

# City of El Paso de Robles

RESOLUTION NO: 91-34  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING AN AMENDMENT TO DEVELOPMENT PLAN DETAILS  
FOR PLANNED DEVELOPMENT 90013  
(GRANARY ASSOCIATES)

WHEREAS, Granary Associates, have filed an application to amend development plans (previously approved via Resolution 90-202) for the construction of an approximate 24,000 square foot commercial/office center, located on the southwest corner of Riverside Avenue and 12th Street, and

WHEREAS, specifically these changes involve:

- o the addition of 1,000 square feet of building area (approximately 23,000 increasing to 24,000)
- o reduction of the size of the northerly building and its relocation closer to the granary building;
- o revision of parking and landscaping details;
- o addition of project sign details; and

WHEREAS, the Environmental Coordinator had conducted an initial study in accordance with the California Environmental Quality Act, and found that there was no substantial evidence that the project would have a significant effect on the environment if the mitigation measures mentioned in the initial study were required as conditions of the project development and a Negative Declaration was prepared for the project, and

WHEREAS, based on the scale of the project, the increase in size of the center is an insignificant change in the intensity of the use of the site and a revision to the Negative Declaration is not necessary, and

WHEREAS, a public hearing was conducted by the Planning Commission on March 12, 1991 and by the City Council on April 2, 1991 to consider facts as presented in the staff report prepared for this project amendment, and to accept public testimony regarding this proposed development plan revision, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. The proposed development plan is consistent with the policies established by the General Plan;

# City of El Paso de Robles

2. The proposed development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District regulations);

3. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby rescind Resolution 90-202 and hereby approves an amendment to Planned Development 90009 subject to the following conditions of this resolution:

## CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This Planned Development authorizes the construction and establishment of an approximate 24,000 square foot commercial center consisting of three free standing buildings to be constructed in two development phases.

2. Any amendments to the approved detailed development plans shall be subject to review by the Architectural Review Committee (ARC) for determination if changes are in substantial compliance with the originally approved plans and/or minor enough changes to be reviewed and approved by the ARC. Those changes determined by the ARC to be beyond the scope of the ARC shall be subject to recommendations of the Architectural Review Committee and Planning Commission to the City Council for final approval.

3. The site shall be kept in a neat manner; landscaping, including street trees, shall be maintained in viable condition.

## STANDARD CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY:

NOTE: Standard conditions shall apply unless superseded by a site specific condition.

## PUBLIC WORKS DEPARTMENT

4. The applicant shall pay the following fees prior to certificate of occupancy issuance: engineering plan checking, construction inspection any outstanding annexation fees for public safety impact and bridge development.

5. All improvement plans shall be prepared by a Registered Civil Engineer and shall be submitted to the City Engineer for approval. The improvements shall be designed and placed to City of Paso Robles standards and specifications.

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6. A Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soil problems and shall make recommendations regarding grading of the proposed site. A final soils report shall be made prior to the final inspection and shall certify that all grading was inspected and approved and that all work was done according to the plans, preliminary report, and Chapter 70 of the Uniform Building Code.

7. The applicant shall submit a composite utility plan signed and approved by a representative for each public utility, together with the improvement plans.

8. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground, unless as noted in standard condition no. 32.

9. All utilities shall be extended to the boundaries of the project, unless the City Engineer determines that no need for future extension exists.

10. Any cost reimbursement for oversizing and extension of water and sewer mains shall be included in the subdivision agreement prior to any work being undertaken.

11. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.

12. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by means of a mandrel and televised inspection with a copy of the video tape provided to the City.

13. Any existing Oak Trees located on the project site shall be protected and preserved as required in Municipal Code Chapter 10.01 ("Oak Tree Preservation"), unless specifically shown on the approved tentative map to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required.

14. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed. A benchmark shall be placed for vertical control on the U.S.G.S. Datum as required by the City Engineer.

15. A complete Grading and Drainage Plan shall be included with the improvement plans. Drainage calculations shall be submitted with provisions made for on-site retention if adequate disposal facilities are not available.

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16. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 ("Flood Damage Prevention Regulations").

17. All top soil removed shall be stockpiled and evenly distributed over any sloped landscaped areas upon completion of rough grading as required. All graded areas shall be protected by hydroseeding as directed. Soil conservation measures shall be maintained during construction to prevent drainage, erosion, or other damage to adjacent properties.

18. Any grading during the rainy season will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property.

19. When retaining walls are shown on the Grading Plan, all such walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.

20. No buildings will be occupied until all public improvements are completed and accepted by the City Engineer and accepted by the City Council for maintenance..

21. The applicant shall plant approved street trees, according to the landscaping plan approved by the Architectural Review Committee, throughout the project as required.

22. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid.

23. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring rather than trenching may be required on newly constructed or heavily traveled City streets.

24. If the adjoining existing City street is completely inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway along the tract frontage and replace it with a full half-width street plus a 12' wide travel lane and 8' graded shoulder adequate to provide for two-way traffic.

25. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a half-width street plus a 12' travel lane and 4' graded shoulder adequate for two-way traffic.

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26. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested.

27. The applicant shall install all necessary street name and traffic signs, and traffic striping as required by the City Engineer.

28. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the registered engineer who prepared said plans, shall be provided to the City Engineer prior to the final inspection.

29. The applicant shall construct curbs, gutters, sidewalks and paving (to make a smooth transition from the lip of the gutter to the centerline of the street) along all public street frontages as required by Municipal Code Sections 11.12.031 and 11.20.040.

30. Prior to issuance of a certificate of occupancy, a computer-aided-drafting (CAD) drawing file, containing the digitized information for the public improvements, in AutoCAD or compatible (DXF) format shall be submitted on a 5-1/4-inch disk to the Engineering Division.

31. The street monuments and property corners for the project shall be tied into the California Coordinate System.

32. The developer shall underground all adjacent utilities as noted in standard condition no. 8. If the developer does not do such undergrounding, then the developer/property owner shall record an agreement with the City, in a manner subject to the approval of the City Attorney, to participate in any future Master Plan for the undergrounding of utilities, of which this parcel may be a part.

## COMMUNITY DEVELOPMENT DEPARTMENT

33. Prior to issuance of building permits, the Architectural Review Committee shall approve plans for the following items:

- a. Elevations of all structures including materials, color and architectural treatment;
- b. Landscaping plan including street trees and irrigation systems;
- c. Wall and fencing location, height and materials;
- d. HVAC screening methods;
- e. Outdoor lighting and method of shielding;
- f. Trash enclosure and electrical transformer locations and details;
- g. Parking and circulation.

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34. All improvements, including landscaping and irrigation systems, approved by the Architectural Review Committee, shall be installed prior to occupancy.

35. The applicant shall provide a 6 inch curb around landscaping adjacent to parking lots.

36. On Commercial or Industrial zoned properties, outdoor storage of equipment or materials is not permitted unless a conditional use permit is obtained for such storage.

37. Construction, alteration and occupancy of all structures shall conform to the Uniform Building, Fire and related Codes (1988 Edition) and National Electric Code (1987 Edition) as adopted by Ordinance 581 N.S..

