

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PD 05-016 AMENDMENT (WINERY ROW – HOSKINS)

DATE: AUGUST 11, 2009

Needs: To consider an application filed by Larry Gabriel, Architect, on behalf of Chris Hoskins to amend PD 05-016, the Airport Business Park, to allow for winery related uses.

Facts:

1. The Airport Business Park is located on the southwest corner of Airport Road and Dry Creek Road (see attached Vicinity Map).
2. The zoning designation for the site is AP-PD (Airport – Planned Development Overlay) and the general plan designation is BP (Business Park).
3. The Planning Commission on October 10, 2006 approved the following resolutions which allowed for the entitlement of the Airport Business Park:
  - Resolution 06-0084: approved PD 05-016 and established development standards for the business park by adopting Development Design Guidelines.
  - Resolution 06-0085: approved Tentative Tract 2772 to subdivide a 39-acre property into 36 lots ranging in size from .25-acre to 7-acre parcels, for business park development;
  - Resolution 06-0083: approving a Mitigated Negative Declaration for the project.
4. On April 22, 2008, the Planning Commission in conjunction with an application for a Parcel Map to further subdivide a few parcels within Tract 2772, approved Resolution 08-023 amending PD 05-016 which clarified that the development review process for each lot could be approved by the DRC as long as the plans were consistent with the Design Guidelines.
5. In September 2008, Phase I of Tract 2772 was recorded creating Lots 1-18 of the business park. This Winery Row project would apply to Lots 2-15, see attached Vicinity Map, Attachment 1.
6. The Winery Row project is proposing to develop small-scale wineries that would allow for wine production, barrel storage and wine tasting. The Zoning Code allows wineries, wine tasting and warehousing in the AP zoning district. See attached project description for further discussion, Attachment 2.

7. The application before the Planning Commission at this time is to update the Design Guidelines to add a new section (Section VI) allowing the development of Lots 2-15 with the Winery Row project. (See a copy of the Guidelines with new Section VI. attached as Exhibit J to the draft PD Amendment Resolution);
8. Larry Gabriel has designed conceptual site plans and architectural elevations for the lots. If approved by the Commission, the final details would be reviewed for each lot by the DRC prior to the issuance of a building permit.
9. The applicants are requesting to construct a 10-foot tall vinyl coated chain line fence at the rear of lots 2-8 (the lots that back up to the Boys School). The zoning code allows fences in commercial zones up to 8-feet, however since this site is within a PD overlay area, the Commission does have the flexibility to allow alterations in the development standards. It will be up to the Commission to discuss whether the fact that these lots back up to a prison necessitate a fence 10-feet in height. The prison has existing 10-foot tall security fencing along its southern boundary approximately 60-feet from Lots 2-8 northern boundary.
10. On July 27, 2009 the project was presented to the DRC, where the DRC was generally in favor of the proposed project including the site plans, architectural elevations, landscape plan and amendments to the Guidelines and recommended that the Commission approve the Winery Row amendment to the Airport Business Park. The DRC did have some discussion regarding the lack of architectural details on the side and rear elevations for the buildings. Larry Gabriel will be prepared to present some suggestions adding additional architectural details at the Planning Commission meeting on August 11<sup>th</sup>.
11. A Mitigated Negative Declaration was approved for the Airport Business Park. The environmental review studied the impacts of the full development of the project with business park uses (i.e. manufacturing, research and development and office type uses). Mitigations measures were necessary to reduce the impacts of the project in relation to added traffic trips and biological impacts related to kit fox.
12. The kit fox mitigation has been completed for Phase I of Tract 2772 which includes the Winery Row lots. Some of the traffic mitigation has been completed such as the street improvements to Airport Road and Dry Creek Road which included dedicated turn lanes. The remaining traffic impact mitigation will be implemented with the payment of traffic impact fees as each lot develops.
13. Since wine tasting, wine manufacturing and warehouse uses are permitted uses in the AP zoning district and are generally lower traffic generators than business park uses, additional environmental review is not necessary. All existing mitigation measures established with Resolution 06-0083 would apply.
14. That being said, wine processing will generate a waste discharge that will need to be regulated. See the attached memo from the City Engineer addressing this issue.

## Analysis and

**Conclusion:** The Winery Row project is a request for the Planning Commission to amend the Airport Business Park project, specifically the Design Guidelines originally adopted, to incorporate winery related uses and establish site planning and architecture for lots 2-15.

Once adopted, the development of Parcels 2-15 could be approved as long as the plans are substantially compliant with the Design Guidelines as determined by the Development Review Committee (DRC).

The Planning Commission will need to discuss whether the project would need a 10-foot fence or if an 8-foot height, consistent with the current code standards would suffice. If screening is the intent of the height increase, then chain link does not seem to be the best fence material since it can be seen through. The applicants are proposing vines to climb up the fence however; only a minimal (less than 1-foot) planter area is being provided along the fence, which does not seem adequate. Regardless of the height of the fence, it seems that a larger planter area is necessary.

The project as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive businesses to be located in the Business Park/Planned Industrial designated areas of the City.

Additionally, the Winery Row project would allow smaller business owners the opportunity to own their own building which would meet the intent of the Economic Strategy by providing the opportunity to promote local industry, products and services.

## Policy

**Reference:** General Plan Land Use & Circulation Element; General Plan Update EIR certified in 2003; Zoning Code, Economic Strategy and California Environmental Quality Act (CEQA); Airport Land Use Plan.

## Fiscal

**Impact:** No fiscal impacts are anticipated in conjunction with these applications.

**Options:** After consideration of all public testimony, that the Planning Commission considers the following options:

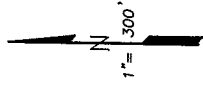
- a. Adopt a Resolution adopting PD 05-016 Amendment approving the Winery Row project, subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

## Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. City Engineer Memo
4. Draft Resolution approving an amendment to PD 05-016
5. Newspaper and Mail Notice Affidavits

darren\PD\WineryRow\PCReport

025-438



025-435

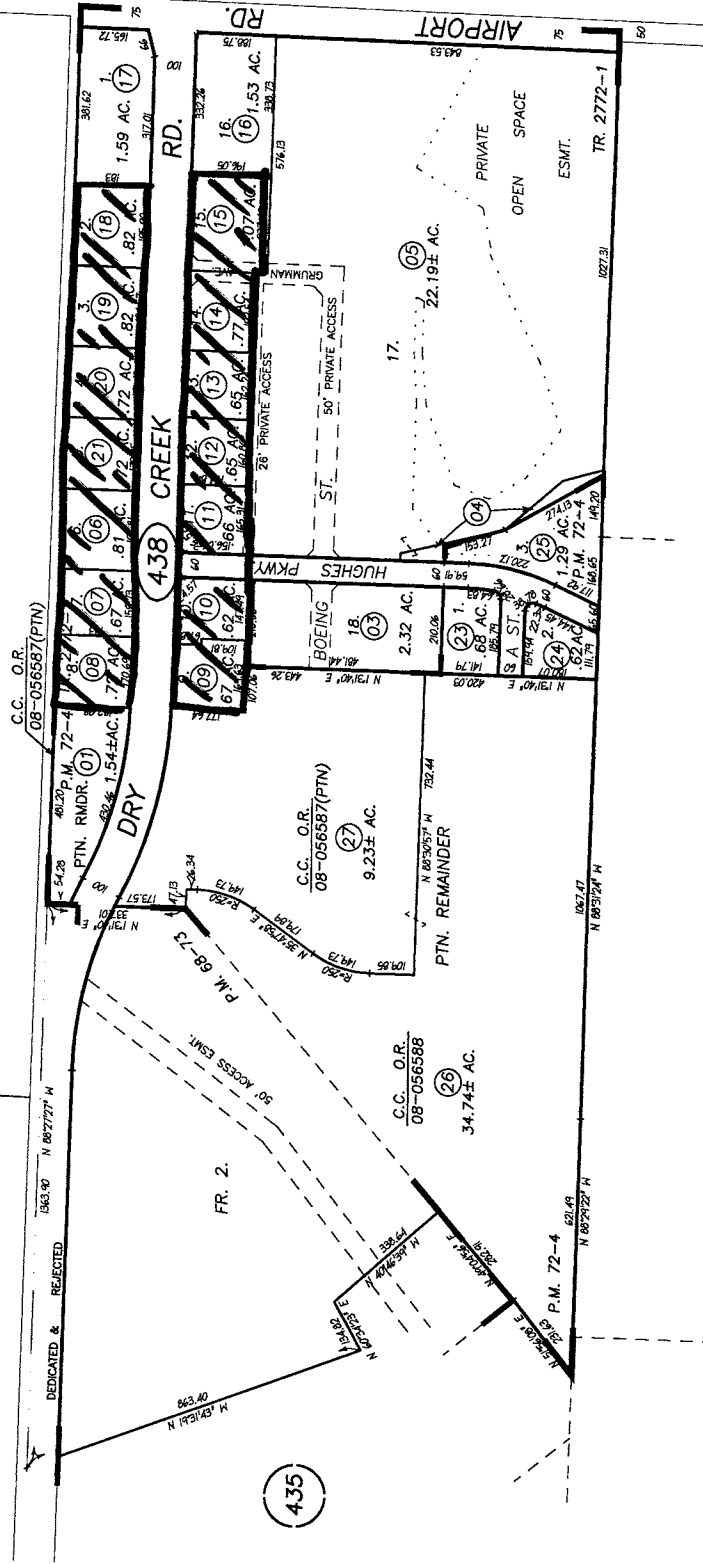
026  
19

434

435

436

435



150' 0 300' 600'

LZ  
THIS MAP IS PREPARED FOR  
02-26-09  
ASSESSMENT PURPOSES ONLY.

REVISIONS	
L.S.	DATE
08-287	02-26-09
08-301	02-27-09
08-302	02-28-09
NA	04-27-09

pg. 81-88

# Attachment 1 Vicinity Map PD 05-016 Amend. (Winery Row)

CITY OF PASO ROBLES  
ASSESSOR'S MAP  
COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 025 PAGE 438

June 18, 2009

## Winery Row *Paso*

**Paso Robles**  
JUN 23 2009  
Planning Division

### **Proposed amendment of the Design Development Guideline for Airport Road Business Park**

#### **PROPOSED PROJECT DESCRIPTION:**

Airport Road Business Park was initially conceived to be a “State of the Art” R & D development. However, due to the recent economic downturn, this concept is no longer economically viable. As a result, we are proposing a change of use for Lots 2 through 15, which are facing Dry Creek Road, to winery facilities.

In order to meet the increasing demand for “Crush, Tasting Room, and Barrel Storage Facilities” in the Paso Robles area, our goal is to develop Lots 2 through 15 as small-scale wineries. The winery use is in keeping with the Paso Robles Planned Development Overlay District Regulations and the Planned Development Chapters of the Zoning Ordinance.

Each building was designed to afford winemakers the space required to produce wine during the current harvest, while providing barrel storage for the previous harvest. In addition, there are specific classical architectural styles for the tasting rooms and administration areas. Each building will reflect an individual look and feel, yet share a common use and scale. The adjoining fence and service gates will be consistent in design, scale, and materials. All service areas are located to the rear of each lot and fenced to provide screening from the street views with specific loading and unloading areas. We are proposing common driveways and reciprocal access between each of the adjoining lots.

The buildings will comply with the U S Green Build standards and meet/exceed the PG&E rebate requirements for “Winery Facilities”. To this extent we are providing high R-Value walls and roofs, “Cool” roofing systems, highly insulated skylights, and photo-cell monitored lighting. We are also utilizing state of the art “Green Build” material for our wall systems, and plan to exceed all environmental requirements for an energy efficient facility.

The proposed landscape will promote and maintain significant natural resources on each site with minimal grading and extensive use of natural drainage filtering through an extensive bio-swale system provided in the median of Dry Creek Road.

Drought resistant landscape is also featured throughout the development. Landscaping will be consistent in the median, the common areas, and the street frontage of each lot. The remainder of each lot will be landscaped in a manner that will reflect the architectural style of each building.

## **MEMORANDUM**

**TO:** Darren Nash

**FROM:** John Falkenstien

**SUBJECT:** Amended PD 05-016, Winery Row

**DATE:** July 31, 2009

I have reviewed the documentation submitted with the PD amendment application. The following are my comments.

### **Site Plan**

Buildings proposed on Lots 11 through 14 encroach into easements established with the recordation of Tract 2772. All lot owners in Tract 2772 must acknowledge quitclaim of these easements prior to issuance of building permits.

### **Streets and Traffic Impacts**

Dry Creek Road has been developed as an Arterial Street in Tract 2772 consistent with the circulation element of the General Plan. A center landscape median has been provided. The proposal to develop wineries open to the public will generate pedestrian traffic that was not considered in the context of a business park. Improvements should be made to accommodate and encourage pedestrian traffic. A plan of sidewalks and a cross-walk across Dry Creek Road should be provided.

In accordance with the conditions of approval of Tract 2772 each building permit within Tract 2772 will provide its share of the cost of intersection improvements at Airport Road and Highway 46 East. A plan for improved right-turn access to Highway 46 at Airport Road should be developed prior to issuance of building permits.

### **Sewer**

Sewer is available to the project from an 8-inch line placed in Dry Creek Road with the development of Tract 2772. Wine processing will generate a waste discharge that will be regulated by the City's industrial waste program and must comply with the source control ordinance. Specific limits are available from the Wastewater Division Manager.

The ideal form of treatment would be a common processing facility incorporating a constructed wetland and/or lined pond. The effluent could be used to irrigate the landscaping for the entire project, including the medians in Dry Creek Road. Recycling of the effluent would preclude the need for regulation through the waste discharge program.

### **Conditions of Approval**

Prior to issuance of building permits, easements conflicting with proposed buildings must be quitclaimed by all holders of interest

Prior to occupancy of building permits on the south side of Dry Creek Road, a plan of sidewalks including a decorative cross-walk across Dry Creek Road shall be submitted to the City Engineer for approval.

Prior to issuance of any building permit, a plan of improved right turn access at Airport Road and Highway 46E shall be submitted for approval by the City Engineer. All building permits will share in the cost of the improvements outlined on the plan.

Prior to issuance of any building permit, plans for a winery waste discharge pre-treatment facility, for the common use of all of the properties involved in the project shall be submitted to the Wastewater Division.

Prior to issuance of any building permit, landscape plans for the Dry Creek Road median shall be submitted to the City Engineer for approval.

July 31, 2009

Darren Nash, Associate Planner  
Community Development Department  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

**RE: Winery Row Paso**

**PD 05-016 Admendment**

Dear Darren:

In prepreation for our scheduled Planning Commision Meeting on August 11<sup>th</sup> we are providing our responses to the comments from the DRC Meeting of July 27, 2009 and are outlining our proposed solutions to comply with the request.

