

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 11, 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: Doug Barth, Shannon Agredano, Sheree Davis

Staff Present: Darren Nash, Darcy Delgado, Susan DeCarli

Applicants and others present: Keith Hall, Nick Gilman, Sean Beachamp,

File #: SP 18-011
Application: Review proposed exterior changes for substantial compliance.
Location: 1650 Ramada Dr.
Applicant: Keith Hall Arch
Discussion: The DRC reviewed the proposed west elevation modifications, adding roll-up doors with glazing and man-doors. The DRC determined that the modifications were minor in scope and in substantial conformance with approved development plan. They also considered if a kitchen vent was consistent on the roof with overall plans. The DRC noted that it will be acceptable to have staff review future building permits and determine if in compliance with PD, or if modifications would need to be reviewed by DRC.
Action: The DRC approved with west elevation modifications, including the roof vent.

File #: B -0298
Application: Paso Waste office expansion
Location: 2951 Wallace Dr.
Applicant: PR Waste / Nick Gilman
Discussion: Nick Gilman presented the plans for the office expansion to the existing PR Waste building. Staff indicated that the one story addition would be difficult to see from Wallace Drive and Highway 46, since it would be located behind the existing fence and behind the trash truck parking area.
Action: The DRC approved the proposed office expansion as proposed.

File #: Sign Plan
Application: Replace existing signs with new signs for the PR Inn.
Location: 1103 Spring Street
Applicant: South Paw Signs
Discussion: Sean Beachamp of Southpaw Signs presented the plans for the new sign program for the Paso Robles Inn. The signs provide for a new branding for the Inn, and includes removing the existing neon signs on the tower element of the building.
Action: The DRC approved the sign plans as proposed with suggestions to reduce the sign dimensions for the front elevation above the outdoor 2nd floor patio to reduce the letter height to have more background area from top to bottom on the letters. Note: after this hearing staff researched if there was any historic significance to the signage on the tower. With discussions from the Historic Society and Pierre Raddemaker (previous

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sign designer), since the current signage was installed after the 2003 earthquake, with updated design and materials that the tower signage should not be considered historic and can be removed.

File #: ENC 18-0053
Application: Request to install outdoor furniture and patio railing in the public right-of-way.
Location: 1322 Park Street
Applicant: Hoyt Family Vineyards
Discussion: Staff presented the plan for the poles and ropes for the outdoor sidewalk patio.
Action: No action was taken. The DRC requested more information on the proposed style and materials. The DRC questioned whether the nautical theme was consistent with downtown theme.

File #: ENC 18-005_
Application: Request to install outdoor furniture and patio railing in the public right-of-way.
Location: 1344 Park Street
Applicant: Farmsted Kitchen & Catering
Action: The proposed materials for the sidewalk fencing was approved as proposed. The specific placement of the improvements in the right of way is subject to review by the City Engineer and an Encroachment Agreement.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 18, 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, Roberta Jorgensen

Staff Present: Darren Nash, Susan DeCarli

Applicants and others present: Ryan Jeffrey, Rick Jeffrey, Larry Werner, Dave Spurr, Jim Buroughs, Nancy Hoffman

File #: ENC 18-0053
Application: Request to install outdoor furniture and patio railing in the public right-of-way.
Location: 1322 Park Street
Applicant: Hoyt Family Vineyards
Discussion: The DRC members have concern with the use of rope for the fence. They discussed with applicant Nancy Hoffman that materials such as reclaimed wood, white wood, and aluminum could be used and still maintain the nautical theme she is looking for. Staff suggested that she get the contractor that would build it to help with the design.
Action: No action was taken, the applicant will bring back a new design.

File #: PD 18-004
Application: Request to construct 75-unit apartment complex.
Location: 3328 Spring Street
Applicant: Ryan Jeffrey
Discussion: The applicants presented the updated plans that took in consideration previous comments by staff and the DRC.
Action: The revised plans were well received by the DRC, where the DRC indicated that the project should proceed on to the Planning Commission.

File #: PD 17-001
Application: Review final Landscape Plan for Construction Yard project.
Location: Ardmore Road
Applicant: Dave Spurr
Discussion: Jim Buroughs presented the construction drawings for the landscaping.
Action: The DRC approved the plans with suggestions to spread out the tree placement to cover blank spaces and to replace some of the deciduous trees with evergreen.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – June 25, 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, Roberta Jorgensen, Sheree Davis

Staff Present: Darcy Delgado

Applicants and others present: Sean Beauchamp, Don Love, Margaret Holstine, Michael Harrod, Chris Harrod

File #: Sign Plan
Application: New marque sign for Jeffrey BBQ
Location: Alley
Applicant: South Paw Signs
Discussion: Based on the height of the sign, the DRC requested the applicant provide additional information to demonstrate how the sign would look in context with the surrounding buildings. Mr. Beauchamp agreed to provide photo simulations with the proposed sign superimposed.
Action: No action was taken; the sign plan will be reviewed at a future DRC meeting once more information has been provided.