38. The applicant shall obtain a Certification of Occupancy for all structures prior to their occupancy (Ordinance 525 and 538 N.S.).

39. The applicant shall construct a trash enclosure out of decorative masonry block in a manner subject to the approval of the Architectural Review Committee.

## POLICE DEPARTMENT

40. The applicant shall meet with the City's Crime Prevention Officer prior to building permit issuance, for recommendations on security measures to be incorporated into the design of the structures to be built.

## FIRE DEPARTMENT

41. Fire hydrants, both off-site and on-site, shall be installed as required by the Fire Chief.

42. If the development includes phased street construction, then temporary turnarounds shall be provided at the end of these streets or access drives. The temporary turnaround shall meet the city's requirements as set forth in the Engineering Department's standards.

43. All open space areas that are to be dedicated to the city will be inspected by the Fire Department prior to acceptance and a report will be submitted recommending action needed regarding debris and weed removal, tree trimming and brush removal.

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## SITE SPECIFIC CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY OF ANY PHASE:

44. The applicant shall construct the project in conformance with the site plan, landscaping plans, and building elevations, colors and materials attached as Exhibits A through G and listed below:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Master Site and Development Plan
B	Phasing Plan
C	Preliminary Grading and Utility Plan
D	Landscaping Plan
E1-E3	Elevations
F1-F4	Sign Details
G	Color Board *

\* Copy is on file in the Community Development Department.

45. All project lighting shall be designed in such a manner so as not to create off-site glare (this is to include street lighting as well as on-site project lighting).

46. The applicant shall be permitted to reduce the width of the sidewalk from 10 feet to 6 feet.

47. In the event that phase two has not been initiated prior to the final of phase one, the applicant shall be required to install a temporary 5 foot landscape strip and fence/screening along the phase one boundary. The landscaping and fencing/screening shall be done in a manner to be approved by the ARC and may be constructed with an asphalt berm rather than a concrete berm.

48. Prior to issuance of building permits for phase two, an ordinance amendment adjusting the permissible height of occupiable building space shall be in full force and effect to permit a building height in excess of 35 feet.

49. The gates of the trash enclosures shall be constructed of siding material to match the buildings.

50. The specific vinyl material covering used for the awning structures shall be a granular surface matte finish vinyl.

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51. The developer shall redesign and relocate the sign shown on detail number 5 of exhibit F1 to be freestanding as the sign shown in detail number 6 of exhibit F2. Each sign shall be no higher than a total of 6 feet.

52. The applicant, or subsequent tenants, would not be required to return to the ARC for consideration of sign details, provided such signs are consistent with those adopted within the attached exhibits.

53. There shall be no individual, exterior tenant signage for the occupants above the second level. These tenants shall utilize an internal directory board for identification.

54. The applicant shall be permitted to retain the location of the PG&E transformer vault as shown on the plan view exhibits.

55. The radius of the curb face at the intersection of Riverside Avenue and 12th Street shall be the standard minimum of 30' with a 10' x 10' corner cut-off.

56. All public street widening improvements, within the frontage of Phase I, shall be installed concurrently with Phase I and the remainder of street and water line improvements on Riverside Avenue and 12th Street completed concurrently with phase two of development. Prior to occupancy of any part of phase II, the developer shall provide the City Phase II public improvements. If the Phase II public improvements are not completed prior to recordation of the final map, the applicant shall bond for the Phase II improvements prior to recordation.

57. The existing 6" diameter water line in 12th Street shall be upgraded to 8" diameter, together with conversion of fire hydrants to said line and installation of mainline gate valves.

58. The existing 3/4" diameter service line from Park Street shall be disconnected and may be removed or abandoned in place.

59. On-site surface drainage shall be conveyed to the street via under-the-walk drains and through curb face.

60. In the event that the previously abandoned sulphur spring shows any evidence of reactivating, the developer shall have his geologist review the extent of its presence on the subject property and make recommendations as to how it should be sealed. The developer shall then complete said sealing at his sole expense, to the satisfaction of the City Engineer.

61. Prior to issuance of building permits for phase two construction, the applicant shall obtain City approval for adjustment to Tentative Tract Map 2036 to accommodate the phase two development.



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62. The developer shall obtain a temporary grading easement on the adjacent southerly property prior to approval of grading permits.

63. The developer shall relocate the existing 12-inch sewer main, running along the southerly property line, with a 15-inch line, to run through the proposed parking lot and out the proposed driveway to connect into the existing 12-inch sewer main in Riverside Avenue. A minimum 15 foot sewer easement shall be offered on the final map for this project in exchange for city's relinquishment of the existing 40 foot wide City water, sewer and storm drain easement along said southerly portion of this project.

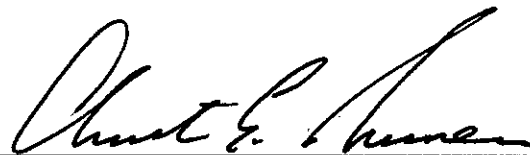
PASSED AND ADOPTED THIS 2nd day of April, 1991 by the following roll call vote:

