

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – April 23, 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, Shannon Agredano, Doug Barth

Staff Present: Darren Nash, Warren Frace, Darcy Delgado, Shonna Howenstine, Tom Frutchey

Applicants and others present: Pierre Rademaker, Don Love, and Steve Simoulis

File #: Way Finding Sign Program
Application: Review City plans for wayfinding signs
Location: Various locations throughout the City
Applicant: City Initiated
Discussion: Peirre Rademaker presented the proposed wayfinding program. He indicated that the program is a result of a sub-committee that helped develop the proposed design, colors, font, content and locations of the signs.
Action: The DRC was supportive of the establishment of a comprehensive Wayfinding Directional Sign program within the public right-of-way. This item will be reviewed at a future Planning Commission hearing.

File #: HPR 18-01 / B18-0033
Application: Request to make exterior changes to a designated historical building by replacing windows with sliding doors and adding balconies and awnings to the 2nd floor.
Location: 835 12th Street
Applicant: NKT Holdings
Discussion: The architect, Don Love, reviewed the project request with the Downtown Guidelines, as well as with the Secretary of Interior Standards for rehabilitated buildings. Since the building has lost much of its historic character, Commissioners Neal and Barth discussed the addition of the balconies and changes to the windows as complying with the standards for rehabilitation. Commissioner Agredano argued against the proposed changes and felt they were not consistent with the historic character of the building.
Action: The DRC voted 2-1 to approve the exterior changes to the building by granting the applicant a Certificate of No Effect, as described in the City's Historic Preservation Ordinance.

File #: Front Yard Fence
Application: Request for front yard fence over 3-feet in height.
Location: 2015 Kleck Road
Applicant: Diana Weatherholt
Discussion: The DRC indicated that since the split rail fence provided clear visibility, the fence could exceed the 3-foot height limitation.
Action: The DRC approved the fence to be up to 4-feet in height.

DEVELOPMENT REVIEW COMMITTEE AGENDA

3:30 PM Monday – April 30, 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.

Staff Present: Darren Nash, Warren Frace

Applicants and others present: Rick Beasley, Christy Gabler, Mike Frazier. Mrs. Frazier, Ryan Jeffrey, Rick Jeffrey, Larry Werner, Kaylin Hall, Cody Hall

File #: PD 07-014 Golden Hill Retirement: Pre-Application Review
Application: Review preliminary site plan, grading and architectural elevations
Location: 1450 Golden Hill Road
Applicant: Rick Beasley – Summerset Assisted Living
Discussion: Rick Beasley, Christy Gabler and Mike Frazier (Project Architect) presented the site plans, preliminary grading plan and architectural elevations and renderings for the project. Staff indicated they had been working with the applicants on various versions leading up to the current plans.
Action: No action was taken, the DRC along with Staff indicated that the project was heading in the right direction, where the next step will be applying for a PD Amendment for the project. Staff indicated that the tall building stem wall needed to be addressed. The stem wall foundation is proposed to be 11-feet in height in places and is at the corner of the building that will be most visible from Golden Hill Road. Steps should be taken to see if wall can be reduced in height, and architectural plans (renderings and elevations) need to be provided that show views of the northwest corner of the building.
Action: No action was taken. The applicants are working on preparing the project for submittal of a PD Amendment.

File #: PD 18-004
Application: Request to construct 75-unit apartment complex
Location: 3328 Spring Street
Applicant: Ryan Jeffrey
Discussion: Larry Werner along with Ryan and Rick Jeffrey presented the project to the DRC. Kaylin and Cody Hall are the project architects (attended via video conference). This project had been reviewed as a pre-application in January 2018. At that time it was discussed that the proposed building style most closely represented the Warehouse Industrial style. In January the DRC requested that additional architectural elements be designed into the project to better fit with the Warehouse Industrial architectural style outlined in the Uptown Town Centre Specific Plan. The architects indicated added elements included metal awnings that wrap the corner of the building and over some windows/doors, change from wood siding to metal siding and changes in color. Staff indicated concern that project still needed additional architectural modifications to better tie in with Specific Plan. This DRC review was focused on architecture, staff indicated a completeness letter had been sent that discussed other site planning issues that need to be addressed to determine the project as complete.
Action: No action was taken. The architects indicated that there are modifications that they could look into such as adding shed roof features, eliminating planters in right of way, and change of colors that they would look into. This project will be reviewed again with the DRC prior to being reviewed by the Planning Commission.
