

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 15, 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, John Donaldson

Staff Present: Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Derril Whitten, Troy Larkin, Jim Reed, Tyler Stefancich, Mark Foss

File #: Site Plan 16-002
Application: Request to construct a new Sonic drive through restaurant.
Location: Regency Center / Lowes
Applicant: Cornerstone Engineering, Inc.
Discussion: Derril Whitten presented the project plans. Staff indicated that the plans were on the right track to fitting in with the Regency Center, but that various elements of the building's architecture, colors and materials would need to be refined in order to be compatible with the surrounding buildings. The DRC suggested the applicant modify the plans to incorporate more architectural treatments that currently exist in the center and that the project could then be re-reviewed at a future DRC meeting.
Action: The DRC requested additional information to be reviewed at a future DRC meeting.

File #: Site Plan 16-022
Application: Review changes to banquet room on Railroad Street for Pappy McGregor's.
Location: 1122 Pine Street
Applicant: Donovan Schmit
Discussion: The applicant discussed the changes to the rear elevation of the banquet room from what was originally approved by the DRC on 12/5/16 were necessary to accommodate ADA requirements as part of their building permit corrections. The applicant demonstrated the overall design remained consistent with what was originally approved, except for modifications to the roof design. The DRC discussed the option of modifying the hip-roof due to concerns of its compatibility with the adjacent building to the north. The applicant agreed to make changes to the roof and offered to revise the roof to a gabled-roof. The DRC agreed the changes would be more compatible. Staff would be able to review the changes as part of the building permit resubmittal.
Action: The exterior alterations to the banquet room were approved as proposed with the change of the hip-roof to a gabled-roof.

File #: Fence plan
Application: Request to install a 4-foot tall chain-link fence in the front yard.
Location: 1046 Samantha Drive
Applicant: Tyler Stefancich
Discussion: The applicant discussed the proposed fence, noting he had been working with the City Engineer on the location of the fence to be a minimum of 3-feet behind the sidewalk. The DRC asked staff which fence materials are allowed in the R-1 (Single Family

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Residential) zone. Staff indicated chain link fences are not specifically prohibited. The DRC discussed that a fence with alternative materials would look better in the residential neighborhood, but agreed the fence would be set back far enough for the height not to cause a visibility concern.

Action: The DRC approved the 4-foot fence height.

File #: CUP Amend 15-018

Application: Request to increase the size of a previously approved guest house addition.

Location: 1311 Chestnut Street

Applicant: Tracy Burns/Mark Foos

Discussion: This item was deferred back to the DRC from the Planning Commission at the 5/9/17 public hearing. The applicant discussed the changes made to the guest house addition since the meeting, specifically noting the reduction of the overall building height back to what was originally approved under CUP 15-018. The increase of 123 square feet of building area which was presented as part of the project remained unchanged since the meeting. The DRC was still concerned about the additional increase in square footage and indicated the application would still need to be re-reviewed by the Planning Commission. The DRC also suggested the applicant provide renderings showing the addition behind the existing single-family residence would be helpful in making a decision on the application request.

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – May 22, 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, John Donaldson

Staff Present: Darcy Delgado, Darren Nash, Warren Frace, David Athey

Applicants and others present: George Garcia, Matt Masia

File #: PD 16-007- Black Oak Lodge Hotel
Application: Request to construct a new 60,000sf, 4-story hotel
Location: 2717 Black Oak Dr.
Applicant: Black's Hatchery – Matt Masia
Discussion: George Garcia along with Matt Masia presented the project plans for the Black Oak Lodge hotel project. The main issue discussed was the request for the height exception from the 36-foot requirement for flex shed building types, to the proposed 43-foot, four-story height with architectural elements extending up to 50 feet. It was discussed the Paso Oaks hotel was approved for a height exception up to 46-feet (three stories).

The other main topic of discussion was the parking and access in relation to McDonalds. George Garcia indicated that check-in and check-out times for the hotel are at different peak drive-through times for the restaurant. It was discussed that on-sight directional signage for the hotel directing cars leaving the site to use Riverside Avenue would help the circulation for the project.

Action: In general, the DRC was in favor of the project acknowledging the four-sided architectural treatments, and that the height exception seemed reasonable for this project at this location.

File #: Sign Plan
Application: Request to replace existing Best Western pylon sign.
Location: 1135 24th Street
Applicant: Matt Masia
Discussion: Matt Masia presented 3 options for the re-design of the existing pylon sign.
Action: The DRC was favorable to either Option 1 or Option 2 with the requirement to incorporate architectural elements at the top and bottom of the sign cabinet, and maintaining the 45-foot height of the sign.

File #: Sign Plan
Application: Review new sign plan for Las Comadres Lavanderia
Location: 3348 Spring Street, Suite 103
Applicant: Rafael Ortiz
Discussion: Staff presented the proposed halo-lit channel letter sign, noting that it complies with the Specific Plan as well as previously approved signage for the Uptown Center. Staff noted

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that the dimensions shown for the sign are compliant, but the drawing didn't appear to scale and that the size will be confirmed when a building permit is submitted by the applicant.

Action: The sign was approved as proposed.
