmore Road  
**Applicant:** Case Paso  
**Discussion:** Stan Case and Tim Rueda presented the plans for the proposed storage lot. They indicated that there is no specific user for the yard, but want to develop the site for an outdoor storage yard and obtain the necessary Conditional Use Permit for future users. The type and materials of the proposed retaining walls and fences were discussed. Staff indicated that there are some minimum landscape setbacks required for screening of outdoor storage yards.  
**Action:** No action was taken, this item will be reviewed at a future Planning Commission hearing.

---

**File #:** CUP 17-005  
**Application:** Request to establish a cardroom in the Riverside Corridor  
**Location:** 1144 Black Oak Drive  
**Applicant:** Don Ezell  
**Discussion:** The proposal is to move the existing card room operation and gambling license for a six-table card room at 1124 Black Oak Drive to the proposed location at 1144 Black Oak Drive. The applicant indicated the building will need exterior façade and landscaping improvements including updating the paint, expansion of the outdoor patio area, landscaping the existing drive-thru, and installation of new signs. Additionally, the applicant discussed the licensing requirements and regulations imposed by the State as well as local law enforcement. The applicant indicated that the proposed card room relocation would follow the existing business model and that they've had a good history of neighbor compatibility at the current location of 1124 Black Oak Drive. Staff asked the applicant what the plans were for converting the drive-thru to outdoor usable space. At this time, the applicant does not intend to use the space but wants to improve on the aesthetics of the property.  
**Action:** This item will be reviewed at a future Planning Commission hearing.

---

## Agenda Item 4

File #: Sign Plan  
Application: Review new signage for Novelles Developmental Services  
Location: 614 13<sup>th</sup> Street  
Applicant: Novelles Developmental Services/Jeanette Wisler  
Discussion: The DRC discussed the signs as being relatively small for the building, but noted that since the office has a specific clientele, the small discrete signs work for that purpose.  
Action: The signage was approved as proposed.

---