

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 5, 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, Sheree Davis
(John Donaldson – Observing)

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

Applicants and others present: Glenna Thompson, Norma Moye, Debbie Lorenz, Mike Hodge, Rudy Bockman, Steve Publisi, Ashley Lorenz

File #: PD 16-005, Homewood Suites
Application: Request for a 105-room, four-story hotel.
Location: Dallons Drive west of Golden Hill Road, north side of Dallons Drive (behind Lowes).
Applicant: ACE Design, LLC
Action: The applicant requested that this item be postponed to a future meeting to allow additional time to address architectural comments from staff.

File #: Sign Plan
Application: Review sign plan for Symbiosis Wines
Location: 612 12th Street
Applicant: Glenna Thompson
Discussion: The applicant presented various sign proposals for painting her sign onto her storefront, indicating she would be doing the painting herself. One of the proposals was to paint a vertical sign on the alley-side of the building, which staff indicated did not meet the Specific Plan criteria for wall signs. The DRC provided feedback on the various options and informed the applicant of meeting the Specific Plan's criteria for signs. The DRC also suggested the applicant provide a sample of the painted sign (reduced scale) showing the DRC the quality of the painting to ensure that the sign will be done professionally.
Action: This item will be reviewed at a future DRC meeting.

File #: Sign Plan
Application: Review sign plan for SLO Sweets (formerly Powell's).
Location: 840 11th Street
Applicant: Miranda Battenburg
Discussion: Staff presented the proposed wall-mounted and projecting signs, which would replace the existing Powell's Sweet Shoppe signage. Staff indicated the material for the wall-sign include aluminum logo box with acrylic letters. The projecting sign would be made of acrylic. The DRC requested additional information and asked to see an example of the colors and materials being proposed to determine if the sign would be compatible with the existing building's materials.
Action: This item will be reviewed at a future DRC meeting.

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File #: Pre-Application Review
Application: Review preliminary plans for a four-story hotel.
Location: Pine Street and 10th Street
Applicant: Debbie Lorenz
Discussion: Steve Puglisi along with Debbie Lorenz presented the conceptual plans for the new hotel project. Plans presented included conceptual site plans, architectural elevations, and colors/materials.
In general the DRC was receptive to the project and looked forward to seeing the official submittal.
Action: No Action was taken. The applicant will be submitting the project for a Development Plan (PD).

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 12, 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, Sheree Davis
Staff Present: Darcy Delgado, Warren Frace
Applicants and others present: Nick Gilman

File #: SP 17-006
Application: Request for a new patio shade cover to the existing Springside Restaurant
Location: 1646 Spring Street
Applicant: Nick Gilman
Discussion: The applicant Nick Gilman presented the proposed patio shade structure, discussing the use of discrete architectural components that would allow the restaurant to maximize the space being covered. Staff suggested the structure incorporate additional Craftsman style architecture such as tapered columns, which would balance the structure with the existing architecture of the restaurant. The DRC requested the applicant revise the structure to integrate staff's suggestions. Mr. Gilman agreed to make the changes to the structure, which will be reviewed at a future DRC meeting.
Action: The DRC requested additional information to be reviewed at a future DRC meeting.

File #: Sign Plan
Application: Review previously retrofitted monument sign for One Stop convenience store.
Location: 703 Spring Street
Applicant: Satpal Atwal
Discussion: Staff presented the changes to the existing monument sign for the convenience store. The sign for the gasoline and fuel prices did not change location nor increase in size, but was retrofitted to be a digital format for price display. The DRC expressed concerns over the glare being emitted by the LED display, the cabinet color, and lack of architecturally integrated base. The DRC agreed that the digital format display could be approved with a reduction in the glare emitted by the LED display, painting the cabinet a color consistent with the building, and providing landscaping around the base of the sign.
Action: The sign was conditionally approved subject to the applicant reducing the glare of the sign, adding landscaping around the base of the sign and painting the cabinet a color consistent with the building.

File #: Sign Plan
Application: Review wall mounted sign for Park Street Gallery
Location: 1320 Park Street
Applicant: Park Street Gallery
Action: The signs were approved as proposed.