File #: E18-0050
Application: Review grading plans for landscaping requirements for a new single family residence
Location: 593 Red Cloud Rd
Applicant: Michael Harrod
Discussion: The request was to review landscape plans for a grading permit, specifically for manufactured slopes and for screening of an approximately 7-foot tall retaining wall. Staff indicated that because the lot is challenging to develop, it was necessary to install a taller retaining wall. However, since the wall is set back from the front property line and will have adequate screening, the wall would blend in with the neighborhood and allow a lot that is otherwise undevelopable to move forward with the permitting process.
Action: The landscape plans were approved as proposed.

File #: SPR 18-09
Application: Review changes to a previously approved request to install new storefront windows.
Location: 843 12th Street
Applicant: NKT Holdings
Discussion: The applicant indicated the need to modify the design of the storefront windows from what was previously approved due to structural changes being too extensive and cost prohibitive. The DRC agreed that the changes are still consistent with the building's architecture and would still maintain a Certificate of No Effect.
Action: The DRC unanimously approved the exterior changes to the building.

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File #: Sign Plan
Application: Replace existing signs for Verizon
Location: 944 Spring Street
Applicant: Victory Signs Inc.
Discussion: The replacement of signage includes making changes to the wall-mounted channel-lit letters to reverse halo-lit channel letters, which is consistent with the Uptown/Town Centre Specific Plan.
Action: The signs were approved as proposed.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 2, 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: Roberta Jorgensen, Brice Garrett, Sheree Davis

Staff Present: Darcy Delgado

Applicants and others present: Sean Beauchamp, Nick Gilman, Nicole Gruber, Ray Perez, Charlie Schluter

File #: Sign Plan
Application: New marque sign for Jeffrey BBQ
Location: Alley
Applicant: South Paw Signs
Discussion: This item was continued from the June 25, 2018 DRC meeting. The applicant prepared photo simulations of the proposed sign and discussed the scale of the sign with the adjacent building. The DRC determined the sign would be an appropriate size based on its surroundings.
Action: The sign was approved as proposed.

File #: SP 18-003
Application: Review paint color changes and location of new trash enclosure for a previously approved building for Knockout Boxing.
Location: 3523 Combine Street
Applicant: Knockout Boxing / Nick Gilman
Discussion: The applicant indicated the need to change the materials of the proposed building due to the block siding material being cost prohibitive. An architectural grade metal panel will replace the block material. The applicant indicated the trash enclosure would be decorative masonry enclosure. The DRC agreed that the changes are still consistent with the architecture of the buildings currently on Combine Street.
Action: The DRC approved the changes as proposed.

File #: Sign Plan
Application: New wall-mounted sign for Funky Wonderland Vintage.
Location: 829 10th Street
Applicant: Nicole Gruber
Action: The sign was approved as proposed.

File #: CUP 17-014
Application: Review proposed paint color changes to the previously approved solar canopies at Kennedy Fitness.
Location: 500 South River Rd.
Applicant: AM Sun Solar

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- Discussion:** Charlie Schluter with AM Sun Solar discussed painting the steel component of the solar canopies red to match the Kennedy Club building. The applicant provided samples of how the San Luis Obispo Kennedy Club had painted their solar canopies multiple colors to match their building. Staff verified that the CUP 17-014 allowed for a neutral color, with gray or tan/yellow being viable options, per the conditions of approval. The DRC agreed that the red was not a neutral color, nor was the multiple color option done in San Luis Obispo.
- Action:** The DRC denied the red paint color as not being a neutral color. Staff followed up with the applicant to verify the canopies will be painted a tan/yellow color consistent with the CUP 17-014 conditions of approval.
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DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 9, 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: Brice Garrett, Sheree Davis

Staff Present: Darcy Delgado

Applicants and others present: Larry Gabriel, Keith Rowe, Nelson Bernal, Ken Yankowski, Nancy Hoffman

File #: SPR 18-12
Application: Review exterior changes to Santa Maria Brewing Co. on the east façade of the building.
Location: 1401 Park Street
Applicant: Larry Gabriel Architect
Discussion: Larry Gabriel discusses the proposed changes to the building, including new windows with sectional glass roll up doors. The outdoor patio furniture and rail materials were also discussed which the DRC indicated were appropriate to match the building. Staff verified that the applicant would need to obtain an Encroachment Agreement prior to installing the outdoor patio area.
Action: The DRC approved the proposed exterior remodel per the plans.