1. Four sided architecture:  
We have included the rear elevations for Lots 13, and 14.  
These are representative of the typical rear elevations for the 7 Lots on the south side of Dry Creek Road; see South Elevations on Sheet 10.
2. Monument Signs:  
We have reduced the height of the Monument signs to be in keeping with the Sign Ordinance; see new Site Sign on Sheet 9.
3. Water Usage:  
We have included a Water Usage Calculation for our immediate landscape irrigation, See Attachement A.  
We are proposing a "Future" Water Treatment solution to provide our own on-site "Gray Water" for Landscape Irrigation. We have discussed options with Matt Thompson, P.E. Wastewater Resources Manager, Public Works Department and are in process of developing a staged (Phased) agreement based upon lots developed.
4. Overall Signage Program  
We are in agreement and will provide a Signage Program Package for all 14 Lots.

Please contact me if you are needing any additional information.

Sincerely,



Larry Gabriel, Architect



**WINERY ROW PASO****ATTACHEMENT 'A'****Annual Water Usage for Lot 6**

Landscape Area for Lot 6 = 4,799 S.F.

$$\frac{46.3 \times 0.80 \times 4,799 \times .623}{325,851} = .339 \text{ acre feet per year}$$

**Vines at Screen Fence**  
Star Jasmine

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 05-016 AMENDMENT  
(WINERY ROW)  
APN: 025-438-001, 006-015 & 018-020

WHEREAS, The Planning Commission on October 10, 2006 adopted Resolution 06-0084 approving PD 05-016 and Resolution 06-0085 approving Tentative Tract 2772, creating the Airport Business Park; and

WHEREAS, the Airport Business Park consists of 36 lots to be developed as a business park; and

WHEREAS, the Airport Road Business Park, is located on the southwest corner of Airport Road and Dry Creek Road; and

WHEREAS, an amendment to PD 05-016 has been filed by Larry Gabriel, Architect on behalf of Chris Hoskins, to establish winery related uses for 2-15 or Tract 2772; and

WHEREAS, at its August 11, 2009 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including amendment to Planned Development 05-016; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, Resolution 06-0083 was adopted by the Planning Commission with the original approval of PD 05-016 and Tentative Tract 2772, adopting a Mitigated Negative Declaration for the Airport Business Park; and

WHEREAS, the proposed amendment would be consistent with the original environmental review and be subject to all mitigation measures that would apply within Resolution 06-0083; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is not in the downtown area would typically not have uses that would be found in the downtown area.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City, by providing the opportunity for clean, attractive businesses to be located in the Business Park/Planned Industrial designated areas of the City.

- B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and preservation of all oak trees on site.
- C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the conditions within the resolution along with the applicant's Development Design Guidelines (Exhibit D).
- D. The design and the density of the Project is compatible with the surrounding development and does not create a disharmonious or disruptive element to the neighborhood.
- E. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve an amendment to Planned Development 05-016, subject to the following conditions:

1. This amendment to PD 05-016 allows for the development of winery related uses on Lots 2-15, subject to the conditions that follow as well as any conditions within Resolutions 06-0085, 06-0083 & 08-023. With the approval of the amendment the Commission also allows a 10-foot tall vinyl coated chain-link fence along the northern boundary of Lots 2-8.
2. All criteria within the original Design Guidelines for the Airport Business Park shall comply, except that with the approval of this amendment, a new Section V. will be added to the Guidelines that addresses the development of Lots 2-15. Section V. is attached as Exhibit J to this resolution.
3. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Winery Row Title Sheet
B	Site Plan & Street Elevations
C1-C2	Enlarged Site Plan
D1-D2	Copy of Tract Map
E1-E3	Conceptual Landscape Plan
F1-F2	Architectural Elevations
G	Elevations Schemes and Materials List
H1-H2	Preliminary Median Landscape Plan
I1-I5	Exterior Light Cut-Sheets
J	Design Guidelines – Winery Row

4. Prior to issuance of a Building Permit for each individual site, the applicant shall apply for a Site Plan Review where the following information will need to be provided for review and approval by the Development Review Committee. The Site Plan shall be consistent with the Design Guidelines established for the Business Park. The submittal shall include but not be limited to the following items:
  - a. Site Plan (see application guide for requirements for a site plan)
  - b. Architectural elevations
  - c. Landscaping Plan
  - d. Grading and Drainage Plan
  - e. Color and Materials Board
  - f. Fencing Plans
  - g. Exterior Light Cut-Sheets
6. Any outdoor storage shall be as an accessory to the on-site business and shall comply with the screening standards described in Section 21.21.110. Outdoor storage areas shall not back up to or be visible from Dry Creek Road or Airport Road.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of August, 2009 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHARLES E. TREATCH, CHAIRMAN

ATTEST:

---

RON WHISENAND, PLANNING COMMISSION SECRETARY

**PROJECT DATA:**

**APPLICANT**  
CHRIS HOSKINS  
58 CORMORANT CIRCLE  
NEWPORT BEACH, CA 92660  
(714) 992-4165

**PROJECT ARCHITECT**  
LARRY GABRIEL  
LARRY GABRIEL, ARCHITECT  
362 EL CAMINITO ROAD  
CARMEL VALLEY, CA 9394  
(831) 659-0235

**OWNERS:**  
LOTS 2, 6, & 10  
ARROYO ROBLES HOLDINGS, LLC  
58 CORMORANT CIRCLE  
NEWPORT BEACH, CA 92660

**LOTS 3 & 4**  
ROQUEL BROTHERS, INC.  
P.O. BOX 1158  
PASO ROBLES, CA 93447

**LOTS 5, 9, 11, 12,  
13, 14, & 15**  
AIRPORT ROAD BUSINESS PARK, LP  
58 CORMORANT CIRCLE  
NEWPORT BEACH, CA 92660

**LOTS 7 & 8**  
KEVIN BLAIR  
2550 DRY CREEK ROAD  
PASO ROBLES, CA 93446

**APN**  
025-438-001 025-438-012  
025-438-005 025-438-013  
025-438-007 025-438-014  
025-438-008 025-438-015  
025-438-009 025-438-016  
025-438-010 025-438-017  
025-438-011 025-438-018

**PROJECT ADDRESS**  
TRACT 2773 PEASE ONE  
AIRPORT BUSINESS PARK  
LOTS 2 THROUGH 15

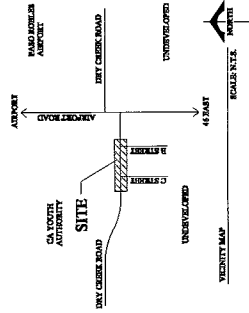
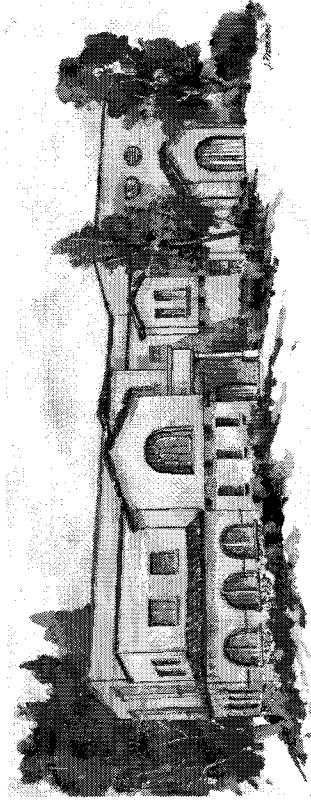
**ZONE**  
APFD

**USE**  
WINERY

**PROJECT DESCRIPTION**  
NEW COMMERCIAL WINE VINEY  
BUILDINGS REE FOLLOWING  
SHEETS FOR SPECIFIC SQUARE  
FOOT AND USE PER LOT

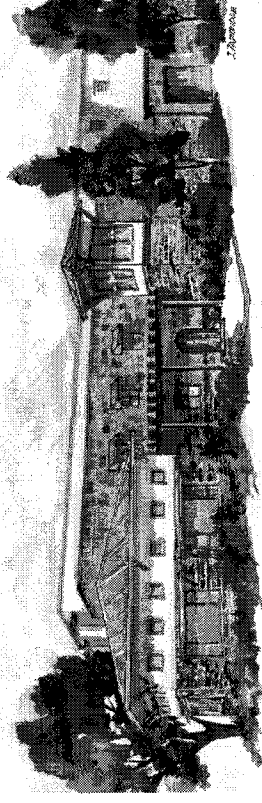
**MISSION STATEMENT:**

"Winery Row" was designed to meet the needs of small-scale winemakers searching for an affordable solution to wine processing, barrel storage and tasting room sales. Although all 14 participating winemakers have different needs, the design team has created a building that will be efficient, cost effective, purpose built and beautiful.



**SHEET INDEX:**

- 1 TITLE SHEET
- 2 BUILDING ELEVATIONS
- 3 BUILDING ELEVATIONS
- 4 BUILDING ELEVATIONS
- 5 TRACT MAP
- 6 CONCEPTUAL LANDSCAPE PLAN
- 7 ADJACENT ELEVATIONS - NORTH END
- 8 ADJACENT ELEVATIONS - SOUTH END
- 9 ADJACENT ELEVATIONS - WEST END
- 10 ADJACENT ELEVATIONS - EAST END
- 11 DRY CREEK MOUNTAIN LANDSCAPE PLAN
- 12 DRY CREEK MOUNTAIN LANDSCAPE PLAN
- 13 DRY CREEK MOUNTAIN LANDSCAPE PLAN
- 14 DRY CREEK MOUNTAIN LANDSCAPE PLAN



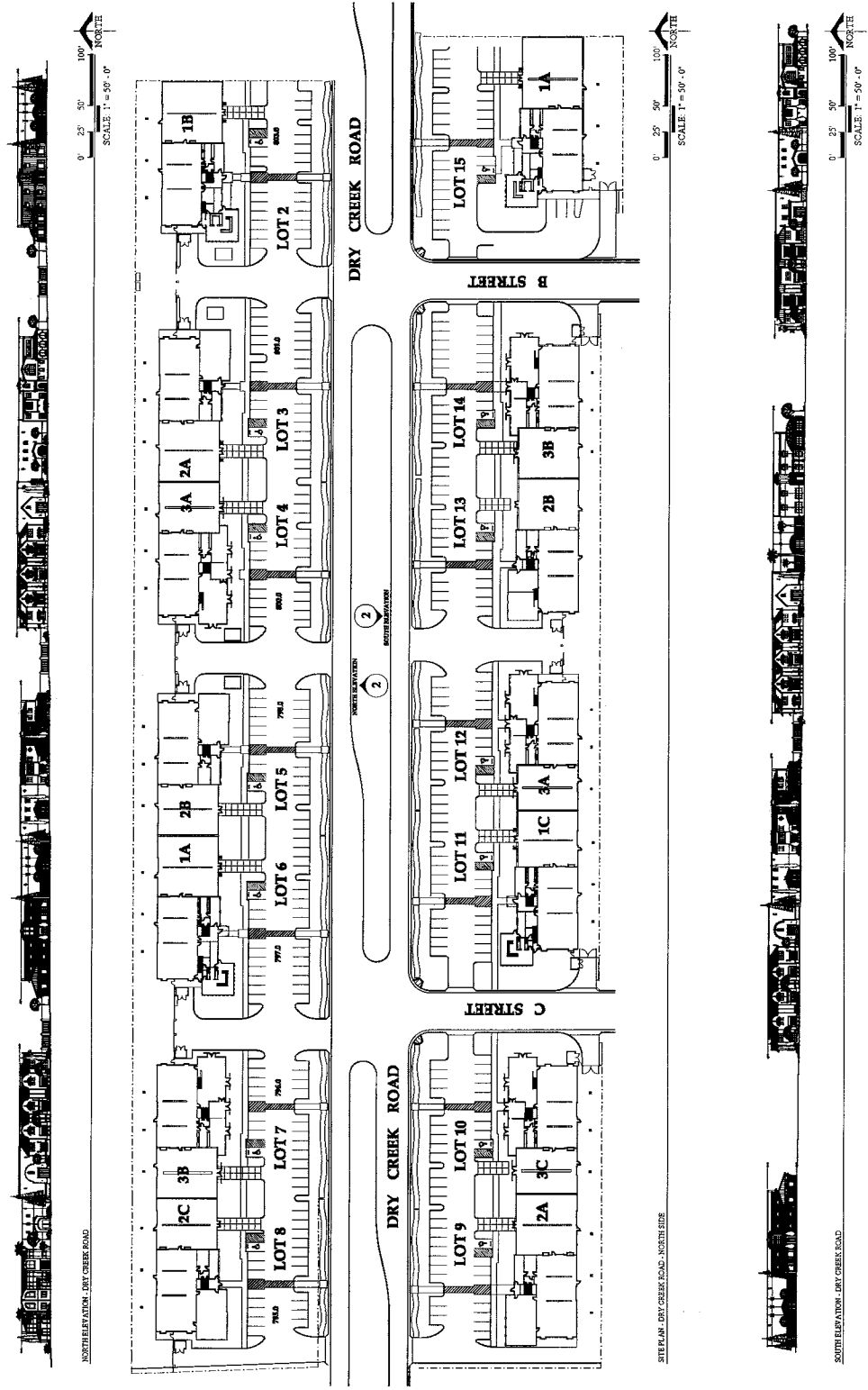
**Exhibit A**  
Winery Row Title Sheet  
PD 05-016 Amendment  
(Winery Row)



