

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 5, 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: Scott Brennan, John Donaldson

Staff Present: Darren Nash, Darcy Delgado

Applicants and others present: Nick Gilman, Paul Viborg, Donovan Schmit, Jay Beck

File #: SP 18-001
Application: New industrial building on vacant parcel.
Location: 1621 N. River Rd.
Applicant: Paul Viborg
Discussion: Nick Gilman along with Paul Viborg presented the plans for the 7,200 square foot industrial building (four 1,900 square foot lease spaces). In response to Staff’s suggestions to add additional architectural features on the front and south elevations, Nick Gilman indicated that features such as awnings above the doors could come in conflict with the overhead roll-up doors, and that the request to add additional elements is “specious”. Nick Gilman indicated that the large landscape area in the front yard area would be nicely landscaped and would help break up the front elevation of the building. Staff also indicated concern with the use of the rest of the site which is shown on the plan to remain vacant. Paul Viborg indicated that he would not allow the area to be used for outdoor storage for the tenants of the building. Viborg has no proposed use for the rest of the site at this time. Each lease space has a small outdoor area behind the building on the north side of the building.
Action: The DRC approved the building as proposed, with a requirement that the landscape plan for the “front yard” area be provided to staff for review at the time of the building permit.

File #: SP 16-022
Application: Pappy McGregor’s sidewalk railing on Railroad St.
Location: 1122 Pine Street (Banquet Room, Railroad St. frontage)
Applicant: Donovan Schmit / Mark Marshall
Discussion: Donovan Schmit presented the plans showing the concrete sidewalk area and the location where the railing is required. He indicated that the railing would be made of the same material as the trash enclosure metal frame.
Action: The DRC approved the railing as proposed. Installing the railing will be subject to an encroachment permit by the Engineering Department.

File #: Sign Plan
Application: Request to install new wall mounted sign for Santa Maria Brewing Co.

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Location: 1401 Park Street
Applicant: Santa Maria Signs
Discussion: Staff presented the plans for the revised sign. The plans have been revised to propose an exposed neon sign to be placed in a linear manner on top of the existing awning. Also included would be the logo placed on the building tower element.
Action: The DRC approved the sign as revised.

File #: Sign Plan
Application: Request to rehabilitate an existing nonconforming monument sign and bring it into compliance.
Location: 1601 Spring Street
Applicant: Jay Beck, Stalwork Construction & Design
Discussion: The applicant had proposed to rehabilitate the existing monument sign, which currently exceeds the allowed height limit of 6-feet and sign area of 32-square feet. Due to the existing architectural base and internal framing, the applicant said the sign would need to be demolished in order to fully bring the sign into compliance, however the owner does not want to demolish the sign. The DRC was favorable to the new colors and materials the applicant proposed to use on the sign, however, they verified the applicant would need to bring the sign into compliance prior to the sign being approved.
Action: No action was taken; the sign will be reviewed at a future DRC meeting once more information has been provided.

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – February 12, 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: Scott Brennan, John Donaldson, Bob Rollins

Staff Present: Darren Nash, Darcy Delgado, Susan DeCarli

Applicants and others present: Mark Blackford, Charlie Schluter, Jay Beck, Greg Jaeger, Gentle Winter, and Christian Mercado.

File #: Sign Plan
Application: Request to install new wall mounted signs and use existing pole sign with new sign cabinet for New Holland/Coastal Tractor.
Location: 2348 Golden Hill Road
Applicant: SignCraft
Discussion: This item was continued from the 12/4/17 DRC meeting in which the DRC requested additional information. The applicant provided the requested changes and verified the wall mounted signs would be evenly spaced along the north elevation façade and the wall mounted sign on the west elevation would also be centered. The applicant proposed to utilize the existing pole sign and to install new sign faces for the new business. The proposal also includes painting the pole structure a color compatible with New Holland/Coastal Tractor.
Action: The signage was approved as proposed.

File #: CUP 18-002
Application: Request to install solar canopies at the Chevron gas station.
Location: 190 Niblick Road
Applicant: A.M. Solar, Inc. (Charlie Schluter)
Discussion: Charlie Schluter of A.M. Solar presented the plans for the solar canopies proposed to be located within the parking lot of the Chevron gas station located at 190 Niblick Road. Charlie indicated the canopies would remain a brushed steel finish to match the existing structures. The DRC asked the applicant to verify the height of the canopies and indicate if they would be tall enough at the lowest point to accommodate fuel tank trucks. The applicant has since confirmed the fuel tank trucks are lower than 15-feet tall, therefore the proposed 15-foot clearance is acceptable.
Action: This item will be reviewed at a future Planning Commission hearing.

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File #: B17-0482
Application: Review changes to exterior elevations of existing building for American Riviera Bank.
Location: 1601 Spring Street
Applicant: Jay Beck, Stalwork Construction & Design
Discussion: Jay Beck presented the changes made to the building located at 1601 Spring Street which included adding stucco to the main exterior walls, adding stone veneer accents, and a new standing seam metal roof. Jay Beck also verified landscaping improvements were being installed including the use of drought tolerant plants.
Action: The exterior changes to the building were approved as proposed.

File #: PR 17-0137
Application: Tentative Parcel Map to subdivide 1-acre lot into two 0.5-acre lots.
Location: Trigo 727 North Trigo Ln.
Applicant: Winter / NCE
Discussion: Greg Yeager and Mr. Winter presented the proposed lot split.
Action: No action was taken, this item is scheduled to be reviewed at the Planning Commission on March 13, 2018.

File #: SP 17- 013
Application: Review Final Colors
Location: 3548 Combine
Applicant: Jose Bejar
Discussion: Staff presented the revised colors as requested by the DRC with their approval of the project at the October 16, 2017 meeting.
Action: The colors were approved as proposed by the applicant.

File #: ENF 17-001 / CUP 87-006
Application: A review of Conditional Use Permit 87-006 to determine whether Central Coast Smog & Auto Repair is in compliance with conditions.
Location: 639 Creston Road
Applicant: Christian Mercado
Discussion: Staff updated the DRC on the various neighbor complaints the City had received regarding Central Coast Smog & Auto Repair's business operations. The DRC discussed the terms and conditions associated with the conditional use permit and what it would take for the business operation to be in compliance. The DRC directed the applicant to only conduct repairs within the two work bays and only allow as many cars on the site as there are parking spaces. The DRC requested the Planning Commission be provided the option to consider revocation of CUP 87-006 after a public hearing.
Action: This item will be reviewed at a future Planning Commission hearing.