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File #: Sign Plan
Application: Review request for wall mounted sign for El Sol Restaurant.
Location: 1920 Creston Rd.
Applicant: Santa Maria Signs
Discussion: Staff presented the proposed wall sign for the El Sol Restaurant, noting there is no sign program established for the shopping center, however, the sign appears to be fit in well with existing signs in the area. The DRC agreed the sign would look good at the location and indicated future signs within the complex would benefit from more consistent standards with preference towards the channel letter signs over the cabinet signs for this complex.
Action: The sign was approved as proposed.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 19, 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, Sheree Davis, Bob Rollins

Staff Present: Darcy Delgado, Warren Frace, Darren Nash

Applicants and others present: Nick Gilman

File #: B17-0222
Application: Review solar canopy modifications for substantial compliance with CUP 16-006
Location: 600 Nickerson Drive
Applicant: Teresa Mitchell
Discussion: Staff presented the proposed modifications which include reducing the height of the canopy overall by 3'-6". This would result in the lower side of the structure going from 13'-6" to 10'. The DRC discussed that since there is a landscape planter at either end of the canopy, it is unlikely the reduction in height would result in any vehicles coming into contact with the reduced canopy.
Action: The DRC approved the project as being in substantial compliance with CUP 16-006.

File #: B17-0236
Application: Review solar canopy modifications for substantial compliance with CUP 16-007
Location: 1860 Creston Road
Applicant: Teresa Mitchell
Discussion: Staff presented the proposed modifications which include reducing the height of the canopy overall by 3'-6". This would result in the lower side of the structure going from 13'-6" to 10'. The DRC was concerned that the reduction in height would result in possible collisions since the parking lot is not clearly striped and large Recreational Vehicle trailers may be parking in the lot. The DRC requested staff provide additional information prior to making a decision.
Action: The DRC requested additional information to be reviewed at a future DRC meeting.

File #: Calipaso Winery, LLC
Application: Review sign plan for Calipaso Winery
Location: 809 13th Street
Applicant: All Signs and Graphics
Action: The signs were approved as proposed.

File #: SP 17-006
Application: Request to construct a 4,996 square foot industrial building
Location: 3522 Combine Street

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- Applicant: Nick Gilman Architect
- Discussion: Nick Gilman presented the proposed site plan and architectural plans for the proposed building. Staff suggested the site plan include the use of landscaping bulb-outs in the parking lot, which would be consistent with the approved development plan for the area. Mr. Gilman offered to revise the plans, but indicated the type of user would typically find it difficult getting large equipment in and out of the parking lot if landscaping bulb-outs were installed. The DRC discussed the trade-off of using a high quality fence in the rear of the parking lot if no landscaping bulb-outs were installed. Mr. Gilman agreed to the trade-off.
- Action: The DRC approved the project as proposed, subject to installation of a higher quality rear fence instead of a chain link fence.
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DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 26, 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, Bob Rollins

Staff Present: Darcy Delgado, Susan DeCarli, Darren Nash

Applicants and others present: Nick Gilman, Ben Hackstedde, Dick McKinley

File #: SP 17-006
Application: Request for a new patio shade cover to the existing Springside Restaurant
Location: 1646 Spring Street
Applicant: Nick Gilman
Discussion: This item was continued from the 6/12/17 DRC meeting. Mr. Gilman presented an alternative design proposal for the patio shade structure which took into account DRC's recommendation to incorporate Craftsman style architectural components.
Action: The DRC approved the project as proposed.

File #: CUP 17-006
Application: Request to establish a wireless communication facility and accessory equipment
Location: 3200 Spring Street
Applicant: Verizon Wireless / c/o Ben Hackstedde (Sequoia Development Services)
Discussion: The applicant, Ben Hackstedde, presented the project for a small cell facility to be located on an existing utility pole to provide additional coverage to Verizon customers. The main issue discussed at the meeting was the method of screening for the accessory ground-mounted equipment and consistency with the Wireless Communications Facilities Ordinance (Chapter 21.20B). Mr. Hackstedde discussed the unfeasibility of undergrounding the cabinets due to vaulting requirements and additional noise that would result from fans and cooling vents needed to keep the equipment cool. Mr. Hackstedde also indicated the use of bollards around the equipment is preferable to protect the equipment. The DRC requested the applicant provide the Planning Commission with an option showing the screening of the cabinet equipment versus what the equipment would look like unscreened.
Action: This item will be reviewed at a future Planning Commission meeting.