AYES: Martin, Reneau and Iversen

NOES: Picanco and Russell

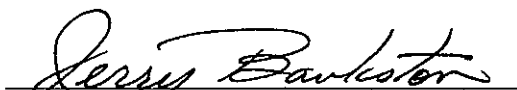
ABSENT: None

ABSTAIN: None



MAYOR CHRISTIAN E. IVERSEN

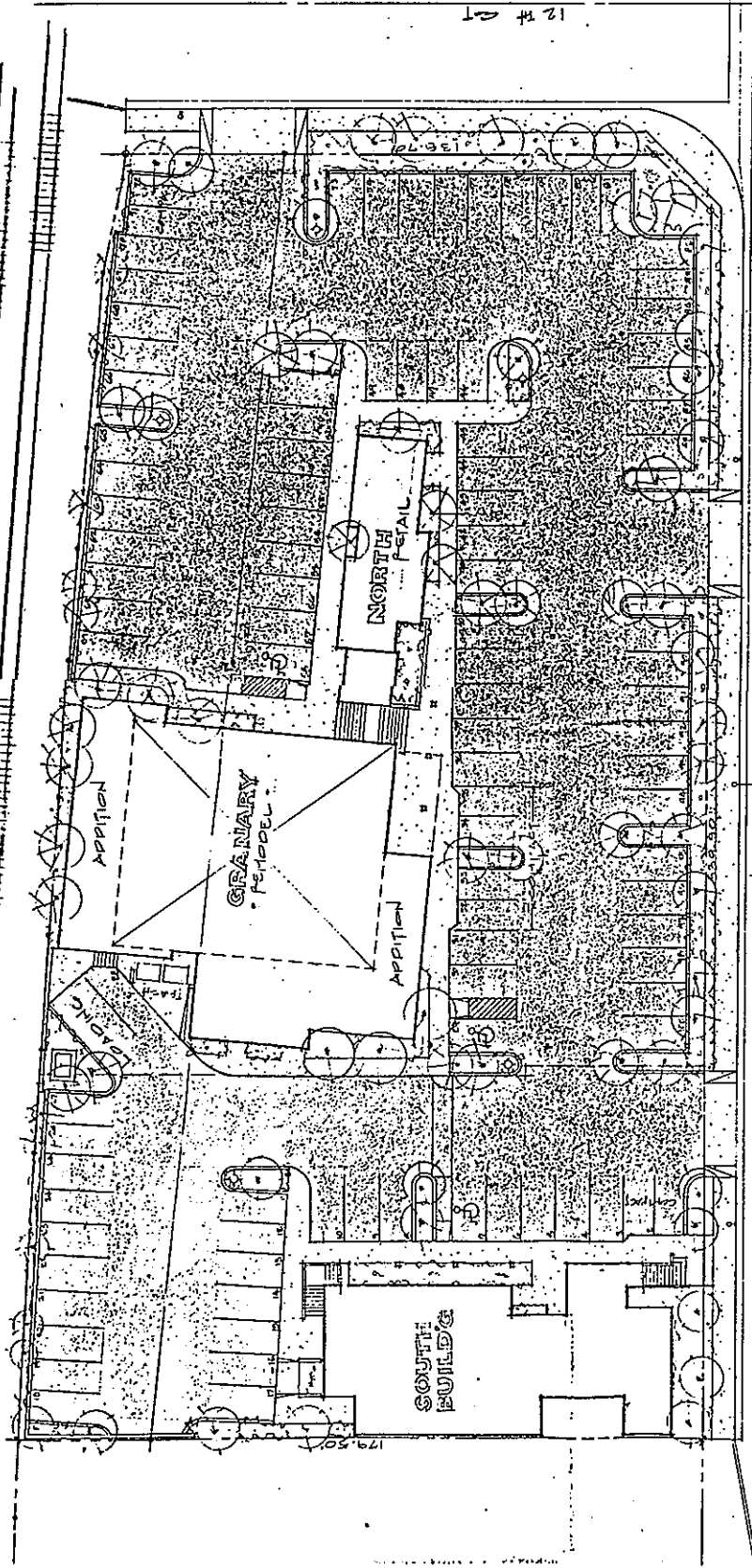
ATTEST:

  
\_\_\_\_\_  
JERRY BANKSTON, CITY CLERK

NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

MEG\PD\GRANARY2.RES

# PD90013 (AMND) EXHIBIT A



5 FIVE-SIDE AVE

**SOUTH BUILDING**  
146 Feet  
216 Feet  
3200 Office  
5500 Office  
8000 Pet #

**GRANARY BUILDING**  
1st Floor 2412 Petal  
2nd Floor 2120 Office  
MEZ 4th 3120  
1288

**NORTH PETAL**  
1st Floor 1044 # Petal

## PRELIMINARY DEVELOPMENT PLAN

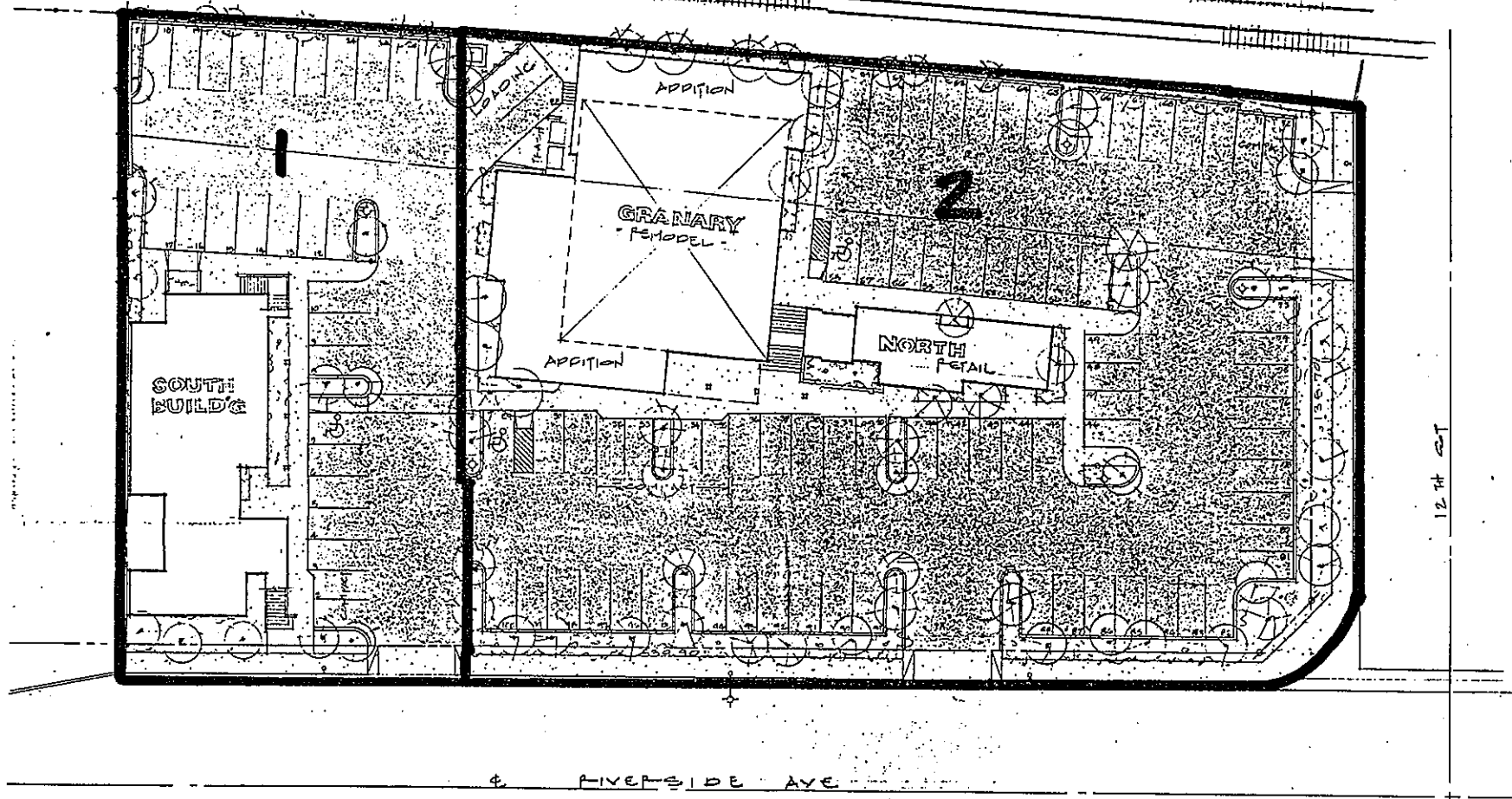
**GRANARY PROJECT**  
12th & Riverside  
Parcel Legal - Lot 7 to 14 24K 47 City of Paso  
APN - 09-100-02