**TITLE SHEET**

**1**

**JULY 21, 2009**



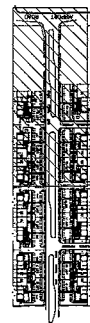
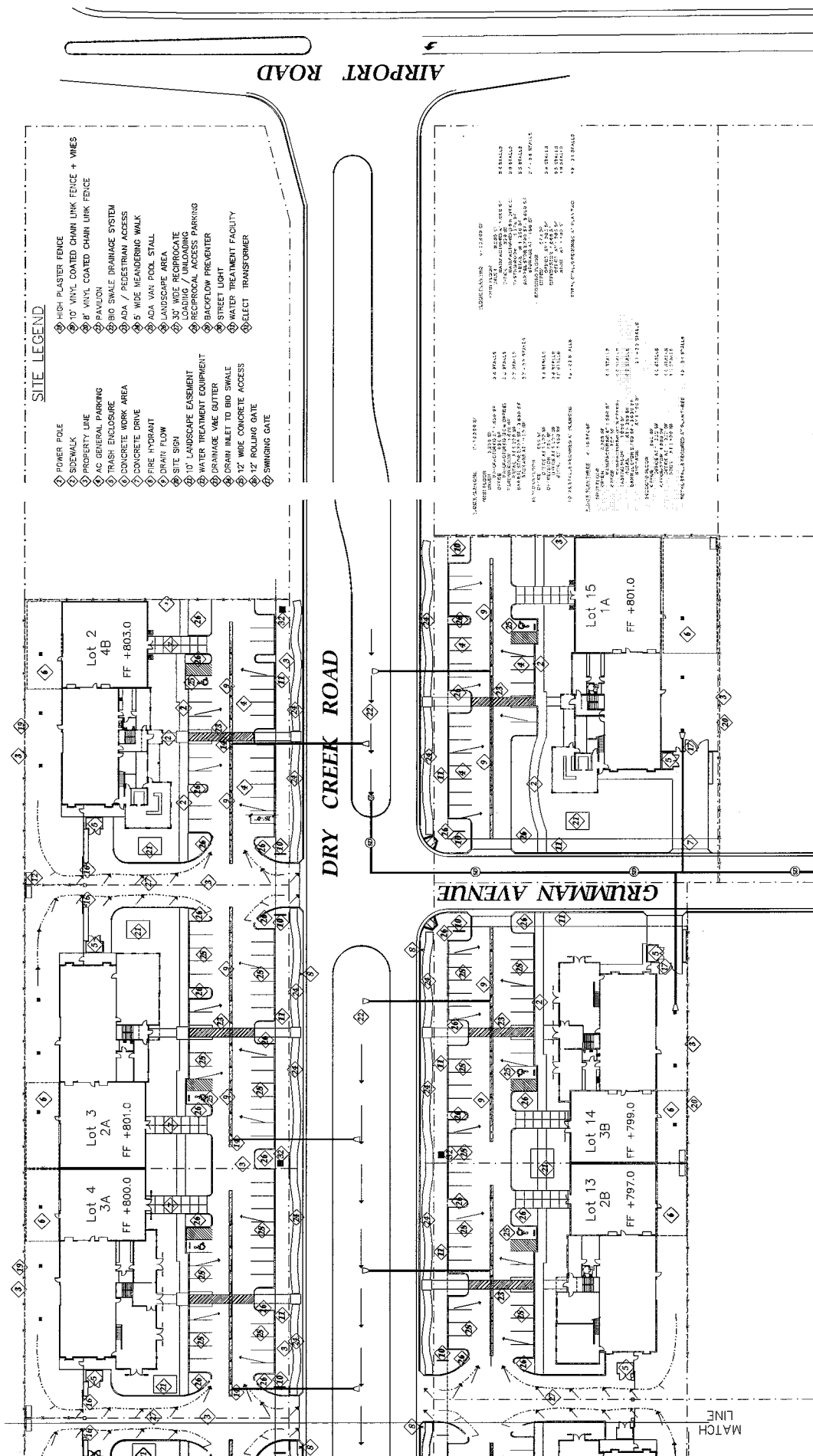
LARRY GABRIEL  
LARRY GABRIEL  
PASADENA



WINERY ROW

# **Exhibit B** **Site Plan & Street Elev.** **PD 05-016 Amendment** **(Winery Row)**

JULY 21, 2009



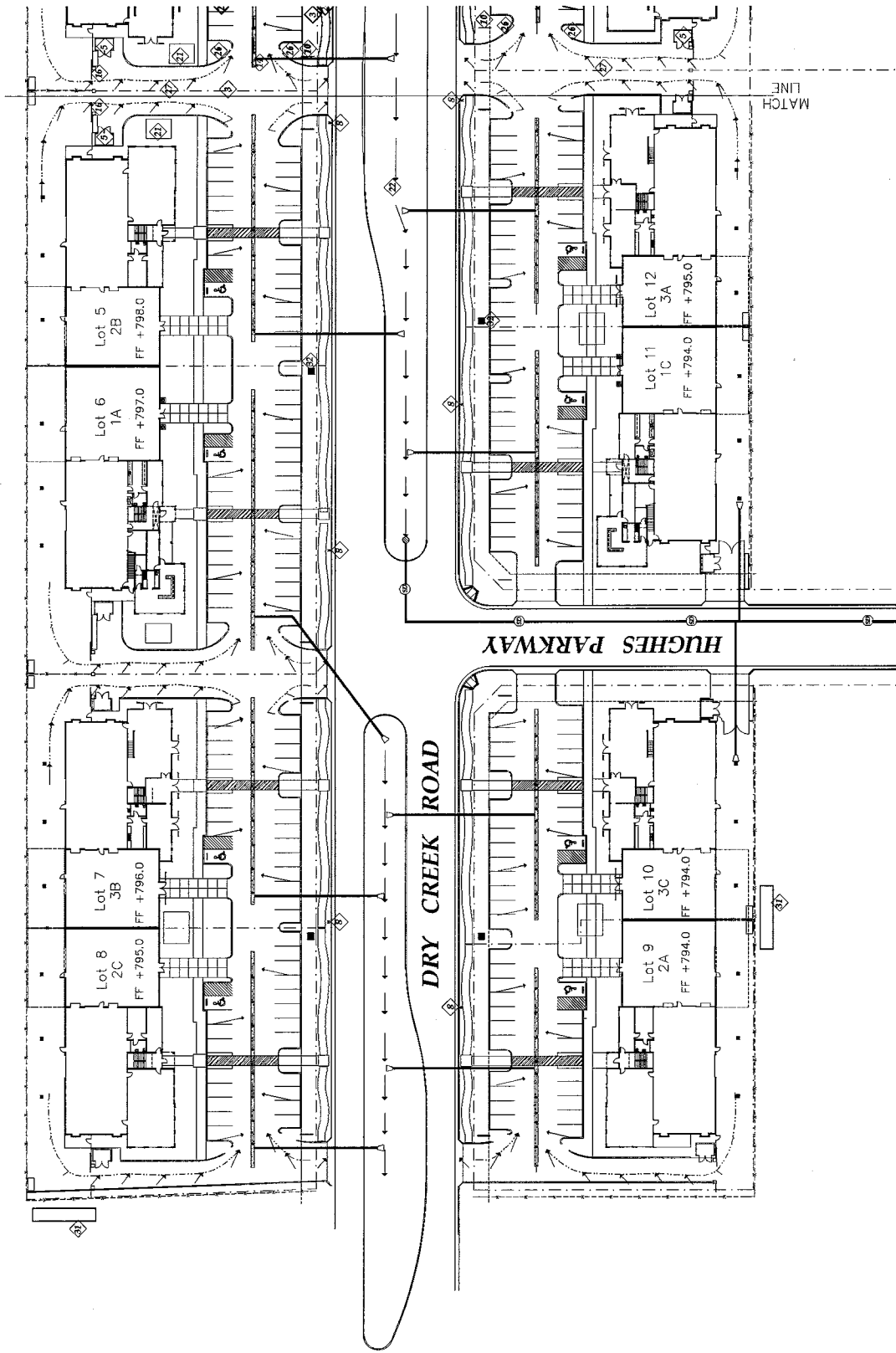
# **Exhibit C1** **Enlarged Site Plan** **PD 05-016 Amendment** **(Winery Row)**

**LGA**  
 LARRY GABRIEL  
 ARCHITECTS  
 945 12th ST  
 PASO ROBLE

**ENLARGED SITE PLAN**

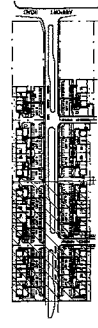
**JULY 21, 2009**

**3**

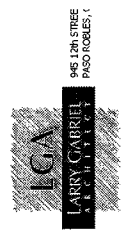


# ENLARGED SITE PLAN

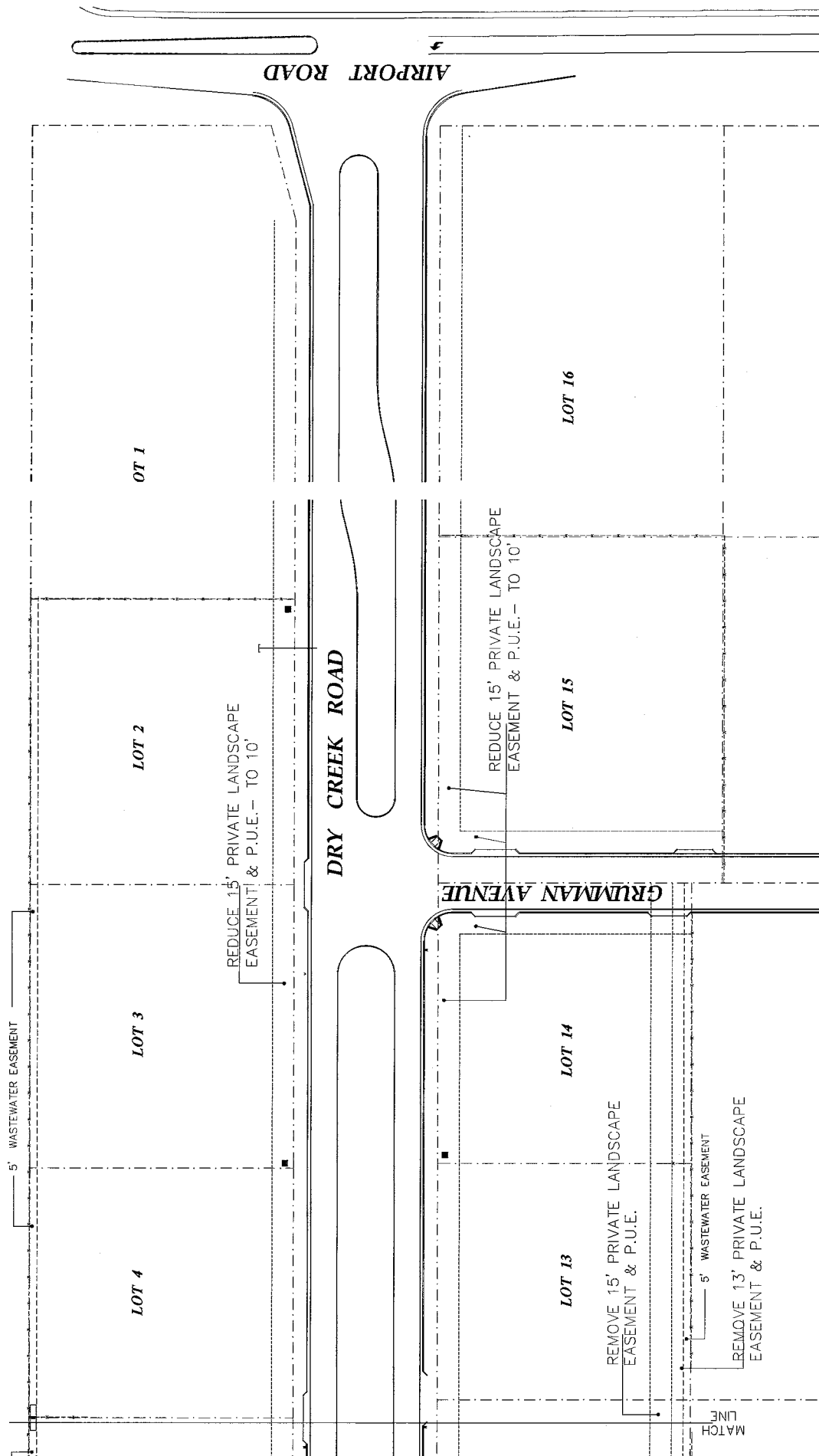
JULY 21, 2009



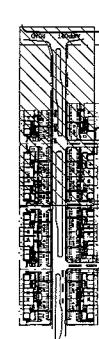
**Exhibit C2**  
 Enlarged Site Plan  
 PD 05-016 Amendment  
 (Winery Row)





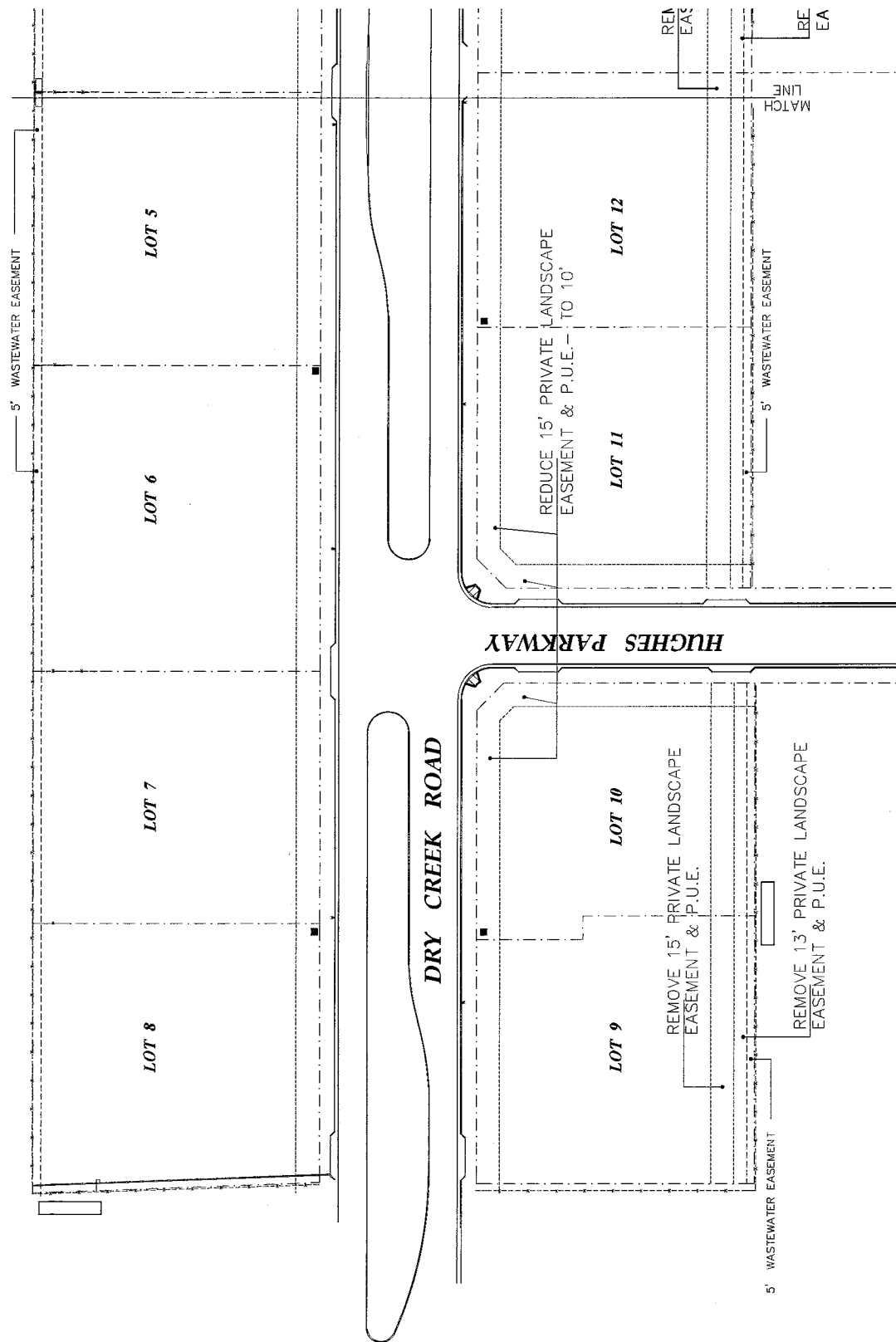


**TRACT MAP**  
**5**  
**JULY 21, 2009**



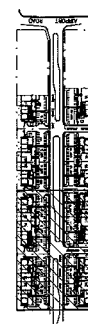
**Exhibit D1**  
 Copy of Tract Map  
 PD 05-016 Amendment  
 (Winery Row)

