

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – February 26, 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, Warren Frace

Applicants and others present: Bill Loar, Larry Gabriel, Keith Rowe, Russell Baker, Tim Roberts, Chas Rhoades, Frank Panian

File #: Sign Plan
Application: Request to install a new monument sign for the Los Robles Terrace Apartment complex.
Location: 2940 Spring Street
Applicant: Donald Plum Signs
Discussion: Bill Loar was present to discuss the proposed monument sign for the Los Robles Terrace Apartment complex. The sign will be externally illuminated, have an architecturally integrated base, and will have dimensional letters and a dimensional sign cabinet which is consistent with the sign regulations for this type of sign.
Action: The sign was approved as proposed.

File #: CUP 18-001
Application: Biergarten
Location: 1304 Railroad St.
Applicant: Russell Baker
Discussion: Russell Baker and Larry Gabriel presented the plans for the project. The project consists of creating outdoor seating and game areas as part of the beer garden. The existing pizza building would remain and be updated to correspond architecturally with the new on-site structures. The on-site buildings would include one bathroom building and one building used for pouring beer. Both of the buildings are proposed to be constructed from shipping containers (sea trains). The containers would be painted and improved with doors, windows, awnings and lighting. Metal screen structures would be placed on top of the containers to provide for architectural treatment as well as to screen roof top equipment.

The DRC was generally in favor of the project, but indicated that parking may be brought up as a concern with the Planning Commission. The site has been designed to provide six parking spaces which complies with the Specific Plan for the buildings (including the existing pizza building) and the outdoor seating areas.

Action: No action was taken, this item is scheduled to be on the March 27, 2018 Planning Commission meeting.

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File #: SP 18-004
Application: Establish brewery/tavern in existing building.
Location: 1346 Railroad St.
Applicant: Frank Panian / California Coast Brewing Co.
Discussion: Frank Panian along with Larry Gabriel presented the project, which consists of remodeling the existing metal buildings to allow for a new brewery, beer tasting and commercial/retail use. The buildings historically have been used for automotive repair (Tozzi's Auto). The proposal would repair and paint the existing buildings, along with interior tenant improvements to accommodate the new brewery uses. No new square footage is proposed to be added. No off-street parking spaces have historically been on site. The area behind the building has been used for storage.
Action: The DRC approved the project as proposed, including the conceptual signs. Final sign plans would need City approvals.

File #: PD 17-008
Application: 38 Room Boutique Hotel/Hotel Alexa
Location: Alexa Court
Applicant: Vinubhai Patel
Discussion: Chas Rhoades and Tim Roberts, the architect and civil engineer for the project, were present to discuss the proposed hotel. The main issue discussed at this meeting was the setback of the hotel from Highway 46 West. Mr. Rhoades and Mr. Roberts indicated the hotel was placed as far back from Highway 46 West as possible. A split-face masonry retaining wall has been integrated into the natural slope to be consistent with existing retaining walls already located along Alexa Court and Theatre Drive. The hotel will not exceed the 50-foot height limitation and is consistent with the architecture of the existing hotels in this area. The DRC requested the Planning Commission be provided with renderings of the hotel with views from both Highway 46 West and Highway 101.
Action: This item will be reviewed at a future Planning Commission meeting.

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – March 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: Joel Neel, John Donaldson, Doug Barth

Staff Present: Warren Frace, Darcy Delgado, Susan DeCarli

Applicants and others present: Damien Mavis, Audry Blubaugh, Paul Shannon, CJ Hortsman, Michael Peachy

File #: PD 17-004
Application: Hotel Cheval II Expansion
Location: 1020 Pine Street
Applicant: CJ Horstman/MW Architects
Discussion: The applicant provided an overview of the project. It includes 21 rooms, subterranean parking garage (34 spaces), outdoor uses areas in internal courtyards for guests, and would be designed using architectural themes similar to the existing Hotel Cheval. The applicant needs to address a parking agreement recorded on the property as well as submitting a stormwater management plan prior to going to Planning Commission.
Action: The DRC supported the project, subject to working out the items noted above.

File #: Sign Plan
Application: New wall-mounted signage for Mr. Pickles Sandwich Shop
Location: 1477 Creston Rd.
Applicant: The Sign Place
Discussion: The proposed signs consist of a logo box and channel letter that will be internally illuminated, which is consistent with the sign program for the shopping center.
Action: The signs were approved as proposed.

File #: CUP 18-004
Application: A request to establish an emergency vehicle repair shop within an 11,000 square foot lease space within an existing building.
Location: 1650 Ramada Drive
Applicant: Covelop
Discussion: Damien Mavis with Covelop verified that the site was recently approved for exterior modifications under PD Amendment 98-004, including the installation of a roll-up door at Lease Space 6, which would be suitable for a vehicle repair shop at this location. The DRC expressed concerns related to the volume of vehicles coming and going from the site. Mr. Mavis indicated that the volume

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of vehicles being serviced will be low, since the use is specific to “emergency vehicles”. Further, all work would be done within the building. Although it is not anticipated that the repair shop would be inundated with multiple vehicles, the DRC indicated they do not want the parking lot or Ramada Drive to become an overflow area for the vehicles.

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