TOTAL BUILDING AREA 24,001 #  
PARKING SPACES 100  
SITE AREA 87,000 #  
1.31 Acres

## DEVELOPMENT PLAN

**CRUMPT ASSOCIATES - ENGINEER/DEVELOPER**  
936 FIVE-SIDE AVE  
PASO ROBLES CA 807, 281-0796

**NICK CALMAN - ARCHITECT**  
915 E 15th St  
PASO ROBLES - CA 805, 288-2492



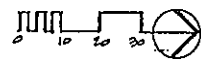
SOUTH BUILDING  
1st Floor - 3200 OFFICE  
2nd " - 2400 OFFICE  
3000 FT #

GRANARY BUILDING  
1st Floor 3412 RETAIL  
2nd " 6406 FOODSERVICE  
1883 " "  
3rd 3128 OFFICE  
4th 3128 " "  
17,357 TOT #

NORTH DETAIL  
1st Floor 1044 # RETAIL

PRELIMINARY DEVELOPMENT PLAN

GRANARY PROJECT  
13th & RIVERSIDE



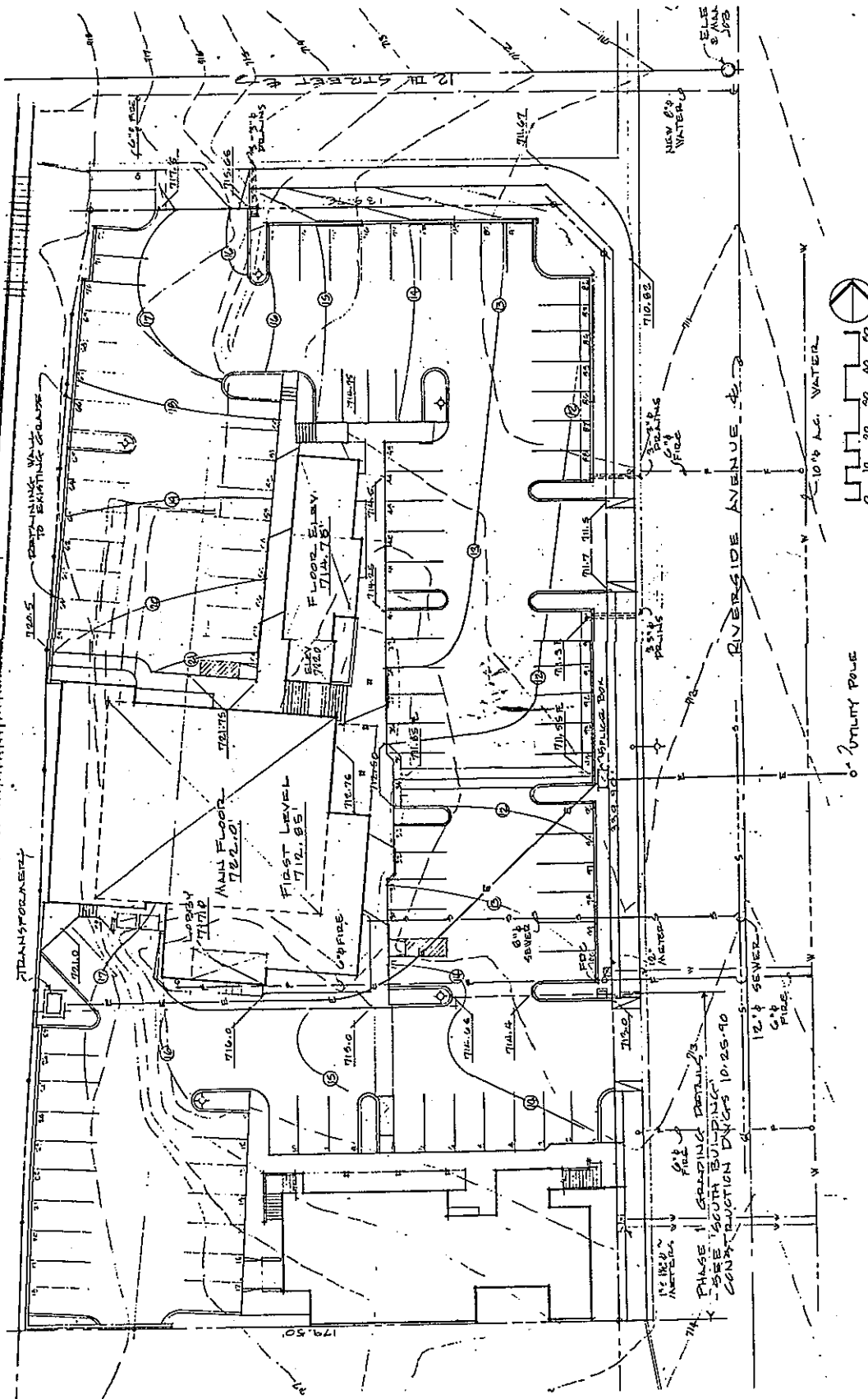
PARCEL LEGAL - LOT 7 TO 14 BLK 47 CITY OF PASO  
APN - 09-106-02

TOTAL BUILDING AREA 24,001 #  
PARKING SPACES 100  
SITE AREA 57,000 #  
1.31 ACRES

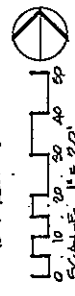
PHASING PLAN

GRANARY ASSOCIATES - OWNER/DEVELOPER  
935 FIVEFIDE AVE  
PASO PUEBLO CA 805.239-0798  
NICK COLLMAN - ARCHITECT  
415 E 13th ST  
PASO PUEBLO CA 805-208-0492