**LCA**  
 LARRY CABRIEL  
 946 10th STREET  
 PASO ROBLES, CA



# TRACT MAP 6

JULY 21, 2009

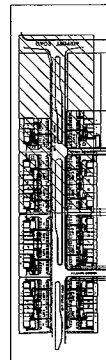
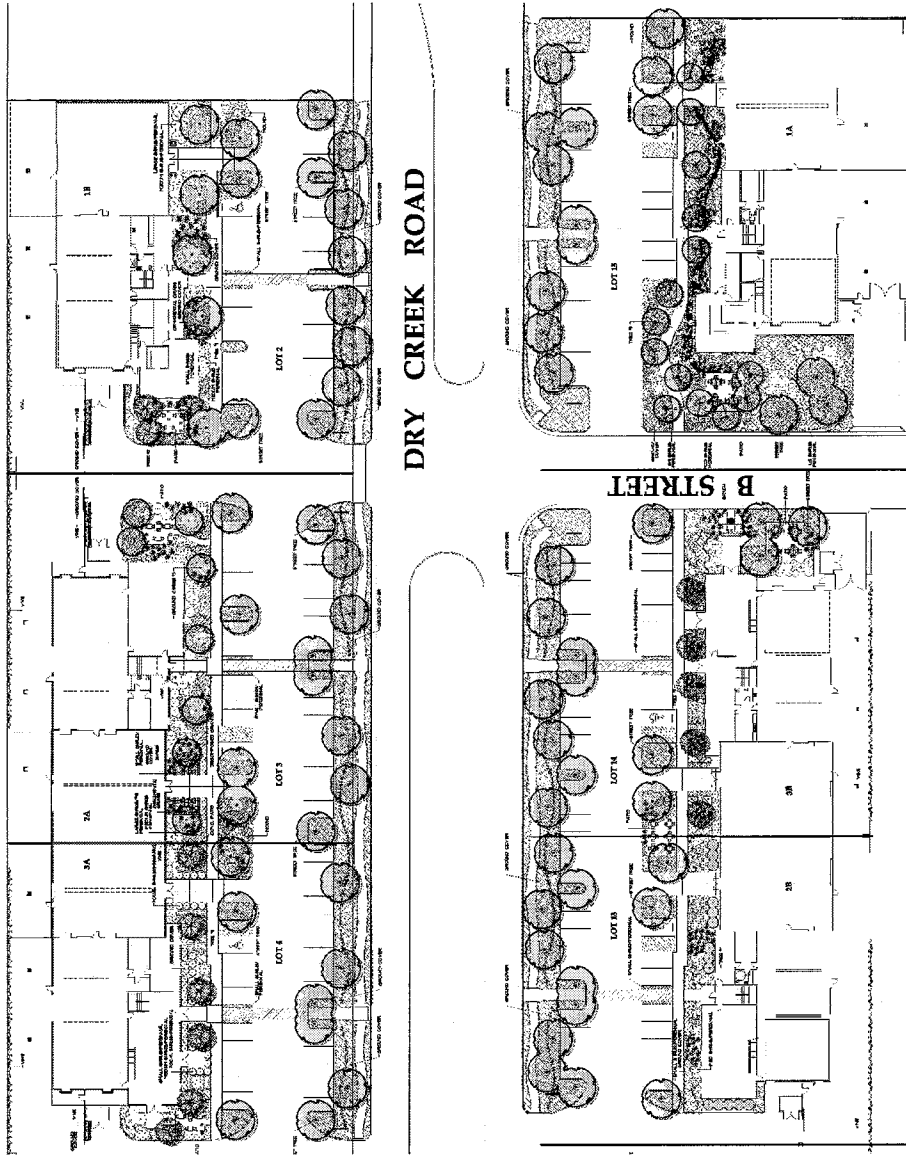


**Exhibit D2**  
Copy of Tract Map  
PD 05-016 Amendment  
(Winery Row)

945 12th STREET  
PASADENA, CA



CONCEPTUAL PLANTING LEGEND	
BOTANICAL NAME	COMMON NAME
TRIE - STREET TREE	
QUERCUS AGROPHYLLA	WHITE OAK
QUERCUS LAEVOGATA	VALENTINE OAK
TRIE #1	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #2	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #3	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #4	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #5	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #6	
QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
TRIE #26	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #27	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #28	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #29	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #30	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #31	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #32	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #33	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #34	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #35	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #36	
QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
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TRIE #42	
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TRIE #43	
QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
TRIE #45	
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TRIE #46	
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TRIE #47	
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QUERCUS AGROPHYLLA	WHITE OAK
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TRIE #52	
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QUERCUS AGROPHYLLA	WHITE OAK
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QUERCUS AGROPHYLLA	WHITE OAK
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TRIE #58	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #59	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #60	
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TRIE #78	
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TRIE #95	
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TRIE #98	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #99	
QUERCUS AGROPHYLLA	WHITE OAK
TRIE #100	
QUERCUS AGROPHYLLA	WHITE OAK



KEY PLAN

Katherine Klawns Smith ASLA

## Exhibit E1

Conceptual Landscape Plan  
PD 05-016 Amendment  
(Winery Row)



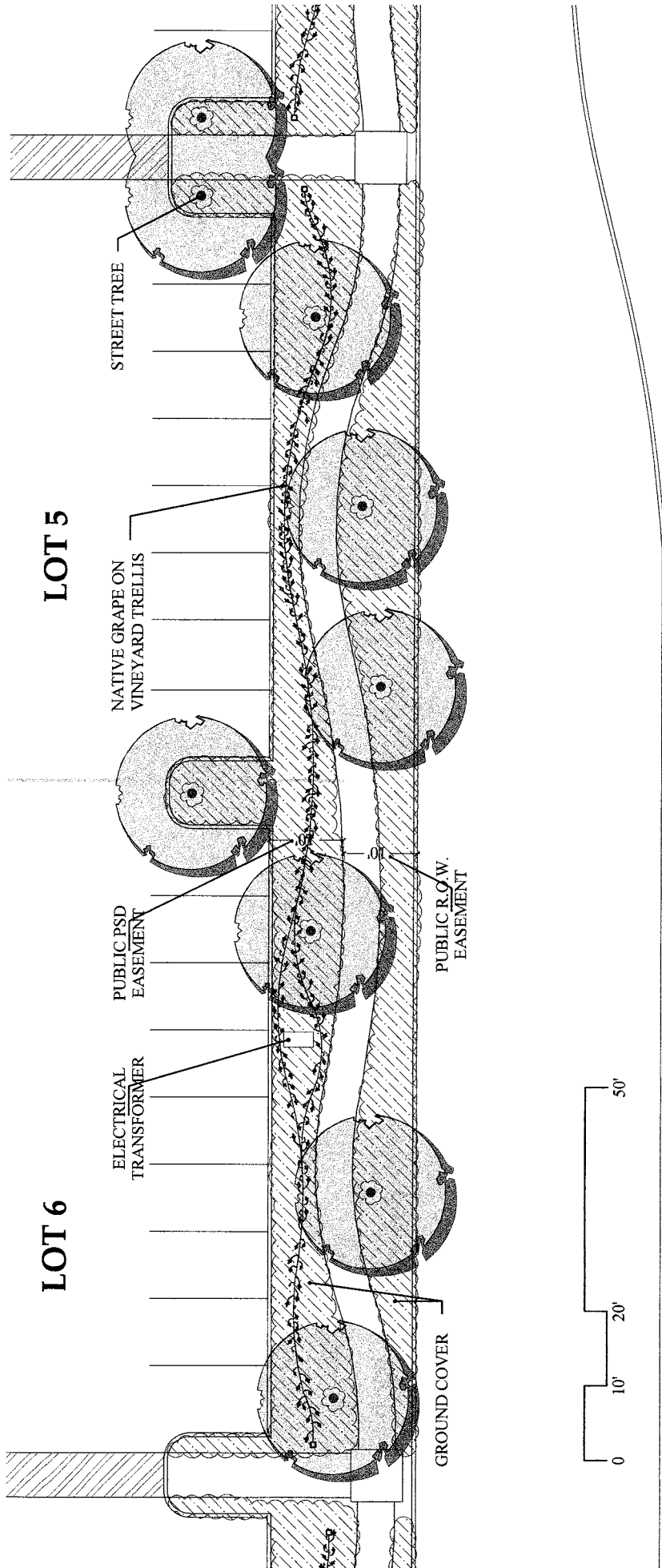
LARRY GABRIEL  
ARCHITECT  
545 12th Street  
Palo Alto, CA 94301

## CONCEPTUAL LANDSCAPE PLAN

JULY 21, 2009

0 15' 30' 60'  
SCALE: 1"=30'

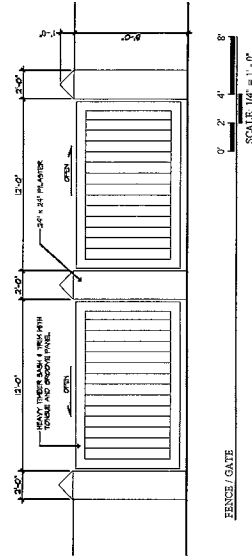
Agenda Item No. 1 - Page 20 of 53



## Landscape Vignette



**Exhibit E3**  
Conceptual Landscape Plan  
PD 05-016 Amendment  
(Winery Row)



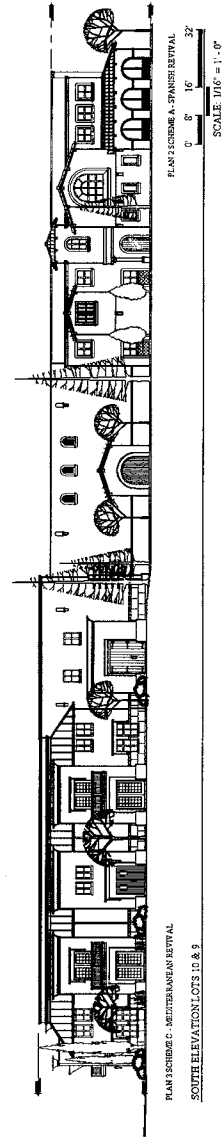
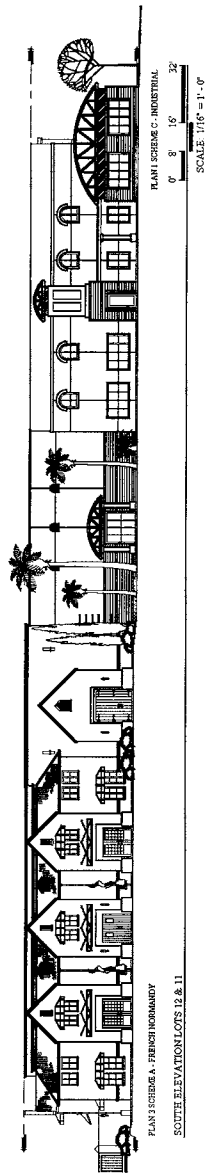
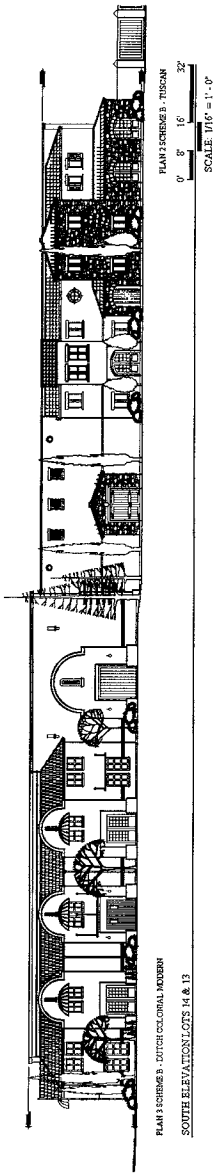
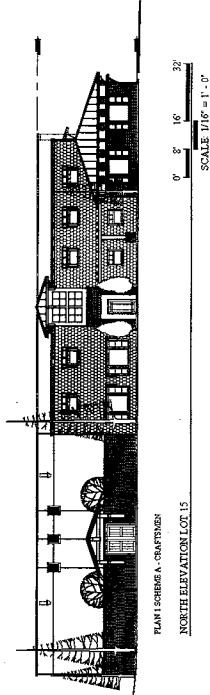
### ADJ. ELEVATIONS - NORTH SIDE

**JULY 21, 2009**



LARRY GABRIEL  
ARCHITECT

**Exhibit F1**  
Architectural Elevations  
PD 05-016 Amendment  
(Winery Row)



IGA  
LARRY GABRIEL  
ARCHITECT  
905 7th STREET  
PASO ROBLES, CA



# **Exhibit F2** Architectural Elevations PD 05-016 Amendment (Winery Row)

## **ADJ. ELEVATIONS - SOUTH SIDE**

10

JULY 21, 2009

**A**

PLANT SCHEME A - CHATELAIN

SCALE 1/16" = 1'-0"

1. STANDING BEAM METAL ROOFING
2. SHEET METAL PARAPET CAP
3. GROUT PLASTER
4. GROUT PLASTER
5. GROUT PLASTER
6. GROUT PLASTER
7. GROUT PLASTER
8. GROUT PLASTER
9. GROUT PLASTER
10. GROUT PLASTER
11. GROUT PLASTER
12. OVERFLOW SCUPPER

PLANT SCHEME B - TUDOR

SCALE 1/16" = 1'-0"

