

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 31, 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, Bob Rollins, Sheree Davis

Staff Present: Darcy Delgado, Darren Nash

Applicants and others present: Jack Weist, Mike Harrod, Michael Yost

File #: B17-0028
Application: On the Alley Retail
Location: 815 12th Street
Applicant: MW Architects / Robert Gilson
Discussion: Jack Weist presented the site plan and architectural elevations including colors and materials for the new retail shops. The project consists of remodeling an existing building into four retail spaces. The retail spaces will share the internal courtyard area with the On the Alley Restaurant adjacent to the site.
Action: The DRC approved the project as proposed. Signage for the buildings will come back under a separate permit.

File #: B16-0834, B16-0835, & B16-0836
Application: Review building permits for substantial compliance with PR 16-0193
Location: 875 Oriole Way (Lots 2-4)
Applicant: Mike Harrod
Discussion: The applicant, Mr. Mike Harrod, was present to discuss the building permits for three (3) new single-family homes that will be constructed on Lots 2-4. Mr. Harrod provided samples of the colors and materials proposed for the homes and discussed landscaping and fencing for each lot. Mr. Harrod also provided the DRC photos of completed homes with similar elevations to what is proposed on Lots 2-4.
Action: The DRC found the permits for Lots 2-4 to be in substantial compliance with PR 16-0193.

File #: Sign Plan
Application: Review Sign Plan for Sees Candy
Location: 2307 Theatre Drive, Suite 300
Applicant: Coastal Signage and Wayfinding
Discussion: The applicant, Mr. Michael Yost, was present to discuss the proposed channel letter wall sign which will match the existing sign program for the shopping center.
Action: The sign was approved as proposed.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 7, 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, Bob Rollins

Staff Present: Darcy Delgado, Darren Nash, Warren Frace

Applicants and others present: Don Ezzell, Frank Cueva, Andrew Goodwin, Phillip Tsui, Mary Tsui, David Raichart, Debbie Lorenz, Steve Puglisi, and Ashley Lorenz

File #: Paso Robles Cardroom
Application: Review B17-0226 and Sign Plan for substantial compliance with CUP 17-005
Location: 1144 Black Oak Drive
Applicant: Don Ezzell
Discussion: The applicant Mr. Don Ezzell was present to discuss the existing building at 1144 Black Oak Drive and the scope of work for making improvements to the building and adding signage for the new Cardroom that was approved under CUP 17-005. The DRC asked staff to clarify why the project had moved along before DRC had a chance to review, since Mr. Ezzell had demonstrated that most of the work was already complete such as painting the building and landscaping and sign installations. Staff verified that typically the DRC reviews the information before the changes are made and in this case the DRC would be making a retroactive approval. The DRC was okay with the work that has been done to the building and clarified that staff could verify light fixtures are full-cutoff prior to the building permit being finalized. Regarding signage, staff verified that the signs installed were compliant with the Sign Code and Mr. Ezzell has 19 sf of wall-signage remaining that could be applied to the building if he chooses to add additional signage in the future. Mr. Ezzell would also need to get approval prior to installing a cabinet to the existing pylon pole sign.
Action: The building permit and installed signs were approved as being in substantial compliance with CUP 17-005.

File #: Site Plan 16-002
Application: Request to construct a new Sonic drive through restaurant.
Location: Regency Center / Lowes
Applicant: Cornerstone Engineering, Inc.
Discussion: Andrew Goodwin presented the project with the revised elevations as suggested by the DRC at their meeting on July 10, 2017. Mr. Goodwin confirmed that the color of the standing seam metal roofing will be “patina” to match the stucco.
Action: The DRC approved the project as revised.

Agenda Item 5

File #: CUP 17-008
Application: Request to install photovoltaic system canopy arrays in the parking lot of the Oaks Hotel.
Location: 3000 Riverside Avenue
Applicant: Phillip Tsui
Discussion: The applicant and representative, Mr. Phillip Tsui and David Raichart, discussed the proposed solar canopy structures to be installed in the parking lot at the Oaks Hotel. Staff indicated there were concerns on placement of canopies close to Black Oak Drive and the visual impact the structures would have from the public right-of-way. The DRC discussed with the applicant if there were any options to move the canopies throughout the site in order to address the aesthetic concerns of the project. The applicant clarified a redesign could result in losing 40% of the project's solar potential. The DRC indicated that they would like to see additional options of how the project could be improved in regard to the visual effect of the panels from the right-of-way, if possible. However, they suggested that if the applicant chooses to move the project forward with no changes, the Planning Commission would benefit from having architectural renderings provided.
Action: No action was taken. This item will be reviewed at a future Planning Commission hearing.

File #: PD 17-007
Application: Pine St. Hotel – 151 room hotel project.
Location: 944 Pine St.
Applicant: Debbie Lorrenz
Discussion: Steve Puglisi along with Debbie and Ahsley Lorenz presented the Pine Street Hotel Project. It was discussed that this project would replace the previous Promenade project. There would be an increase in rooms from 121 to 151, there would not be a performing arts center or a parking structure with the revised project. There was discussion about the use of sidewalk area for outdoor patios, adjacent to the shop fronts. The restaurant which was separate from the hotel building on the previous project, would now be incorporated into the hotel building, but would be separate business from the hotel. There was discussion about the loss of on-street parking with the development of the hotel as a result of driveways and service areas. There is also a request by the applicants for a loading zone on Pine Street.
Action: The DRC was in favor of the project, expressing concerns with the loss of on-street parking spaces. The DRC indicated that the parking issue will need to be discussed by the full Planning Commission. The DRC also requested that an additional perspective view be provided that shows the building from 8th Street looking to the north. No action was taken, this project is scheduled for review by the Planning Commission on September 26, 2017.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 14, 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, Bob Rollins, John Donaldson