14



PRELIMINARY GRADING & UTILITIES PLAN

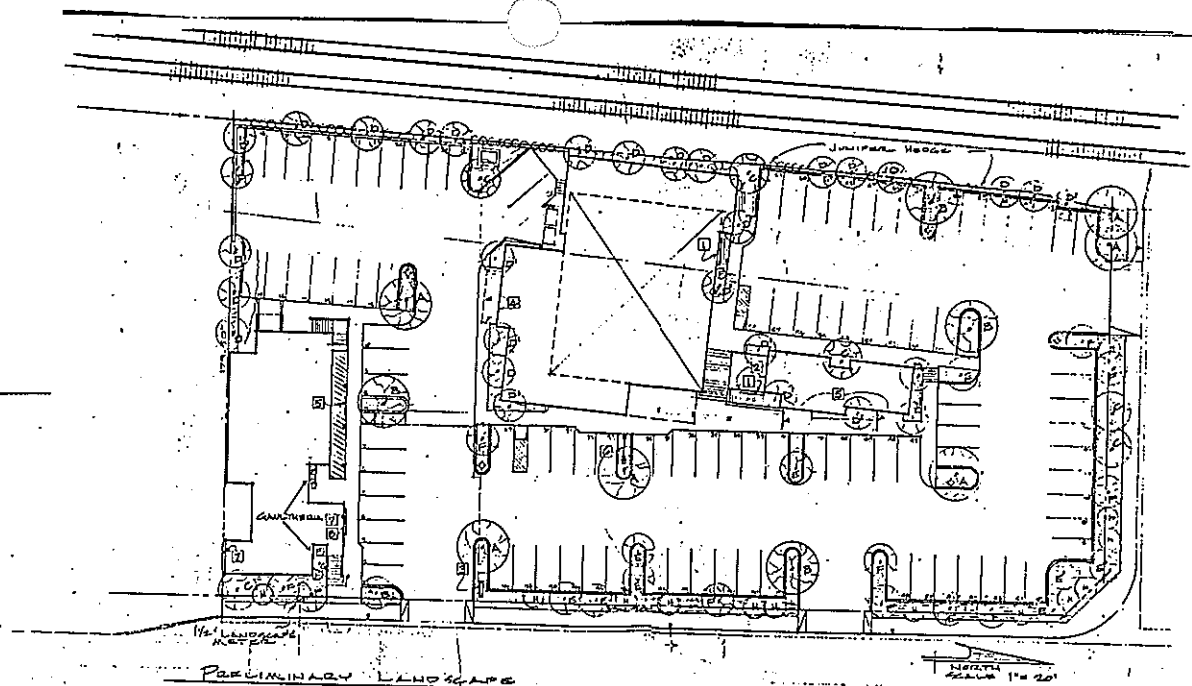


# PD 90013 (AMEND)

## EXHIBIT C

### GRADING & DRAINAGE

CLANNEY ASSOCIATES - CIVIL/PE  
 838 RIVERSIDE AVE  
 PASO ROBLES, CA 93242  
 NICK GILMAN - ARCHITECT  
 415 E 15TH ST  
 PASO ROBLES, CA 93242



PRELIMINARY LANDSCAPE

LANDSCAPE MATERIALS:

- ⊗ QUERCUS COCCINEA 'SCARLET OAK' x 6  
- 24" BOX, MIN 1 1/4" CALIPER
- ⊗ FRAXINUS AMERICANA 'LUTHER BURKE' ASH x 14  
- 24" BOX, MIN 1 1/4" CALIPER
- ⊗ PINUS CANADENSIS 'CANARY ISLAND PINE' x 6  
- 24" BOX, MIN 1 1/4" CALIPER
- ⊗ EUCALYPTUS NICHOLII (1)  
- D = 5 GAL W/ 3/4" CALIPER x 18  
- D = 15 GAL W/ 1" CALIPER x 12
- ⊗ PRUNUS SEROTINA 'SHILOH PEAR' 'FLOWERING CHERRY' x 11  
- 15 GAL, MIN 1" CALIPER, TOP GRANTED
- ⊗ MALUS PURPUREA 'ELBY' 'FLOWERING DOGWOOD' x 10  
- 15 GAL, MIN 1" CALIPER
- ⊗ ACER PLATANIFOLIUM 'NORWAY SPRUCE' x 1  
- 15 GAL, 3/4" CALIPER
- ⊗ WOODWARDIA FLORIBANDA 'CHAIN FERN' x 6  
- 5 GAL
- ⊗ ARCTOSTAPHYLOS DENSIFLORA 'HAWAIIAN MAUI' x 13  
- 5 GAL
- ⊗ JUNIPER CHINENSIS 'BLAUW' x 110  
- 1 GAL AT 8" OC. AS HEDGE
- ⊗ FERGANIA CHILSENSIS 'WILD STRAWBERRY' x 66 PLANTS  
- AS GROUND COVER @ 18" OC. TYPICAL
- ⊗ MAHONIA AQUIFOLIUM COMPACTA 'OREGON GRAPE' x 260  
- 1 GAL @ 18" OC. AS GROUND COVER
- ⊗ CISTUS SALICIFOLIUS 'FACE LEAF ROCKROSE' x 266  
- 1 GAL @ 18" OC.
- ⊗ ILEX CORNUTA 'SUCRODII NANA' 'CHINESE HOLLY' x 30  
- AS HEDGE @ 3" OC. STAGGERED, 1 GAL
- ⊗ GAULTHERIA PROCUMBENS 'WINTER GREEN' x 2 PLANTS  
- PLANT PLANTS @ 18" OC. AS GROUND COVER

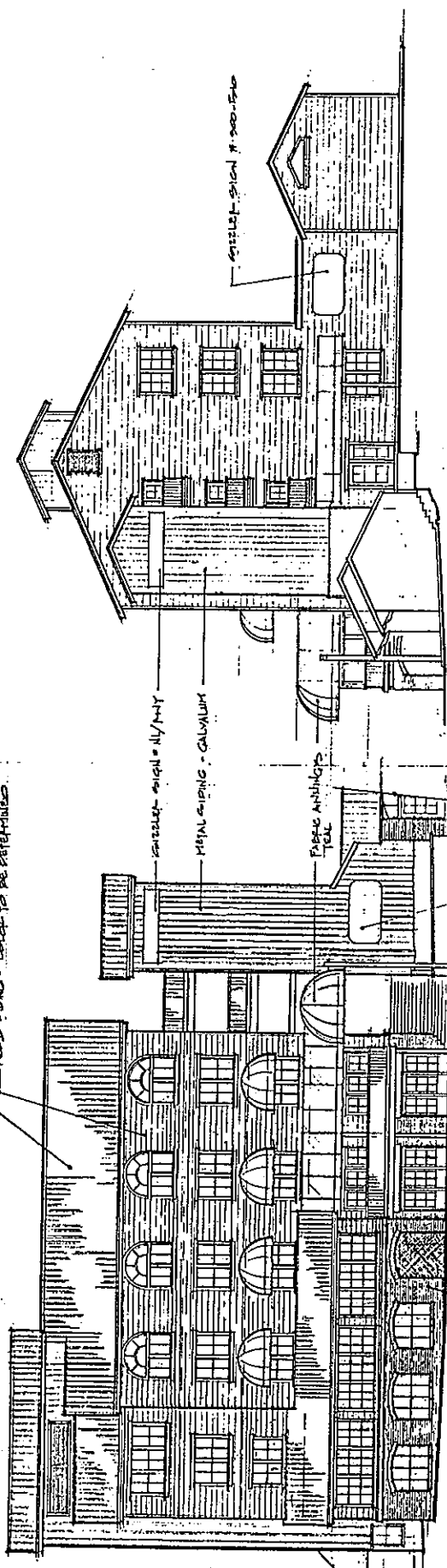
IRRIGATION NOTES:

- 1) SYSTEM TO BE DESIGNED.
- 2) ALL LANDSCAPE AREAS TO BE COVERED BY AUTOMATIC IRRIGATION.
- 3) SYSTEM SHALL INCLUDE:
  - 1/2" DEGRADED WATER METER W/ 1/4" ANTI-SIPHON VALVE
  - 10" STATION, 2" ES, SOLID STATE PROGRAMMABLE CONTROLLER
  - ALL UNDERGROUND PVC BRANCH LINES
  - FILTER, 60-80
  - SHAPED SPRAY HEADS @ GROUND COVER
  - SHROUD BUBBLES, ADJUSTABLE
    - 2 PER 1 GAL SHROUD
    - 2 PER 5 GAL SHROUD
    - 4 PER OAK, PINE & ASH