File #: PD 98-004 Amendment
Application: Review modifications to outdoor display area
Location: 1650 Ramada Drive
Applicant: Hubbard and Associates
Discussion: Staff presented the proposed modifications to the outdoor display area at the north end of the building, which would include the removal of the wrought iron fence. The DRC indicated the removal of the fence would substantially alter the look of the building and could not make findings of substantial compliance with the PD 98-004 Amendment.
Action: The DRC did not find the modifications substantially compliant with the PD 98-004 Amendment.

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File #: B17-0236
Application: Review solar canopy modifications for substantial compliance with CUP 16-007
Location: 1860 Creston Road
Applicant: Teresa Mitchell
Discussion: This item was continued from the 6/12/17 DRC meeting. The proposed modifications include reducing the height of the canopy overall by 3'-6". This would result in the lower side of the structure going from 13'-6" to 10'. The DRC expressed concern over the reduction in height and the possibility of larger vehicle collisions with the low overhang. Public Works Director, Dick McKinley, offered alternatives to the project including having bollards placed at either end of the low side of the canopy and the installation of signage indicating the low overhang. The DRC requested the parking lot also be restriped to allow vehicles to make a U-turn prior to approaching the canopy. Mr. McKinley agreed to the conditions and indicated the applicant would be responsible for the bollards and signage, but the Public Works Department would handle the restriping.
Action: The DRC approved the project with conditions as being in substantial compliance with CUP 16-007.

File #: B16-0792
Application: Review building permit for Oxford Suites for substantial compliance with PD 13-003
Location: SW corner of 4th Street and Pine Street
Applicant: Ascent Architecture
Action: The applicant requested that this item be postponed to a future meeting to allow additional time to address architectural comments from staff.

File #: Sign Plan
Application: Review sign plan for Moore's Pre-Owned
Location: 210 Spring Street
Applicant: Randal Brown
Discussion: Staff presented the sign proposal and provided the DRC with sample materials and colors. The DRC expressed concerns over the sign materials and colors not being compatible with the building. The DRC suggested the paint colors be a matte finish as opposed to being shiny or reflective and wanted to see what a thicker material would look like. The requested information would need to be reviewed at a future DRC meeting.
Action: This item will be reviewed at a future DRC meeting.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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, Sharie Davis

Staff Present: Darcy Delgado, Darren Nash, Susan DeCarli

Applicants and others present: Melissa Snyder, Bob Fisher, Leo Tidwell II, Leo Tidwell III, Richard Shannon, Darrin McMahon, Mark Fischer, Laura McKinley

File #: Site Plan 16-002
Application: Request to construct a new Sonic drive through restaurant.
Location: Regency Center / Lowes
Applicant: Cornerstone Engineering, Inc.
Discussion: Melissa Snyder of Corner Stone Engineering presented the development plans for the new Sonic Restaurant. The submittal incorporated some design elements suggested from the DRC's comments of their meeting on May 15, 2017. The DRC had concerns with the proposed design not being compatible with the center architecture, and concern with the design of the building as viewed from Highway 46 East.
Action: No action was taken, the applicant indicated that they would work with the architect to incorporate the suggestions by the DRC.

File #: Planned Development 17-007
Application: Request to construct a new 9,960 sf office building and contractor's storage yard.
Location: Dallons Drive behind the Regency Center / APN 025-423-003
Applicant: Leo Tidwell III / Robert Fisher Architect
Discussion: The applicant presented the project plans and discussed options for keeping storage of equipment behind the rear elevation of the office building to keep it out of sight from Dallons Drive. The type of materials to be used for fencing and the location of landscaping were also discussed as it related to screening the storage and creating a buffer from adjacent uses. Additionally, the DRC had no concerns regarding the plan layout and architecture of the office building. The applicant discussed the proposed removal of oak trees as recommended by the Project Arborist. Based on the information provided in the Arborist Report, the DRC was agreeable to moving the project forward to Planning Commission whether the trees were proposed to be removed or retained.
Action: No action was taken, this item will be reviewed at a future Planning Commission hearing.