1. MEDIUM METAL TILE ROOFING
2. SHEET METAL PARAPET CAP
3. GROUT PLASTER
4. GROUT PLASTER
5. GROUT PLASTER
6. GROUT PLASTER
7. GROUT PLASTER
8. GROUT PLASTER
9. GROUT PLASTER
10. GROUT PLASTER
11. GROUT PLASTER
12. OVERFLOW SCUPPER

**B**

PLANT SCHEME C - INDUSTRIAL

SCALE 1/16" = 1'-0"

1. STANDING BEAM METAL ROOFING
2. SHEET METAL PARAPET CAP
3. GROUT PLASTER
4. GROUT PLASTER
5. GROUT PLASTER
6. GROUT PLASTER
7. GROUT PLASTER
8. GROUT PLASTER
9. GROUT PLASTER
10. GROUT PLASTER
11. GROUT PLASTER
12. OVERFLOW SCUPPER

**C**

PLANT SCHEME D - COLONIAL MODERN

SCALE 1/16" = 1'-0"

1. FLAT CONCRETE TILEROOFING
2. SHEET METAL PARAPET CAP
3. GROUT PLASTER
4. GROUT PLASTER
5. GROUT PLASTER
6. GROUT PLASTER
7. GROUT PLASTER
8. GROUT PLASTER
9. GROUT PLASTER
10. GROUT PLASTER
11. GROUT PLASTER
12. OVERFLOW SCUPPER

**1**

PLANT SCHEME A - CHATELAIN

SCALE 1/16" = 1'-0"

1. STANDING BEAM METAL ROOFING
2. SHEET METAL PARAPET CAP
3. GROUT PLASTER
4. GROUT PLASTER
5. GROUT PLASTER
6. GROUT PLASTER
7. GROUT PLASTER
8. GROUT PLASTER
9. GROUT PLASTER
10. GROUT PLASTER
11. GROUT PLASTER
12. OVERFLOW SCUPPER

**2**

PLANT SCHEME B - TUDOR

SCALE 1/16" = 1'-0"

1. MEDIUM METAL TILE ROOFING
2. SHEET METAL PARAPET CAP
3. GROUT PLASTER
4. GROUT PLASTER
5. GROUT PLASTER
6. GROUT PLASTER
7. GROUT PLASTER
8. GROUT PLASTER
9. GROUT PLASTER
10. GROUT PLASTER
11. GROUT PLASTER
12. OVERFLOW SCUPPER

**3**

PLANT SCHEME C - INDUSTRIAL

SCALE 1/16" = 1'-0"

1. STANDING BEAM METAL ROOFING
2. SHEET METAL PARAPET CAP
3. GROUT PLASTER
4. GROUT PLASTER
5. GROUT PLASTER
6. GROUT PLASTER
7. GROUT PLASTER
8. GROUT PLASTER
9. GROUT PLASTER
10. GROUT PLASTER
11. GROUT PLASTER
12. OVERFLOW SCUPPER

**ELEV SCHEMES & MATERIAL LIST**

**JULY 21, 2009**

**IGA**

KARRY GABRIEL  
ARCHITECT

965 14th STREET S  
PASO ROBLES, CA

**Exhibit G**

**Elevation Schemes and Materials**

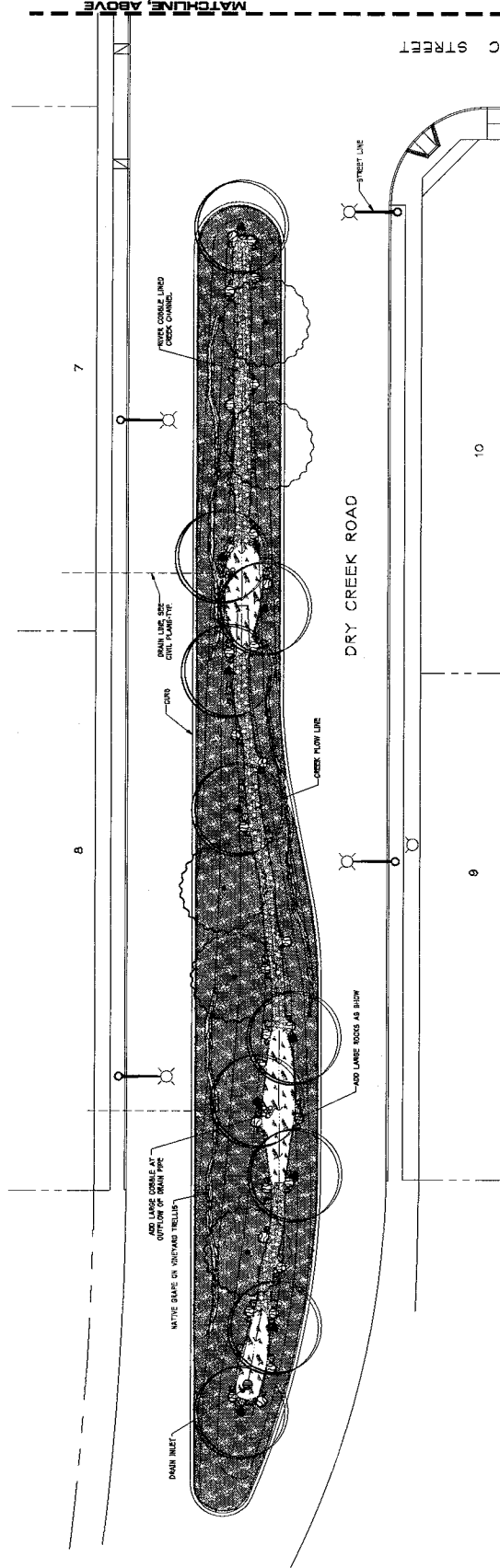
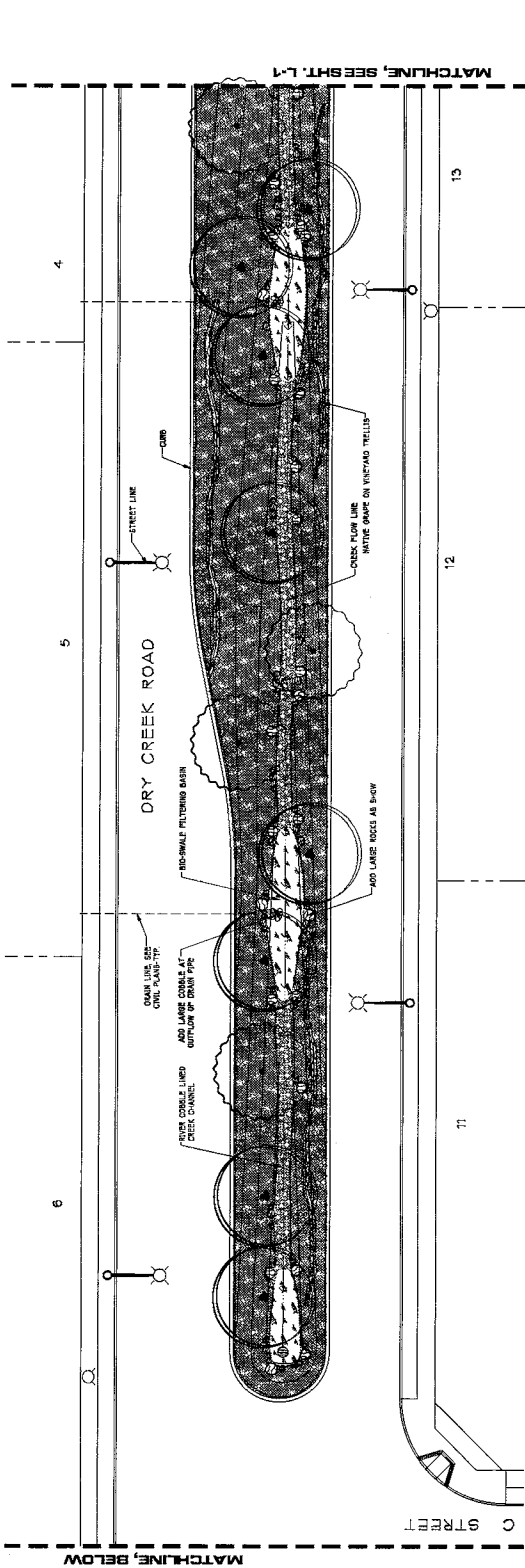
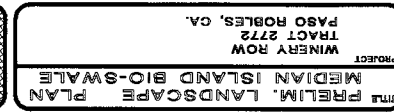
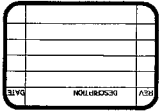
**PD 05-016 Amendment**

**(Winery Row)**

**VERY ROW**





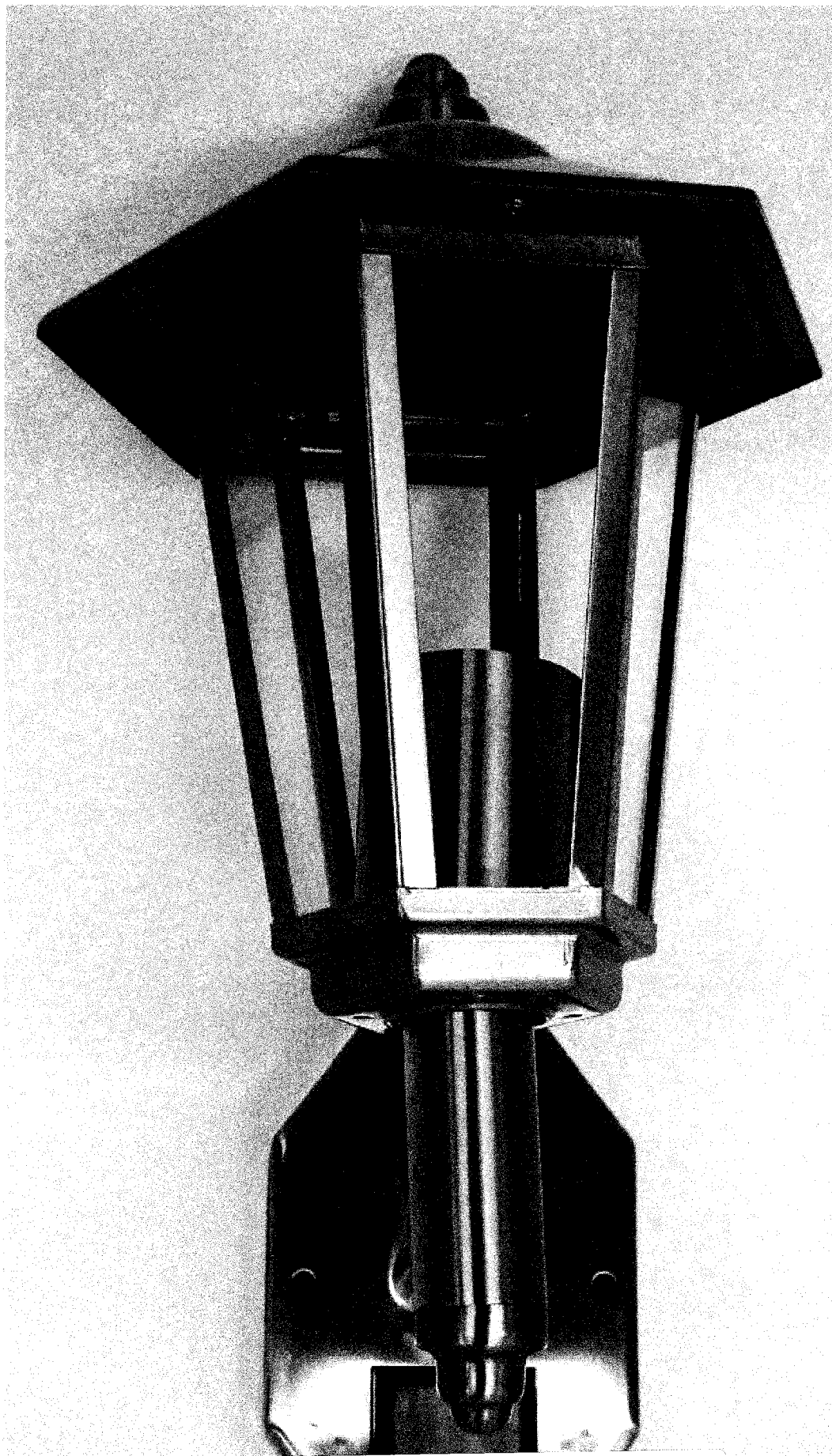


## PRELIM. LANDSCAPE PLAN

Exhibit H2  
Prelim. Median Landscape  
PD 05-016 Amendment  
(Winery Row)

SHALL

\*NOTE:  
FOR  
ORNAMENTAL  
PURPOSES  
SHALL USE  
LOW WATT  
BULB



**Exhibit I-1**  
Ext. Light Cut-sheets  
PD 05-016 Amendment  
(Winery Row)

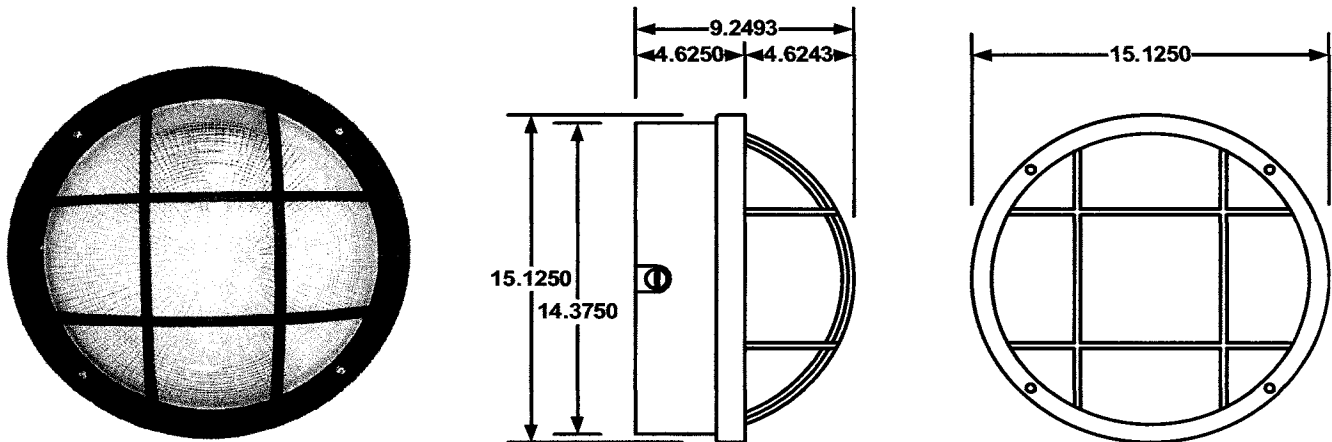


# AWPR-40G ~~WALL~~ / CEILING MOUNT

## PRODUCT FEATURES

15" DIAMETER DIE CAST SURFACE MOUNT HOUSING, CHROMATE CONVERSION COATING, COIN PLUGS ON SIDES AND BACK, BUILT-IN TEMPLATE FOR MOUNTING TO ELECTRICAL BOX, SILICONE GASKET, WHITE POWDER COAT ALUMINUM REFLECTOR, PORCELAIN MEDIUM BASE SOCKET WITH ADJUSTABLE SOCKET BRACKET FOR LAMP POSITIONING, AVAILABLE WITH EITHER CLEAR MOLDED PRISMATIC BOROSILICATE GLASS LENS , WITH OPEN, HALF-CUTOFF OR GRID-STYLE FRAME. AVAILABLE COLORS: BRONZE (BR), CUSTOM COLORS AVAILABLE AT ADDITIONAL CHARGE. ACCEPTS STANDARD 175W METAL HALIDE, 150W HIGH PRESSURE SODIUM. COMPACT FLUORESCENT MODELS AVAILABLE WIRED COMPLETE WITH PL 42 WATT SOCKETS AND LAMPS . UL LISTED FOR WET LOCATIONS.