PD 90013 (AMEND)  
EXHIBIT D  
LANDSCAPING

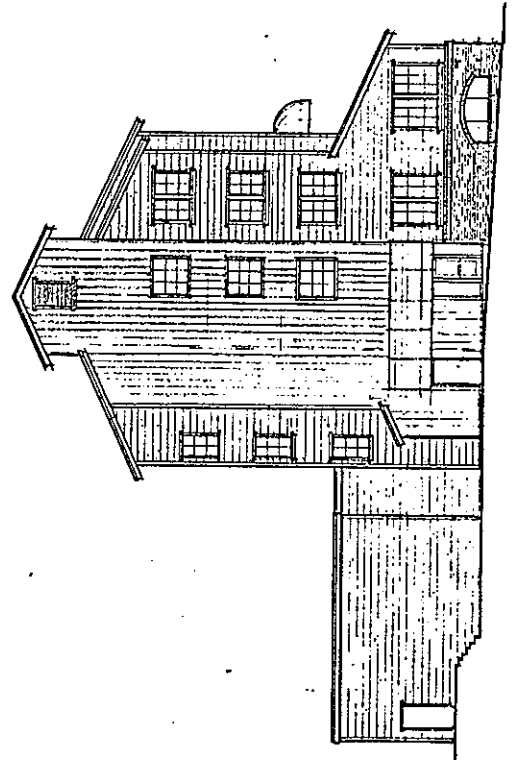
# PD 90013 (AMEND) EXHIBIT E-1 - GRANARY BUILDING

Metal Roof - GALVALUM  
WOOD Siding - GALVALUM TO BE DETERMINED

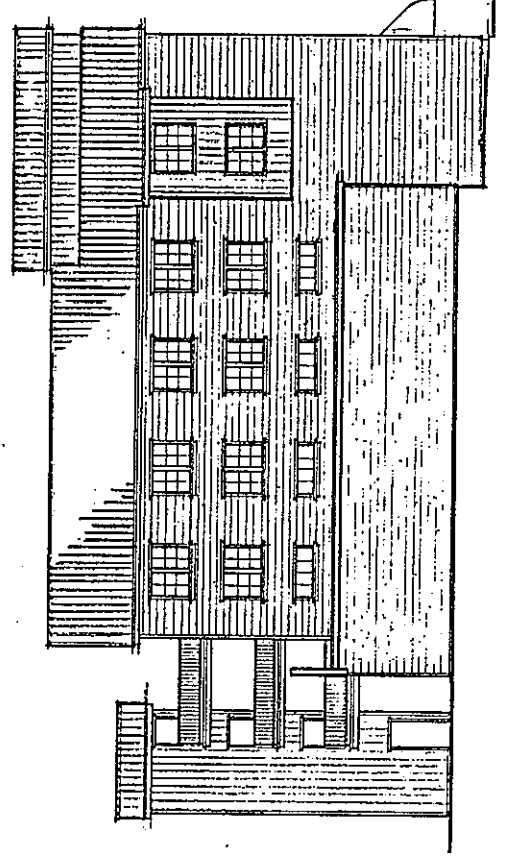


EAST

NORTH



SOUTH



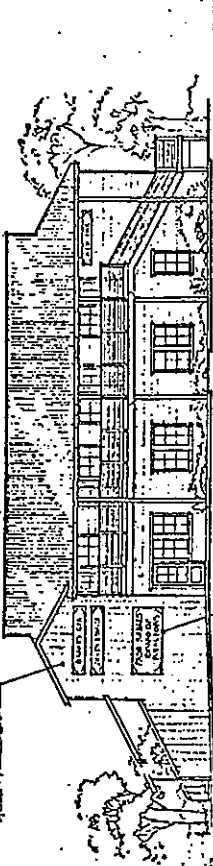
WEST

CITIZEN ASSOCIATES - ARCHITECT  
4815 FIVEFINGER AVE.  
PASADENA, CA 91104-0710  
JACK GILMAN - ARCHITECT  
1110 E 15TH ST  
PASADENA, CA 91101-2452

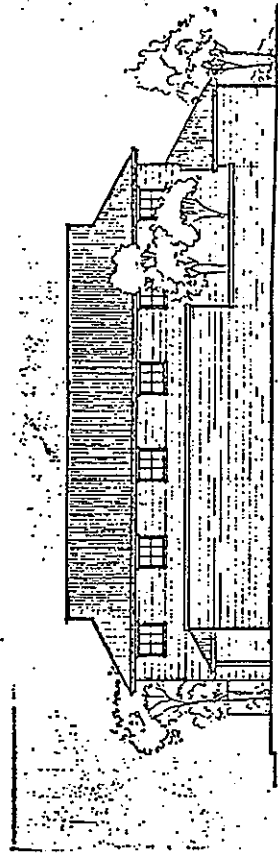
STEEL FOOTING • CONCRETE COLT •  
 WOOD SHINGLES • SHINGLED PAINT •  
 NESTED TRIM (DOORS • EXTERIOR) •  
 ALUMINUM SIDING • BRICK