File #: Site Plan 17-009
Application: Request for addition to existing manufacturing building and request for amendment to Tract 900 to eliminate 20-foot building setback line.
Location: 1200 Ramada Drive
Applicant: Robert Fisher Architect
Discussion: Robert Fisher presented the project plans. Staff indicated that the initial suggestions to Mr. Fisher were to expand the building parapet to better match the existing building, and to add columns to match the existing building. Bob Fisher did revise the parapet, but

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requested to not provide columns. Instead he indicated that he would add window trim to better match the existing building. Also discussed was the request to remove the 20-foot setback line.

Action: The DRC was in favor of the setback line omission (which will go forward to the Planning Commission for a Certificate of Correction to Tract 900) and was OK with the building addition being brought back for final DRC review after Certificate of Correction is completed. The DRC was OK with the revised parapet, and not providing the columns on the new addition.

File #: Site Plan 12-014 - Amendment
Application: Request to expand existing waste water treatment plant for brewery.
Location: 1400 Ramada Dr.
Applicant: Firestone Walker Brewery
Discussion: Darrin McMahon along with Mark Fischer presented the plans for the additional equipment at the existing waste water treatment plan at Firestone Brewery. The project includes the addition of tanks and equipment, with one tank 20 feet tall.
Action: The DRC approved the addition to the existing facility as proposed.

File #: Sign Plan
Application: Review sign plan for Cricket Wireless
Location: 506 Spring Street
Applicant: SignCraft
Discussion: Staff discussed the proposed wall-mounted sign as being compatible with the multi-tenant complex.
Action: The signage was approved as proposed.

File #: Sign Plan
Application: Review sign plan for SLO Sweets (formerly Powell's)
Location: 840 11th Street
Applicant: Miranda Battenburg
Discussion: This item was continued from the June 5, 2017 DRC meeting in which DRC had previously requested additional information be provided including sample colors and materials. The tenant of the building had since erected the sign prior to receiving DRC approval and therefore the main issue discussed at the meeting was whether the sign was compatible with the building based on the colors and materials. The DRC discussed that the materials did not appear authentic, especially since being located on the historic building. Although the applicant was not present, a representative from the sign company (Laura McKinley) who made the sign was able to discuss options on how the existing sign could be modified to appear to be more authentic and address some of DRC's concerns. Based on DRC's suggestions, Ms. McKinley offered to revisit the sign's design and to provide the tenant with additional proofs that would be reviewed at a future DRC meeting.
Action: No action was taken, this item will be reviewed at a future DRC meeting.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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: Shannon Agredano, Sharie Davis,

Staff Present: Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Karen Marsden, Garth Kornreich, Nancy Hubbard, Keith Hall, Randal Brown, Peter Carbajal

File #: PD 17-002 - Bellisimo Restaurant
Application: Request to construct new restaurant, office and residential project.
Location: Southeast corner of Spring Street and 4th Street.
Applicant: Kasey Walker / Garth Kornreich, Architect
Discussion: The applicants presented the proposed project plans for the restaurant project and apartment buildings.
Action: The DRC recommended approval of the project to the Planning Commission. There was a suggestion that they look at adding some additional rock on the apartment building to break-up the stucco walls.

File #: PD 98-004 Amendment
Application: Review modifications to outdoor display area
Location: 1650 Ramada Drive, Suite #7
Applicant: Hubbard and Associates
Discussion: Keith Hall and Nancy Hubbard presented the project's history since obtaining the PD 98-004 Amendment and discussed obstacles they have faced moving forward with the individual tenant leasing the space for suite #7. Mr. Hall and Ms. Hubbard indicated that once building permits were being reviewed for this particular project, the proposed fence enclosure for the outdoor display area presented issues with meeting the California Building Code's requirements for ADA accessibility. The tenant is now proposing to use the space for customer parking, however the area would still be permitted as a future outdoor display area. The DRC expressed concern that not having the fence and landscaping as proposed in the PD Amendment could result in a future tenant occupying the site and doing outdoor display, regardless of there being a fence or not. Staff recommended the applicant provide additional information on how landscaping could be improved to provide screening so that future users would be compatible whether they use the space for parking or outdoor display.
Action: No action was taken, this will be reviewed at a future DRC meeting.