IDEAL FOR PARKING AREAS, ENTRANCES, WALKWAYS, UNDERPASSES, LOADING DOCKS, RECREATION AREAS.



CATALOG #	RATING	LAMPS	DIMENSIONS
AWPR40G-MH	175W MAX MT (SPECIFY WATTAGE)	METAL HALIDE	Ø 15" X 9.25"D
AWPR40G-HPS	150W MAX MT (SPECIFY WATTAGE)	H.P.S	Ø 15" X 9.25"D
AWPR40G-1PL42	42W MAX 120-277 (SPECIFY WATTAGE)	1-PL42	Ø 15" X 9.25"D
AWPR40G-2PL42	84W MAX 120-277 (SPECIFY WATTAGE)	2-PL42	Ø 15" X 9.25"D

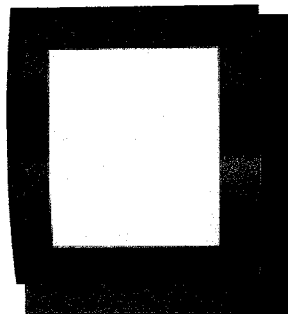


1435 West

Fax: 310-323-6275

**Exhibit I-2**  
Ext. Light Cut-sheets  
PD 05-016 Amendment  
(Winery Row)

j.com



# AMHERST

## AM2000OW



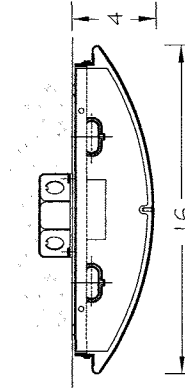
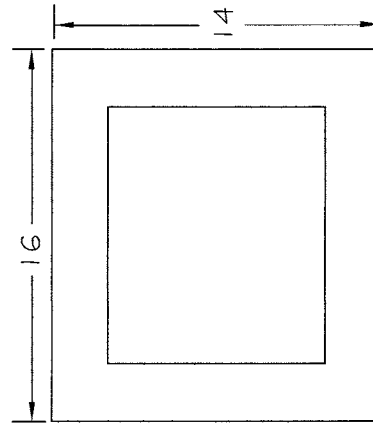
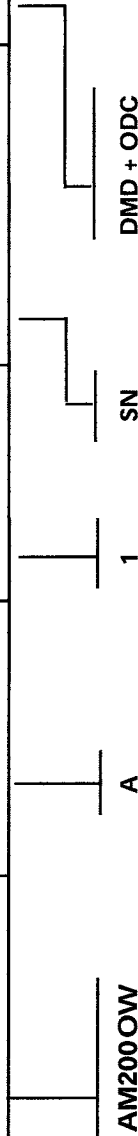
Job:

Type:

Dry/Damp Location Listed

ARCHITECTURAL

STYLE	DIMENSIONS	LAMPING	VOLTAGE	FINISH	OPTIONS
AM2000OW	Single Window	A 2 x 18w CF	1 120V	SB Satin Brass	DMD Dimming Ballast (26w CF Only - Single Lamp)
		B 2 x 26w CF	2 277V	AC Antique Copper	BU Emergency Ballast (26w CF Only - Single Lamp)
	16"W x 14"H x 4"D	* Lamps included	3 347V*	SN Satin Nickel	CDC Dust Cover Clear Polycarbonate (Standard)
			* Consult TMS	AB Antique Brass	ODC Dust Cover Opal Polycarbonate
ADA Compliant				BC Black Chrome	OP Opal White Diffuser (Standard)
				F05 White	SP Simulated Perf White Diffuser
				F31 Silver Metallic	BC Blue Colbalt Diffuser
Shown with optional SP - Simulated Perf White Diffuser				CC19 Custom Color (Please Specify # and Name)	For all OPTIONS - Consult TMS for Availability  Custom Facias or Corporate logos available - consult TMS



Part Number for Order AM2000OW

NOTE: ORNAMENTAL, LOW WATT.



Size and specification subject to change; refer to web:  
All lighting products are UL or CSA listed.

Exhibit I-3  
Ext. Light Cut-sheets  
PD 05-016 Amendment  
(Winery Row)

# AM2000OW

Job:

Type:



# POLE 16

## 9' Standard

Wet Location Listed  
EPA Rated

Part # and Ballast		Finishes	Visual Descriptive
<b>Direct Surface Mount</b> - Wet Location 9 Ft Standard Pole - 18' Max Height Aluminum 4.5 OD Pole		<b>F05</b> White (Standard) <b>F13</b> Forest Green <b>F15</b> Matte Black <b>F16</b> Gloss Black <b>F21</b> Architectural Bronze <b>F24</b> Melted Platinum <b>F25</b> Melted Gold <b>F26</b> Melted Copper <b>F28</b> Faux Nickel <b>F29</b> Verde <b>CC</b> Custom Color (Consult TMS)	<b>COMPACT FLUORESCENT METAL HALIDE</b> Ballast Enclosure and Lamp included
<b>Surface Mount</b>			
PART #	Description		
16 A	INC150w Max	120V	
16 C	CF42w	120 to 277V	
16 E	MHI100w	120/277V (347V)	
<b>Burial Mount</b>			
PART #	Description		
16 J	CF42w	120 to 277V	
16 L	MHI100w	120/277V (347V)	
16 M	INC150w Max	120V	



Part Number for Order

**Exhibit I-4**  
Ext. Light Cut-sheets  
PD 05-016 Amendment  
(Winery Row)

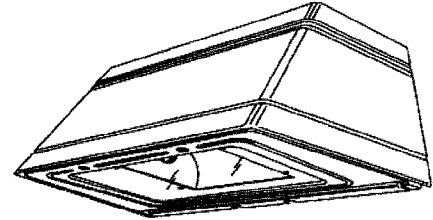
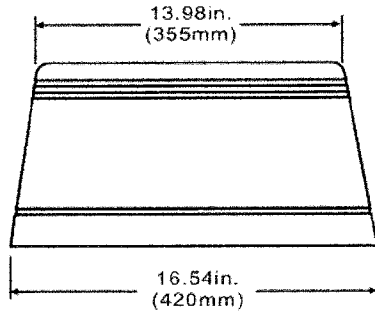
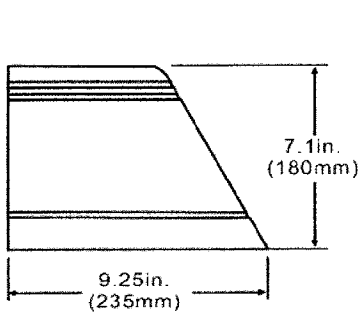
Size and specification subject to change; refer  
All lighting products are UL / CSA wet listed.

# POLE 16



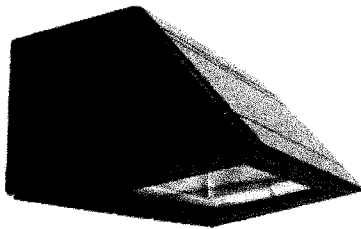
# ASM-301 TRAPEZOID WALL MOUNT

**GOOD FOR DARK SKY**



## PRODUCT FEATURES

- \* UL LISTED FOR WET LOCATIONS
- \* HEAVY DUTY DIE-CAST ALUMINUM HOUSING WITH HIGH IMPACT / HEAT RESISTANT BOROSILICATE GLASS FOR ULTIMATE LIGHT DISTRIBUTION
- \* BOROSILICATE GLASS IS HINGED AND REINFORCED
- \* DARK BRONZE COLOR
- \* POWDER COATED FINISH ON THE HOUSING
- \* SILICONE RUBBER INCLUDED TO PREVENT WATER INGRESS
- \* 1/2" TAPPED HOLES AVAILABLE FOR INSTALLING PHOTOCELL (PHOTOCELL OPTIONAL)
- \* ONE PIECE ANODIZED ALUMINUM DESIGNED REFLECTOR FOR BEST LIGHT EFFICIENCY



IDEAL FOR PARKING AREAS,  
ENTRANCES, WALKWAYS,  
UNDERPASSES, LOADING DOCKS,  
RECREATION AREAS.

\* IDEAL FOR 175MH WATTS, & 150HPS WATTS & 2PL 42W MAX

CATALOG #	RATING	LAMPS	DIMENSIONS
ASM301-MH	1750W MAX (SPECIFY WATTAGE)	METAL HALIDE	16.54" W X 7.1" H X 9.25" D
ASM301-HPS	150W MAX (SPECIFY WATTAGE)	H.P.S	15.8" W X 15.8" H X 7.36" D
ASM301-2PL42	2PL 42W	PL42	15.8" W X 15.8" H X 7.36" D

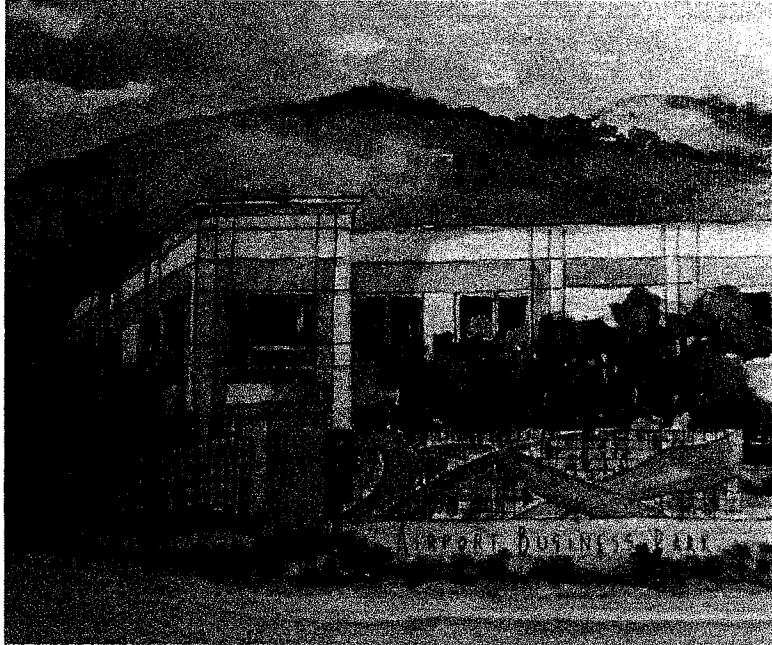


1435 West 13<sup>th</sup> Street, Suite 100, San Jose, CA 95128 TEL: 310-323-6275 Fax: 310-323-6275

## Exhibit I-5

Ext. Light Cut-sheets  
PD 05-016 Amendment  
(Winery Row)

# ***DEVELOPMENT DESIGN GUIDELINES***



for the

## **AIRPORT BUSINESS PARK**

Paso Robles, California

DATE: January 23, 2006

Addendum added June 22, 2009

PREPARED BY:

### **McCARTHY ENGINEERING, INC.**

PROJECT MANAGEMENT AND CIVIL ENGINEERING  
737 ORCHARD DRIVE, PASO ROBLES, CALIFORNIA, 93446  
(805)238-9585 (805)237-8556 FAX

#### **Exhibit J**

Development Design Guidelines  
PD 05-016 Amendment  
(Winery Row)



# TABLE OF CONTENTS

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II. BUILDING AND ARCHITECTURAL DESIGN

SCALE AND CHARACTER

ACCESSORY UTILITY BUILDINGS AND TRASH ENCLOSURES

FENCES AND WALLS

ROOF

MATERIAL AND COLOR

III. PARKING AND CIRCULATION

IV. LANDSCAPING

V. APPENDIX

**VI. WINEY ROW AMENDMENT.  
(LOTS 2-15)**

## **PURPOSE AND INTENT – OVERVIEW**

The City of Paso Robles has identified various areas within the community for development of business and industrial land uses. The Airport Business Park development is located on Airport Road at Dry Creek road, adjacent to the Paso Robles Airport.

The intent of this document is to provide guidelines for development of the Airport Business Park that keep with the intent of the overall theme for a high-end business park. The elements in this document are also in keeping with the overall physical appearance for the Business Park as envisioned in the Paso Robles General Plan.

These guidelines are intended to support and complement the City's economic development goals and strategy. These guidelines provide advance data to architects and owners for the design elements necessary to develop in a cohesive nature into the overall theme of the Airport Business Park.

The document is setup to provide a set of design principles that can be applied in a flexible and results oriented manner while keeping within a "theme" for the overall development.

The intent of the document is to enhance the quality of the site and architectural design elements and to supplement but not substitute for existing City zoning standards and regulations.

## **General Design Applications**

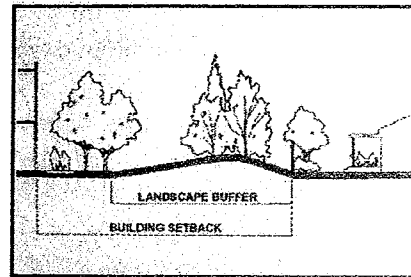
1. The Business Park Design Guidelines (BPDG) consist of two types of criteria: mandatory and recommended. The mandatory criteria are identified by the word “shall” and the recommended criteria are identified with the words “encouraged” or “should”.
2. The mandatory criteria are required elements of the project needed to obtain City approval of the proposed project. Omission or non-compliance with the mandatory criteria shall be cause of denial of the design concept.
3. Recommended criteria are strongly encouraged to be in the design pallet for the overall project, and will be encouraged by the City as elements desired for the project. If the recommended criteria are completely ignored for the majority of elements, this may also be cause for denial of the design concept.
4. These guidelines apply to the development known as the Airport Business Park developed under the subdivision map Tract 2772 in the City of Paso Robles.
5. All new construction, additions of any size visible to the public, all major exterior alterations of a building façade or changes to the roof line or parapet, modifications to parking, loading or mechanical equipment modifications that are visible to the public, shall comply with the applicable design criteria included in the BPDG.