VERTICAL SAILS •  
 EXTERIOR PAINT

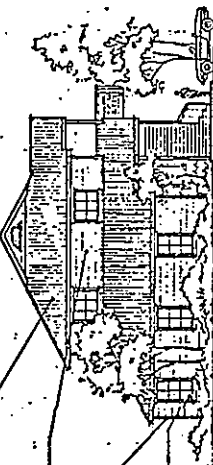
WOOD SHINGLES •  
 EXTERIOR PAINT



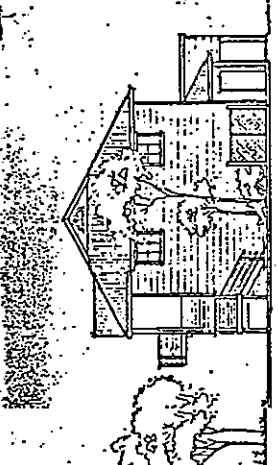
NORTH



SOUTH



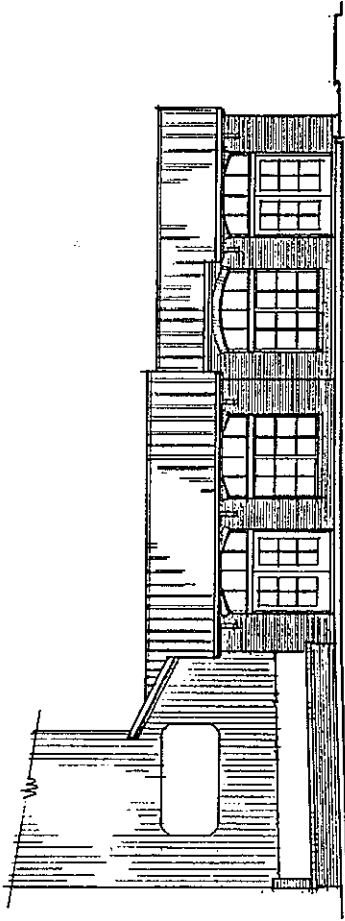
EAST



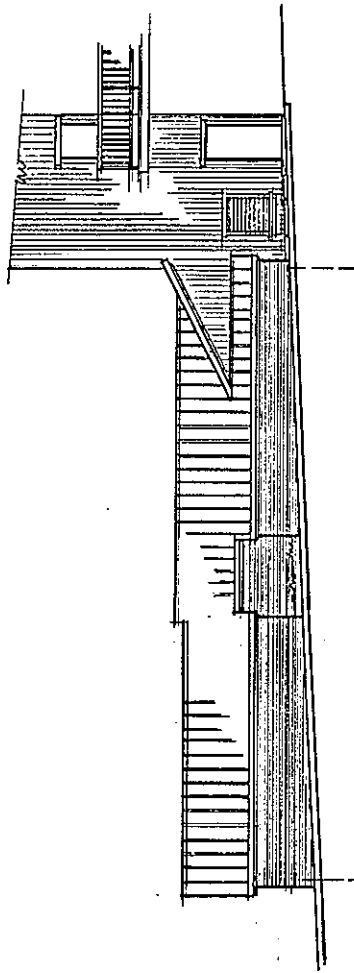
WEST

SOUTH BUILDING • ELECTRICALS •  
 CIVIL ENGINEERING •  
 ARCHITECTURE •  
 1000 W. 10th St. •  
 Des Moines, Iowa

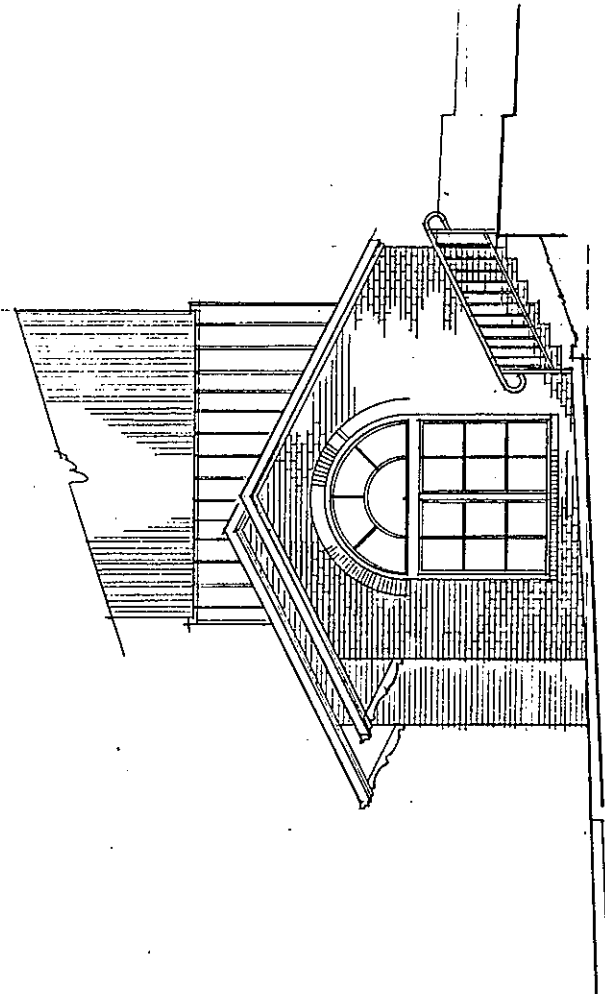
**PD 90013 (AMEND)  
 EXHIBIT E-2 • SOUTH  
 BUILDING**



EAST ELEVATION  
SCALE 1/8" = 1'-0"



WEST ELEVATION  
SCALE 1/8" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

**PD 90013 (AMEND)  
EXHIBIT E-3 - NORTH BUILDING**

**NORTH - Detail**

CAPRIART ASSOCIATES - OWNER/DEVELOPER 4325 HIVEPOLE AVE PLEASANTON, CA 94553-0798	WICK-CRUMPTON - ARCHITECT 4455-E 12TH ST. PLEASANTON, CA 94553-2422
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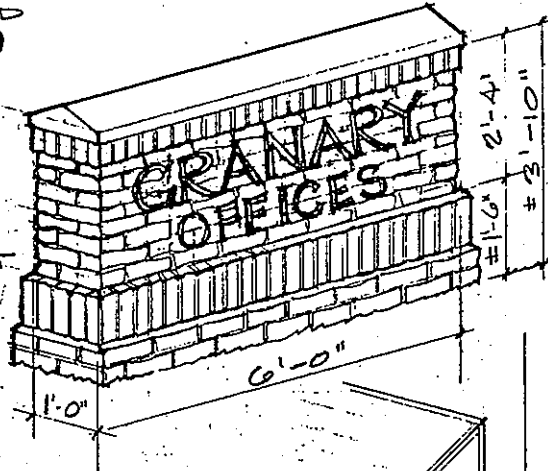


# SIGN SCHEDULE

- 1 "SIZZLER" #200-510, 5'x10' (50<sup>#</sup>) SEE HANDOUT  
 - MOUNT DIRECTLY TO WALL, SEE ELEV. 5.  
 x2 - INTERNAL NEON TUBES IN CHANNEL LETTERS  
 W/ GREEN METAL BACKGROUND  
 (SEE EXHIBIT F-3)

- 2 "SIZZLER" #NL/RWY, 24x12' (30<sup>#</sup>) SEE HANDOUT.  
 - MOUNT DIRECTLY TO NORTH TOWER WALL AT  
 x2 EAST & NORTH FACES - SEE ELEV. 5.  
 - INTERNAL NEON TUBES IN CHANNEL LETTERS  
 W/ NO BACKGROUND  
 (SEE EXHIBIT F-4)

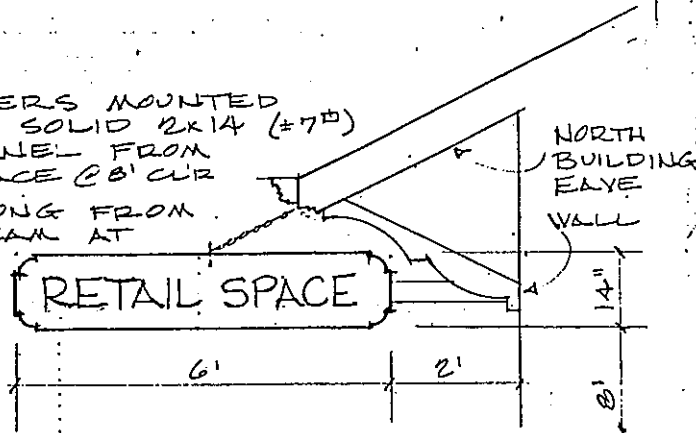
- 3 "OLD MILL OFFICES"  
 - 24x6' (14<sup>#</sup>) BRICK  
 x1 SIDING PLINTH ON  
 BRICK BASE  
 - WHITE SOLID LETTERS  
 ON PROJECT COLOR  
 SIDING  
 - 4' LONG FLUORESCENT  
 SIGN LIGHTER BELOW  
 @ GRADE EA. SIDE