File #: Fence plan
Application: Request for a 4-foot tall wood picket fence in the front yard.
Location: 1914 Lark Ellen
Applicant: Willie Marten

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Discussion: Staff discussed the existing 4-foot fence and indicated the City Engineer has inspected the site and had directed the applicant to move portions of the fence to be outside of the public right-of-way. Additionally, the City Engineer had no concerns regarding sight distance. The DRC indicated that since the picket fence provided clear visibility and complied with the City Engineer's requirements, that the fence height could be approved.

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

File #: Sign Plan
Application: Review sign plan for Paso Robles Furniture
Location: 843 Spring Street
Applicant: Peter Carbajal
Discussion: Staff discussed the proposed wall-mounted sign as being compatible with the multi-tenant complex.
Action: The signage was approved as proposed.

File #: Sign Plan
Application: Review sign plan for Moore's Pre-owned
Location: 210 Spring Street
Applicant: Randal Brown
Discussion: This item was continued from the June 26, 2017 DRC meeting. The applicant Randal Brown was present to discuss the signs colors and materials, which were not changed since the previous DRC meeting. The DRC was still concerned with the sign colors and materials not being compatible with the building and determined non-shiny or reflective paint and materials would improve the overall sign as well as using thicker materials. The DRC indicated staff could approve the building permit for the signage as long as it met DRC's requirements.
Action: The signage was conditionally approved. Staff to approve the building permit for the signage per DRC's discussion.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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: Shannon Agredano, Scott Brennan, Bob Rollins

Staff Present: Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Rene Rolin, Greg Yeager, Edith Lew (NCE).

File #: PD 16-005, Homewood Suites
Application: Request for a 105-room, four-story hotel.
Location: Dallons Drive west of Golden Hill Road, north side of Dallons Drive (behind Lowes).
Applicant: ACE Design, LLC
Discussion: Rene Rolin of ACE Design presented the project plans which included some revised elevations addressing Staff concerns with roof design. Staff indicated that there is concern with the height and setback of the proposed hotel with proximity to the large lot residential parcels on the northern project boundary. There was discussion on trying to get additional room along the rear property line to provide additional landscape buffer. It was also discussed that if there is no additional room for landscaping that a wall or fence be provided. The DRC seemed open to allowing a chain link and slat fence to be installed that would be consistent with the proposed Tidwell storage yard proposed on the adjacent lot to the west.
Action: No action was taken, the project will need to be taken before the Planning Commission. The DRC was generally in favor of the architecture, roof design, and colors. The DRC requested that accurate colors, colored elevations, height verification, and fencing information be provided.

File #: GPA 16-001, RZ 16-002, PR 16-0231 & PD 13-006 Amendment
Application: Request for the following applications:
PR 16-0231: Request to subdivide a 1.8 acre site into two lots where Parcel 1 would be 1.08 acres and Parcel 2 would be 31,000 square feet.
GPA 16-001: Request to change the Land Use designation from Business Park (BP) to (CS) Commercial Service for proposed Parcel 2;
RZ 16-002: Request to change the zoning designation from Planned Industrial (PM) to Commercial/Light Industrial (C3) for proposed Parcel 2;
PD 13-006: Amend PD 13-006 to allow for the construction of a new 3,000 square foot building for auto service with associated parking area on proposed Parcel 2.
Location: Vacant 1.8 acre parcel located on Danley Court (APN: 025-423-005 & 025-425-013)
Applicant: Mike Mullahey / North Coast Engineering
Discussion: Greg Yeager presented the proposed plans for the project. Staff discussed the proposed parcel map, GPA – rezone, and request for new service building.
Action: The DRC recommended that the project move forward to the PC/CC process. No particular concerns were raised by the DRC.

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File #: Sign Plan
Application: Review retrofit sign plan for menu-boards at McDonald's.
Location: 186 Niblick Rd.
Applicant: Design UA
Discussion: Staff discussed the sign proposal to retrofit the menu-boards to be digital and for one additional pre-menu board to be installed as vehicles queue in the drive-thru aisle. The proposed digital signs are narrower than the existing signs and staff indicated the applicant could verify the size was not increasing prior to a building permit being issued. The DRC did not have a concern with the digital signs as long as the size and height of the signs were substantially compliant with the existing menu-boards.
Action: The signage was approved as proposed based on staff verifying the height and dimensions of the signs being substantially compliant with the existing menu-boards.