## I. SITE DESIGN

### SETTING

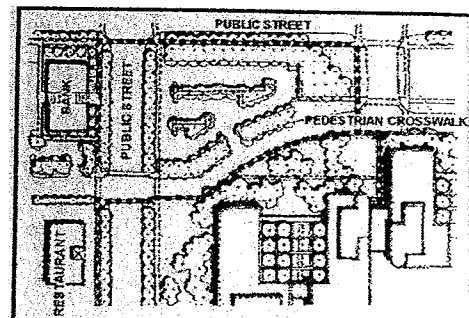
- A1. New lot development shall enhance the character of its surrounding area through quality architecture, landscaping, and appropriate site arrangement.
- A2. New development shall be compatible with its surrounding development in intensity, design, setback, building form, scale, material, color and landscaping.

- A3. Transitions shall be developed between projects with different uses and intensities on adjacent parcels to provide an effective “campus” feel. Transitions may be created through appropriate building setbacks, height and landscape buffers.



- A4. In multi-building complexes, a distinct visual link shall be established among various buildings by using site design elements such as courtyards, plazas, landscaping, and walkways to unify the project.
- A5. Project perimeter landscaping shall be integrated with the landscaping of adjacent development for streetscape continuity.
- A6. Sidewalks shall be integrated into the existing frontage improvements and landscaping to maintain street continuity. Use of meandering sidewalks is encouraged.

- A7. Natural features on a site such as mature trees, creeks, views, etc. should be preserved and incorporated into the site design of the project.



- A8. Project sites should have convenient and safe pedestrian access to adjacent streets. On-site walkways should be linked to the public sidewalk system outside the project for ease of pedestrian access.

## SITE ORGANIZATION

- B1. Site components such as structures, parking, driveways, and outdoor functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as natural drainage ways or views or superior architectural features. In a like manner less attractive scenes such as service areas, equipment areas and trash areas shall be disguised through placement and design of the structures and landscaping.
- B2. Location of noise and odor generating functions on the site shall not create a nuisance for the adjacent properties.
- B3. The on-site walkways shall link public outdoor areas with adjacent buildings. Use of textured concrete, paving, and brick or paver materials is encouraged along with a strong landscape emphasis.

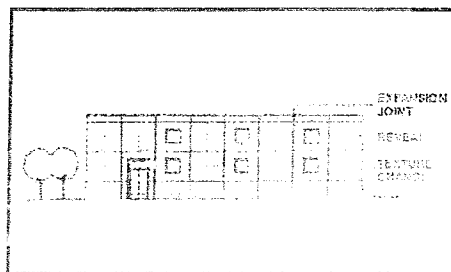
## OPEN SPACE

- C1. Every project site shall be designated for maximum utility of open space for ventilation, sunlight, recreation and views for both new and existing buildings.
- C2. Incorporating benches, artwork landscaping, water and hardscape features into site open space areas is encouraged.
- C3. Airport Zones 1 and 2 are limited to open space and vehicle parking per the FAA requirements and the City adopted Airport Regulations. These zones are delineated on the Official tract map for the Business Park.

## ***II. BUILDING AND ARCHITECTURAL DESIGN***

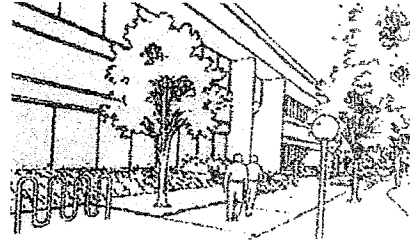
### SCALE AND CHARACTER

- A1. Professional Office buildings shall have the highest quality architecture and be oriented towards the street or interior courtyard.
- A2. Adjacent buildings on the same or separate parcels shall be compatible in height and scale. If different scale is required for



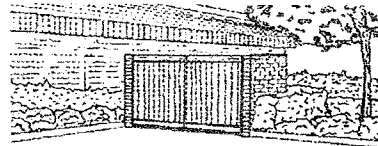
functional reasons, adequate transition shall be provided between buildings.

- A3. Front facades of large buildings visible from a public street shall include architectural features such as reveals, windows and openings, expansion joints, changes in color, texture, and material to add interest to the building elevation.
- A4. New buildings shall maintain individuality in style while keeping with the aesthetic character of the development.
- A5. In multi-building complexes, a comprehensive architectural concept shall be developed and maintained. Various site components shall be unified through the use of similar design, materials and color.
- A6. Buildings shall have façade articulation which may consist of changes in the wall plane, use of openings and projections, and material and color variations.
- A7. Exterior articulation such as change in color, material, or plane shall also be a part of the overall design concept, as well as energy efficiency in siting of building orientation.
- A8. Additional building setbacks with dense landscaping screening may also be used to screen buildings with less architecturally interesting facades where necessity dictates a more box-like form.
- A9. Main entrances to the buildings shall be well defined. Public entrances and primary building elevations should face public streets where possible.
- A10. New building shall have at least one major focal point with minor focal points. Focal points can be achieved through horizontal and vertical lines, change in material, change in color, change in the form and shape of a portion of the building, etc.
- A11. Service doors shall be recessed and integrated into the overall design of the building.



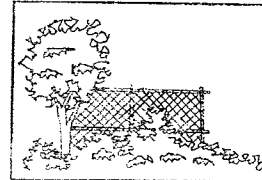
## ACCESSORY UTILITY BUILDINGS AND TRASH ENCLOSURES

- B1. The design of accessory buildings shall be incorporated into and be compatible in design concept with the overall design of the project and the main buildings on the site.
- B2. Accessory buildings shall be located outside the front setback areas, defined as the area between the main building and the public right of way.
- B3. Temporary buildings and/or portable structures and trailers are not permitted except during site construction and must be removed as soon as construction is completed.
- B4. Trash enclosures shall be located so they are not visible from public rights of way and are easily accessible by collection trucks.
- B5. The design of the trash enclosures shall be compatible with the design of the main buildings on the site.



## FENCES AND WALLS

- C1. Fencing shall be other than chain link and shall have decorative qualities.
- C2. Fencing shall not be located within the front setback area of the building.



## ROOF

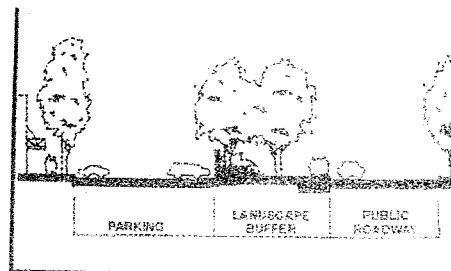
- D1. Long horizontal roof lines should be broken up by providing articulations in the façade of the building, changes in the height portions of the roofs, or change in color, material, forms, etc. Exceptions may be permitted only where a specific architectural style offers other types of roof forms and roof articulation.
- D2. Roofs shall be an integral part of the building design. Proposed parapets and roof screens shall be integrated into the roof design. The material and color of the roof screens shall appear identical to those in the roof or building.
- D3. Due to the proximity of the Paso Robles Airport, reflective materials, equipment or structures on or near the roof are prohibited.

## MATERIAL AND COLOR

- E1. A material and color scheme has been developed for the project. Material and color variations in multi-building complexes shall be complementary and compatible among structures. Design shall be "hard edge" upscale business park with liberal use of concrete, stucco, glass and accent trims. Colors shall be kept in the neutral grays and beiges with colored accent areas.
- E2. No metal sided buildings of any type are allowed.
- E3. Large expanses of smooth material such as concrete shall be broken up with expansion joints, reveals, or changes in texture and color.
- E4. Large expanses of highly reflective surface and mirror glass exterior walls shall not be permitted.
- E5. Bright, contrasting colors shall be used for trim and accent areas only.
- E6. Material and colors for wall and ground signs shall be compatible with the buildings on the site.

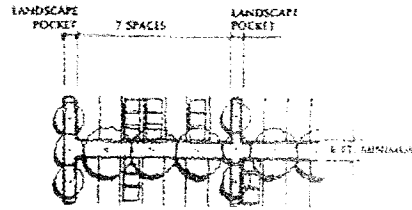
## III. PARKING AND CIRCULATION

- A1. To avoid large expanses of paved areas and to provide easy accessibility to buildings, large parking lots should be divided into smaller parking areas and dispersed around the site where possible.
- A2. Where large parking lots are needed, adequate landscaped pockets shall be integrated into the parking areas.
- A3. Pedestrian and automobile traffic paths shall be separated and conflict areas should be minimized.
- A4. Landscape buffers shall always be provided between parking lots and public streets, and parking areas and buildings.
- A5. Bicycle lockers and/or racks shall be located near building entrances.
- A6. Security kiosks and gates shall be located to allow queuing for at least 3 cars.
- A7. Whenever security gates are provided, sufficient parking should be provided outside the gate area for visitors.



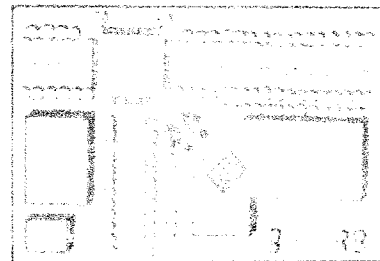


- A8. Shared driveway access between adjacent properties is encouraged.
- A9. Parking lots shall have adequate directional signs for visitors, delivery vehicles and employees.



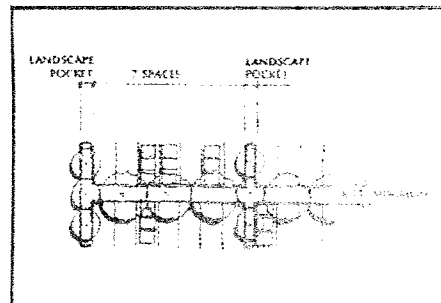
#### ***IV. LANDSCAPING***

- A1. Landscaping design shall follow an overall concept and shall link various site components together.
- A2. All areas not in use by structures, driveways, and parking spaces shall be properly landscaped.
- A3. Landscaping shall consist of live plant materials. Rock and gravel may be incorporated into the landscaping to enhance the design but shall not replace live material.
- A4. Landscape materials shall adhere to the City's water wise standards.
- A5. Walls and fences shall be integrated into landscape design.
- A6. Any site furniture, fixtures and light fixtures must be incorporated into the design landscaping and follow the same design concept as the major structures on the site.
- A7. Future phases of a site already cleared and graded shall be adequately treated ( hydro- seeded) to prevent erosion.
- A8. Sites adjacent to creeks and waterways, shall give special attention to landscape, fence, and wall design in order to enhance natural features and minimize development impacts.
- A9. A minimum 5 foot landscape strip shall be provided along all public street frontages of projects.
- A10. A minimum of 5 foot wide landscape strips shall be provided along the sides and rear property lines.
- A11. A combination of trees, shrubs and ground cover shall be used between the buildings and public right of way. Drought tolerant ground

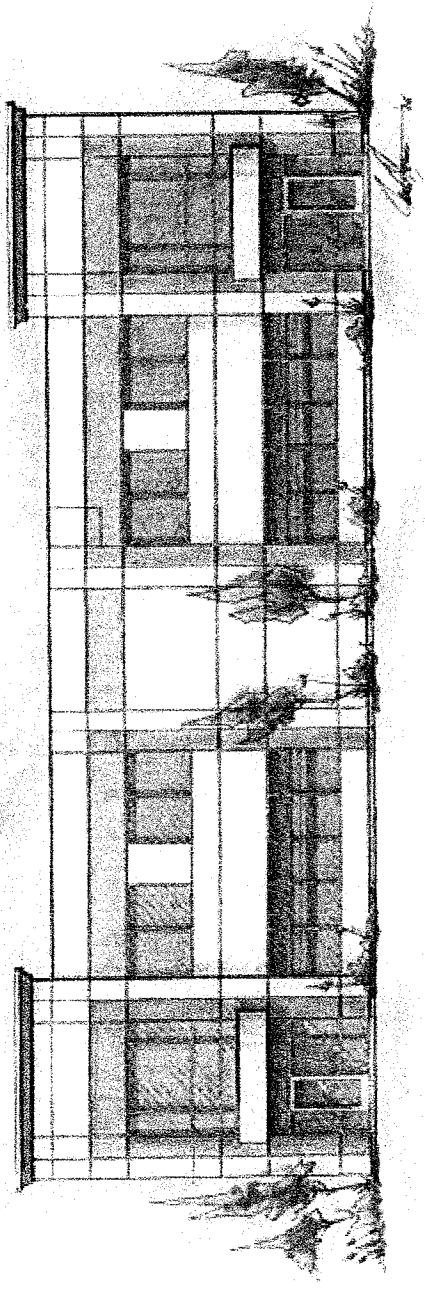


covers are highly encouraged in lieu of grass. Annuals and other non-draught tolerant plant material shall be used minimally and shall be used in high visibility areas.