- 4 "OLD MILL OFFICES"  
 - ± 8" H WHITE LETTERS  
 x1 PAINTED ON FABRIC  
 AWNING (± 12<sup>#</sup>)  
 - NO ILLUMINATION

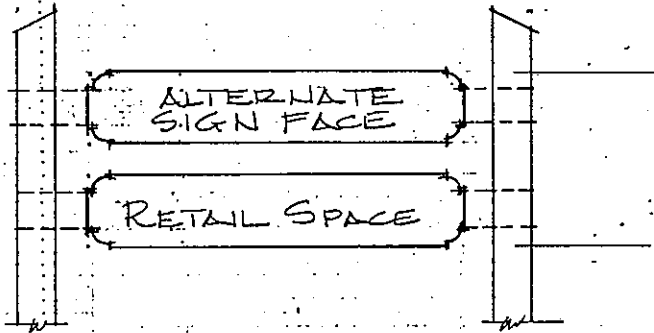


- 5 "UNNAMED"  
 x2 - SOLID LETTERS MOUNTED  
 ON 6' LONG SOLID 2x14 (± 7<sup>#</sup>)  
 - PROJECT PANEL FROM  
 BUILDING FACE @ 8' CLR  
 x1 - AS ABOVE HUNG FROM  
 2<sup>ND</sup> FLOOR BEAM AT  
 SOUTH BLDG



PD 90013 (AMEND)  
 EXHIBIT F-1

- 6 "UNNAMED"  
 x1 - SOLID LETTERS ON 6' LONG SOLID 2x14 (#17<sup>th</sup> EA.)  
 - MOUNT BETWEEN 8x8 POSTS IN PLANTER.



- 7 "PASO ROBLES BOARD OF REALTORS"  
 x2 - SOLID WHITE LETTERS MAX 8" H MAX 9' LONG (14<sup>th</sup>)  
 - MOUNT DIRECTLY TO SOUTH BUILDING SIDING 7' TO BOTTOM @ NORTH FACE 6' TO BOTTOM @ SOUTH FACE  
 - 8' LONG FLUORESCENT SIGN LIGHTER OVER NORTH SIDE LETTERS ONLY

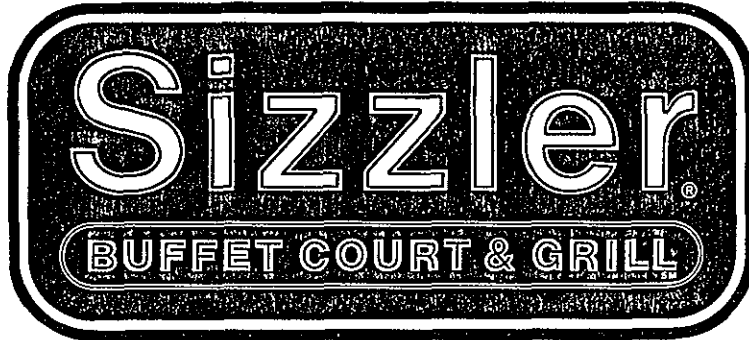
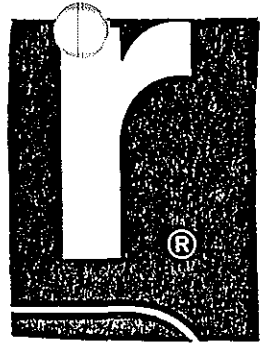
- 8 "VAUGHAN SURVEYS"  
 x1 - SOLID WHITE LETTERS MAX 8" H, MAX 8' LONG (8<sup>th</sup>)  
 - MOUNT DIRECTLY TO NORTH FACE SOUTH BUILDING @ 17' HIGH  
 - 8' LONG FLUORESCENT SIGN LIGHTER OVER

- \* NOTES:  
 1) LETTER STYLES BY TENANT  
 2) DEVELOPER TO ENCOURAGE WHITE LETTER COLOR

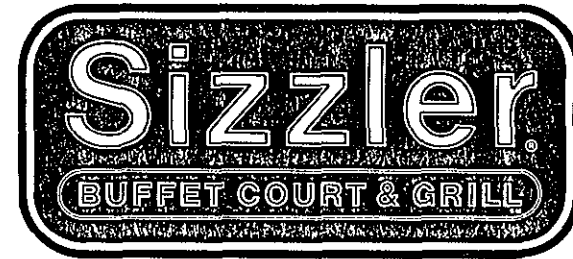
CIPANARY ASSOCIATES - OWNER DEVELOPER 935 RIVERSIDE AVE PASO ROBLES CA 905 239-0798
NICK GILMAN - ARCHITECT 945 E 12TH ST PASO ROBLES CA 905 238-3432

PD 90013 (AMEND)  
 EXHIBIT F-2

# METAL-FACED NEON ID PANELS



PYLON  
6'x13'6" MODEL 300-6136



PYLON/MONUMENT  
5'x10' MODEL 300-510

## SPECIFICATIONS:

METAL FACES & FILLERS PAINTED #328 GREEN

BORDER PAINTED WHITE

"SIZZLER" - CHANNEL LETTERS PAINTED #328 GREEN OUTSIDE & WHITE INSIDE,  
WITH ROSE DOUBLE TUBE NEON, WITH CLEAR PLASTIC FACES ON LETTERS.

"BUFFET COURT & GRILL" - PAINTED #328 GREEN PANEL,  
PAINTED HOT PINK BORDER WITH ROSE SINGLE TUBE NEON,  
PAINTED WHITE LETTERS WITH WHITE SINGLE TUBE NEON.

MODEL 300-510 MONUMENT: NO CLEAR PLASTIC FACES ON SIZZLER LETTERS,  
CLEAR HIGH-IMPACT LENS OVER ENTIRE FACE.

AT BASE OF EAST FACE  
OF TOWER & NORTH  
FACE OF BLDG

PD 90013 (AMEND)  
EXHIBIT F-3

DETAIL #1 OF EXHIBIT F-1  
COLOR VERSION ON FILE IN PLANNING OFFICE



# Sizzler®

30" H x 12" W  
@ TOP OF TOWER, EAST & NORTH FACE

"SIZZLER": CLEAR-PLASTIC FACED CHANNEL LETTERS WITH ROSE DOUBLE-TUBE NEON. RETURNS PAINTED #328 GREEN, INSIDE PAINTED WHITE.

"BUFFET COURT & GRILL": PLASTIC FACED SIGN BOX. RETAINER & CASE PAINTED #328 GREEN.  
PLASTIC FACE: #328 GREEN BKGD. WITH HOT PINK BORDER & WHITE LETTERS.  
INTERNAL ILLUMINATION

PD 90013 (AMEND)  
EXHIBIT F-4

DETAIL # 2 OF EXHIBIT F-1  
COLOR VERSION ON FILE IN PLANNING OFFICE

NL/BCG ILLUMINATED CHANNEL LETTERS & SIGN BOX



5-10-90

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EXHIBIT G - COLOR BOARD  
IS ON FILE IN THE COMMUNITY  
DEVELOPMENT DEPARTMENT