Staff Present: Darcy Delgado, Warren Frace

Applicants and others present: Ernie Rey, Laura McKinley, Jayme Champagne, Cathy Borg

File #: B17-0146 Addendum
Application: Review building permit for an employee patio enclosure.
Location: 1650 Ramada Drive, Suite #8
Applicant: Compli
Discussion: The applicant Mr. Ernie Rey was present to discuss the proposed patio enclosure which will be a 6-foot tall black tubular steel fence. Mr. Rey indicated that the space will provide the office an additional area for employees to take breaks and the space would be improved with landscape planters. The DRC asked if staff would be able to verify landscaping installation. Staff indicated that a final inspection can be required before the Planning Department signs off on the permit for the fence. Staff also suggested adding to the plans that the space is a patio enclosure and not a storage area to which the DRC agreed would be appropriate.
Action: The plans were approved as proposed with staff to verify landscaping installation and add a note to the permit that the space is a patio use only.

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 July 10, 2017 DRC meeting in which a representative from the sign company (Laura McKinley) had offered to make changes to the sign to address DRC's concerns with the previously installed non-approved sign. Ms. McKinley discussed adding a black face around the lettering of the sign and the vinyl on acrylic face letters with internal illumination would remain. The DRC discussed this as still not being characteristic of the Downtown and the combination of the sign's colors and materials not being compatible with the building. The DRC requested the applicant revisit the sign by proposing a different material such as a sand-blasted foam which might look more authentic. Ms. McKinley offered to revisit the plans with the applicant and to provide changes to be reviewed at a future DRC meeting.
Action: No action was taken, this item will be reviewed at a future DRC meeting.

File #: Sign Plan
Application: Review Sign Plan for Nielsen & Associates
Location: 1428 Spring Street
Applicant: Nielsen & Associates c/o Jayme Champagne

Agenda Item 5

Discussion: Staff presented the projecting sign noting the applicant had reduced the size of the proposed sign to better fit the criteria of the Specific Plan. Staff showed the DRC what the applicant had initially submitted which was a longer sign that was identical in size and proportion to what has historically been used on the building for the 2nd floor office space. The DRC favored the historical sign over the smaller version. Additionally, the sign will match another projecting sign that is located on the 2nd level of the building.

Action: The sign plan was approved to match the existing projecting sign for consistency.

File #: Sign Plan

Application: Review Sign Plan for Shell gas station

Location: 1244 24th Street

Applicant: Tesoro Refining & Marketing Co. LLC

Discussion: Staff presented the sign plan to reface signage at the Shell gas station. The plans also propose to retrofit the monument price sign with LED numbers and convert the cabinet to an all-white exterior. The DRC indicated that as long as the cabinet does not become internally illuminated, the white cabinet would be acceptable. Staff verified that the cabinet is externally illuminated and not proposed to be internally illuminated.

Action: The sign plan was approved as proposed with the condition that the cabinet not be internally illuminated.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 21, 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 and John Donaldson

Staff Present: Darcy Delgado

Applicants and others present: None

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 8/14/17 DRC meeting in which the DRC requested changes be made to the sign. The DRC indicated that the changes provided on the newly proposed sign would be compatible with the building along with the external illumination via the existing gooseneck lights. The DRC indicated the non-permitted sign should be removed and the new sign installed within 30-days. The new sign approved by the DRC will need to receive a building permit prior to installation.
Action:	The sign was approved as proposed with the condition that the new sign be installed under an approved building permit within 30-days of the DRC's approval.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 28, 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 and John Donaldson

Staff Present: Darren Nash

Applicants and others present: Brad Alford, Scott Gang, Diane Harris, Victoria Jenks, Jim Reed

File #: CUP 17-011
Application: Request to establish church in existing building.
Location: 1228 11th Street, Suite 101 and 102
Applicant: New Day Church
Discussion: Brad Alford along with Scot Gang presented the CUP request to establish the New Day Church within the existing building located off of 11th Street. The church would take up Suite 101 and 102. It would appear that the existing on-site parking along with on street parking would provide adequate parking for the church use.
Action: The DRC recommended that the Planning Commission approve the use permit. No action was taken; this project will be scheduled for an upcoming Planning Commission hearing.

File #: COA 17-001
Application: Request to add addition to existing single family home and request for a Certificate of Appropriateness for a historic building.
Location: 1949 Oak Street
Applicant: Diane Harris
Discussion: Jim Reed along with Diane Harris and Victoria Jenks presented the plans proposing to construct an addition on the existing single family home consisting of two bedrooms and a bathroom. The addition has been designed to utilize matching materials including board and bat sideing, composition roofing, corresponding porch and color elements. The request is to add double hung vinyl windows on the addition. Staff indicated there would be a concern with the use of vinyl windows on the front elevation of the new addition, since they would not match the original wood windows on the existing house.
Action: The DRC recommended that the Planning Commission review the request for certificate of appropriateness, with the request that the applicant look into the feasibility of providing a wood window to match the existing to help retain the historic character of the homes materials. Staff also requested that the architectural elvations be updated to indicate actual colors and materials requested. This project will be scheduled to go before the Planning Commission in the near future.
