

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 11, 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: Sheree Davis, Shannon Agredano, and Roberta Jorgensen

Staff Present: Susan DeCarli, Warren Frace

Applicants and others present: Ian Hoover, Garth Kornreich

File #: B 17-0597
Application: Request to install canopy structures at PR Waste facility.
Location: 2951 Wallace Dr.
Applicant: Ian Hoover
Discussion: The applicant presented his project and described the roofing materials and colors, and confirmed the structure would not be used for solar power. He also noted that the shade canopies would be attached to the building. He noted that the canopies would match the existing shade structures at the fueling station, and that the intent of these structures is to protect the building openings, trucks and staff from weather both heat and rain
Action: The DRC approved the canopy structures.

File #: PD 17-002 - Bellisimo Restaurant
Application: Request to modify an existing entitlement to add an additional 1,200sf of office space on the 2nd floor.
Location: Southeast corner of Spring Street and 4th Street.
Applicant: Kasey Walker / Garth Kornreich, Architect
Discussion: The project architect presented the proposed building modifications to add square footage on the 2nd floor of the building for office spaces. The project appears very similar and in keeping with the architectural form, theme and materials. The site plan has adequate parking spaces in compliance with the parking provisions of the Uptown/Town Center Specific Plan.
Action: The DRC supported the building addition of office space.

File #: Sign Plan
Application: Replace existing sign with new sign for Caliber Collision
Location: 1811 North River Rd.
Applicant: John Walker
Discussion: Staff presented the proposed new sign for the new business at the site. The sign appeared compatible with the building and awning. (No graphics are proposed on the building awning, which appeared to be an aesthetic improvement.) The sign complies with the sign code.
Action: The DRC approved the proposed sign program.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – December 18, 2017

Meeting Location: The Development Review Committee met in the City Council Chambers at City Hall, at 1000 Spring Street, Paso Robles, California.

DRC Members Present: Sheree Davis, Shannon Agredano, and Roberta Jorgensen

Staff Present: Susan DeCarli, Warren Frace, Darren Nash

Applicants and others present: Brandon Medeiros, Rupesh Patel and Heidi Grimwood (via conference call), staff person from Steve Puglisi Architects

File #: PD 17-011
Application: 133 Room Hotel/Hyatt Place
Location: Theatre Drive/City Property
Applicant: Rupesh Patel
Discussion: Staff presented an overview of the 4-story, 133-room hotel project site and architecture, noting changes of recessed ends from the prior project on the north and south ends of the building to help reduce the appearance of the building mass. The hotel is proposed to have two access points with a right-in/right-out entrance on Theatre Drive, and a regular driveway through City property (with an easement) towards the south end of the project adjacent the Orchard Supply Hardware store driveway. The site plan includes the outdoor use/pool area on the northwest end of the building.

The applicants architect provided a detailed description of architectural features. She also provided two building elevation alternatives to consider, with two different building heights at 52.1 feet and 50 feet in height. If the building height exceeds the City zoning standard of 50 feet in height, it would require approval of a height exception from the Planning Commission. The DRC was pleased with the level of architectural details, and indicated they would be satisfied with the 50-foot building height. They recommended the applicant provide both building elevations with the 50-foot and 52.1 foot heights to Planning Commission meeting on this project.

The DRC was concerned with views of the parking spaces on the northwest area of the site from SR 46W. The applicant will provide dense landscaping, and perhaps berming to screen the parking spaces. They will also provide a cross section of this area of the site to demonstrate screening techniques proposed. The DRC also requested additional landscape screening of the trash enclosure from the highway.

The site plan provides a general placeholder for a future City gateway entry monument sign at the corner of SR 46W and Theatre Drive. Landscaping is intended to be installed around this feature. Staff indicated they would contact Caltrans to see if they would be interested in installing ornamental landscaping along their right-of-way in this area since this is an important entry to the City.

Staff will bring stone material samples to the Planning Commission meeting.

Action: The DRC recommended this project continue forward for Planning Commission review.

Agenda Item 3

File #:	PD 17-010
Application:	Request to construct a 18,000sf addition to existing building for wine storage.
Location:	3230 Riverside
Applicant:	Larry Gabriel Architects
Discussion:	Larry Gabriel along with Steve Rarig presented the project plans for the industrial building addition. Larry Gabriel indicated the addition of architectural vents with awnings, trellis features and landscaping have been added to address Staff's initial concerns related to complying with the architectural standards of the Uptown Town Centre Specific Plan.
Action:	The DRC suggested that additional plans be provided that clarify landscaping proposed and more information on the building materials and trellis features. No action was taken, this item will be discussed at the Planning Commission hearing on January 9, 2018.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – January 8, 2018

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

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Ryan Jeffrey, Rick Jeffrey, Larry Werner

File #: Pre Application Review
Application: Multi-family Residential Project
Location: Southwest corner of 36th and Park Streets
Applicant: Rick Jeffrey
Discussion: The applicants presented the initial conceptual designs for the proposed multi-family residential project. The project would replace the previously approved 42 single-family residential units with 74 multi-family units. The units would be one-bedroom and divided into two separate buildings. Parking would be provided for on a surface parking lot and underneath one of the proposed buildings designed as a podium building. The applicant's will be requesting a density bonus in order to allow for the proposed number of units.
Action: No action was taken, the applicants are working on developing the project for submittal of a development plan. Suggestions were made that the applicants work on updating the architectural elevations of the project to incorporate more elements that would be consistent with the Specific Plan, however, in general the DRC was supportive of the concept and residential unit density.

File #: Sign Plan
Application: Wall mounted sign for Fantastic Sams
Location: 149 Niblick Rd.
Applicant: CT Signs
Discussion: Staff worked with the applicant to provide a sign that would be consistent with the sign program for the Woodland Plaza I sign program. The initial plans that proposed a interally illuminated cabinet sign did not comply with the program. The latest submittal revised the sign to be an internally illuminated channel letter sign on a raceway painted to match the building wall.
ACTION: The sign was approved as proposed.