File #: E18-0047
Application: Review grading plans for landscaping requirements for a new single family residence
Location: 621 Jackson Drive
Applicant: Nelson Bernal
Discussion: The request was to review landscape plans for a grading permit, specifically for manufactured slopes and for screening a portion of a retaining wall. The applicant verified the plant types chosen were appropriate for the area and would prevent soil erosion given the steep slopes. Additionally, the plans include some native Oak trees which would enhance the hillside.
Action: The landscape plans were approved as proposed.

File #: ENC 18-0053
Application: Request to install outdoor furniture and patio railing in the public right-of-way.
Location: 1322 Park Street
Applicant: Hoyt Family Vineyards
Discussion: This item was continued from the June 11, 2018 DRC meeting. The applicant made changes to the proposed style and materials to be more consistent with the building and to match the existing interior décor. Staff verified that the applicant would need to obtain an Encroachment Agreement prior to installing the outdoor patio area.
Action: The plans were approved as proposed.

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File #: Front Yard Fence
Application: Request for front yard fence over 3-feet in height
Location: 810 Sycamore Canyon
Applicant: Frank Kocs
Action: The plans for a 4-foot tall aluminum rail fence were approved as proposed.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 16, 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: Brice Garrett, Joel Neel, Doug Barth

Staff Present: Darren Nash

Applicants and others present: Keith Rowe, Larry Gabriel

File #: SP 18-13
Application: Review plans for a new two-story mixed-use building with 2,675 SF of commercial/retail space on the ground floor and four single-bedroom apartments on the second floor.
Location: 1518 Spring Street
Applicant: Larry Gabriel Architect
Discussion: Keith Rowe and Larry Gabriel presented the plans for the new building. They presented the site plan, architectural elevations, floor plans along with the colors and materials. The following project details were discussed:
Parking setbacks: The Uptown Town Centre Specific Plan indicates the requirement for 5-foot setbacks to parking spaces on side and rear yards. Staff indicated that for 50-foot (or less) wide lots that are accessed from an alley, at times flexibility is necessary to accommodate parking. The proposed plan shows providing 3-foot landscape areas along the north and south property lines. The 4-foot reduction gives a 26-foot back up area to allow cars in the lot to turn and enter the alley facing forward; not having to back out. The planter areas also provide area for landscaping to help break up the existing fence/wall area on the south side.
Signs: Staff suggested that the Architect be involved with preparing a Sign Program for the building to provide guidelines for future tenants sign placement.
Architecture: the architecture of the building was discussed. The architects described their development of the design and how it complies with the Uptown Town Centre Specific Plan.
Action: The DRC approved SP 18-13 as proposed with the 3-foot landscape planters along the north and south parking lot boundaries. The DRC requested that the Architect provide a sign program for the building to help guide future tenants to appropriate signage for the commercial tenants. Additionally, the proposed overhang/balcony encroachments into the sidewalk right of way need approval by the City Engineer along with any necessary encroachment agreements/permits.

File #: Sign Plan
Application: Review signage and changes to exterior façade.
Location: 811 12th Street
Applicant: Justin Vineyards & Winery
Action: The sign/awning plans were approved as proposed.

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File #: PD 13-006 Amendment
Application: Review final architectural details for auto repair building.
Location: 2520 Golden Hill Road
Applicant: Mike Mullahey
Discussion: Staff presented the architectural elevations for the metal maintenance shop building along with the elevations approved with PD 13-006 Amendment.
Action: The DRC approved the architectural elevations as being substantially compliant with the PD plans.

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 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: Brice Garrett, Joel Neel, Sheree Davis

Staff Present: Darcy Delgado

Applicants and others present: None

File #: Sign Plan
Application: Review new sign for Thrive Training Center.
Location: 1131 Creston Road, Unit 98
Applicant: All Signs and Graphics
Action: The sign was approved as proposed.

File #: Sign Plan
Application: Review changes to signage for Courtyard Marriott hotel.
Location: 120 S Vine Street
Applicant: John Walker Signs & Lighting
Action: The signs were approved as proposed.