- A12. Street trees shall be combined with on-site trees to create a double row of trees.
- A13. Liberal use of landscape berms shall be used whenever possible in the street frontage area of the site.
- A14. Landscape should be integrated with hardscape such as textured pavings, water features, trellises and walkways or art work to enhance the overall design of the site.
- A15. When parking lots are adjacent to public right of way, parking shall be screened by combining berms, shrubs and trees.
- A16. When landscape areas are provided between parking spaces facing each other, a minimum width of island shall be 6 feet. Landscape pockets shall be provided for every 7 parking spaces and at the end of each row of parking spaces.
- A17. When tree wells are provided, they shall be a minimum size of 5 feet square.
- A18. Buildings shall be separated from parking areas by landscaping and walkways.
- A19. All parking and landscape areas shall be separated by a 6 inch wide, poured in place, concrete curb.
- A20. Different color or textured material shall be used to define primary pedestrian access ways on site.
- A21. Lighting shall be of a type that is a "shielded" lighting type for both buildings and parking lot areas. Standard for the development is the KAD soft square lens cutoff" light with a dark bronze finish and square pole by Lithonia Lighting (see appendix for details)












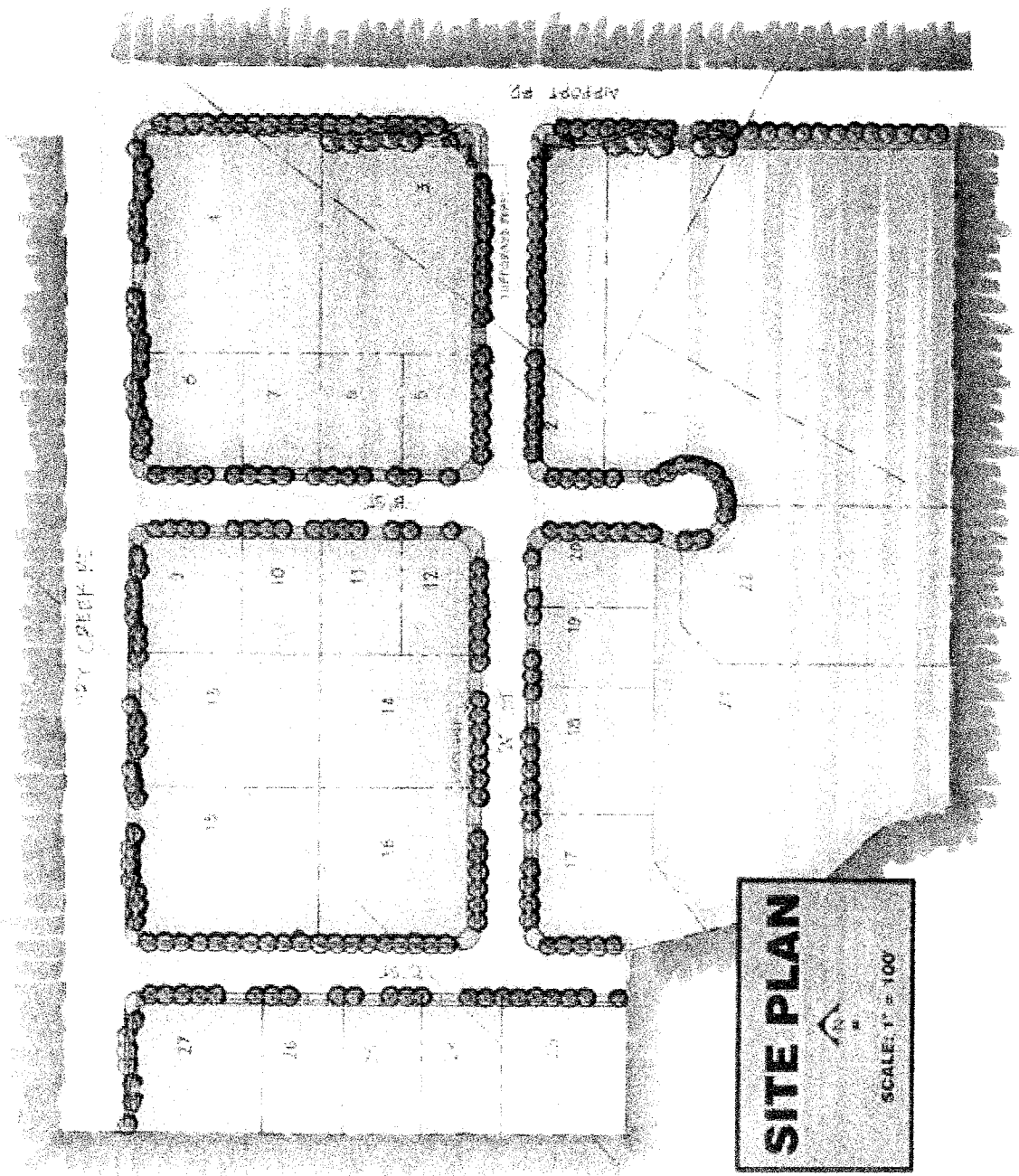
## V. APPENDIX



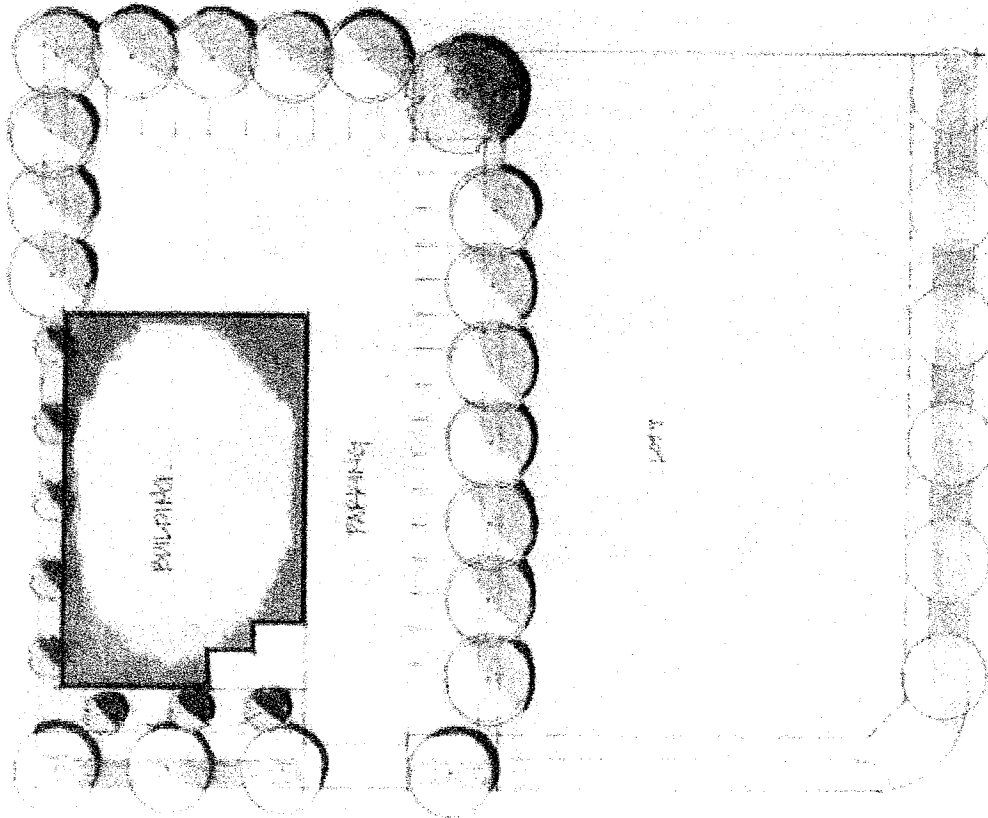
## *Typical Proposed Building Elevation*

### Color Schedule - Elevations

Trim	Accent	Main
		
		
		



# Lot # 6 Detail



## Plant List

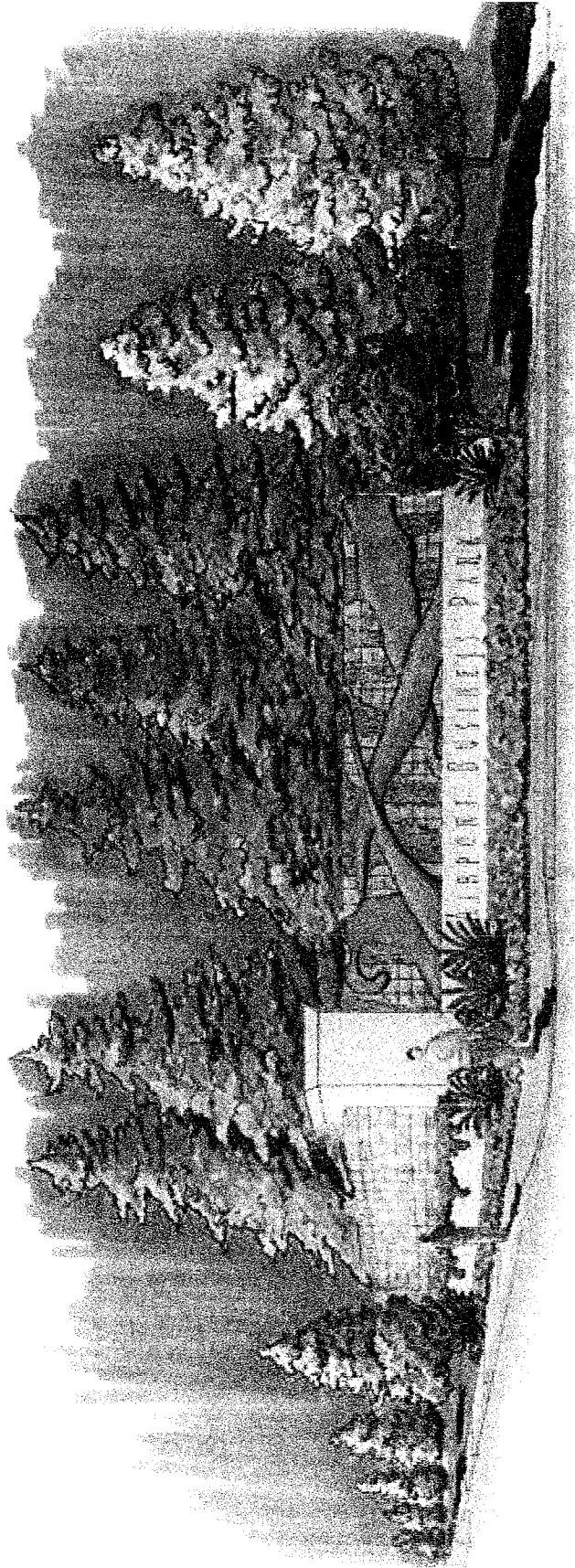
### Trees

Botanical Name	Common Name
Abutilon	Madroño
Cedrus deodara	Decid. Cedar
Fraxinus angustifolia	Raywood Ash
Lagerstroemia indica	Crape Myrtle
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Pyrus calleryana	Fruitless Pear
Quercus agrifolia	Coast Live Oak
Quercus lobata	White Oak

### Shrubs

Botanical Name	Common Name
Arctostaphylos densiflora	McMinn's manzanita
Arctostaphylos emerald carpet	Emerald Carpet manzanita
Baccharis pilularis (twin peaks)	Dwarf Coyote Birch
Carpenteria californica	Bush Anemone
Ceanothus cuneatus	Wild lilac
Ceanothus griseus horizontalis	Carmel Creeper
Hemerocallis	Day-lily
Heteromeles arbutifolia	Toyon
Heuchera	Coral Bells
Pentstemon	Beardtongue
Rhamnus californica	California Coluberry
Ribes speciosum	Currant
Rosmarinus officinalis	Rosemary
Salix lasiolepis	Callowood Ingram

# Airport Road Entrance




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 [SEARCH >](#)

## OUTDOOR LIGHTING

☒ Expand All Folders

### AREA LIGHTING

☒ Architectural

☒ Dusk-to-Dawn Security Area Lighting

☒ General Purpose

- ☒ KAD: Contour Soft Square, Drop or Flat Lens Cutoff
- ☒ KADT: Contour® Soft Square Suspend, Drop or Flat Lens Cutoff
- ☒ KAC: Contour Soft Square, Drop or Flat Lens Cutoff
- ☒ KC: Contour Die Cast Cutoff with Pole
- ☒ KT: Low Pressure Sodium Cutoff
- ☒ KVS: Square Cutoff
- ☒ KAR: Centriform Cutoff
- ☒ KQS: Open Square Post-Top Cutoff

☒ Security

### BUILDING-MOUNTED

☒ Architectural Wall Packs

☒ Cast Micro Wall Packs, Polycarbonate Refractor

☒ Cast Wall Packs, Polycarbonate Refractor

☒ Cutoff Mini Wall Packs, Polycarbonate Refractor - Contour Series

☒ Decorative Wall Packs

☒ Die-Cast Wall Packs, Glass Refractor

☒ Mini Wall Packs, Polycarbonate Refractor - Contour Series

☒ Polycarbonate Wall Packs

### FLOODLIGHTING

☒ Architectural

☒ General Purpose

☒ Hazardous

☒ High-Performance

☒ Large Floodlight - Contour Series

☒ Medium Floodlight - Contour Series

☒ Micro Floodlight

☒ Mini Floodlight - Contour Series

☒ Motion Sensors

☒ Quartz Floodlight

### PARKING GARAGE-CANOPY

☒ Canopy

☒ Parking Garage

## KAD: CONTOUR SOFT SQUARE, ~~DROP OR FLAT LENS~~ CUTOFF

(NO EXPOSED LENS)

Product Catalog > Lithonia Lighting > Outdoor Lighting > Area Lighting > KAD

**Intended Use:** For parking areas, street lighting, walkways and car lots.

**Features:** Housing – Rugged, die-cast, soft-corner aluminum housing with 0.12" nominal wall thickness. Extruded 4" soft corner arm for pole or wall mounting is standard.

**Door Frame** – KAD die-cast door frame has impact-resistant, tempered glass lens which is fully gasketed with one-piece bonded tubular silicone. KAC die-cast aluminum door frame has prismatic, impact-resistant, tempered glass, drop dish acrylic lens or drop dish polycarbonate lens. Door frame is fully gasketed with one-piece tubular silicone.

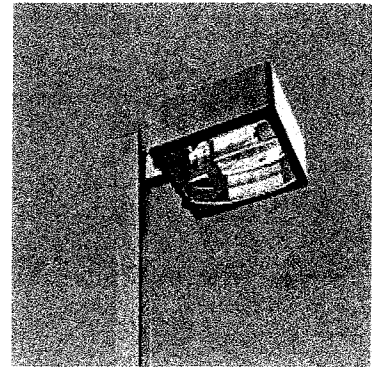
**Optics** – KAD reflectors are anodized hydroformed and segmented aluminum. Four cutoff distributions available: R2 (Roadway), R3 (Asymmetric), R4 (Forward Throw) and R5 (Symmetric). Segmented reflectors are rotatable and field-interchangeable. KAC reflector is optical-quality aluminum that works in tandem with a light-diffusing prismatic lens.

**Electrical** – Ballast is high-reactance, high power factor (70-150W HPS, 100M & 150M) or high power factor constant-wattage autotransformer (175-400W MH & HPS). Ballast is copper wound and 100% factory tested.

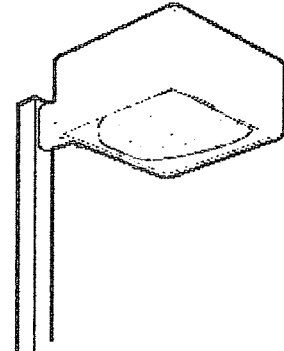
**Finish** – Dark bronze (DDB) corrosion-resistant polyester powder finish (DDB), with other architectural colors available.

**Socket** – Porcelain, horizontally (position) oriented mogul-base socket (100M & 150M are medium-base) with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V. 4KV pulse rated.

**Listings:** Listings – UL Listed (standard). CSA Certified or NOM Certified (with option suffix). UL listed for wet locations. IP65 certified.



[Additional Images](#)



[Product Catalog Page](#)

[Specification Sheets](#)

[Photometric Data](#)

[Questions about this product?](#)



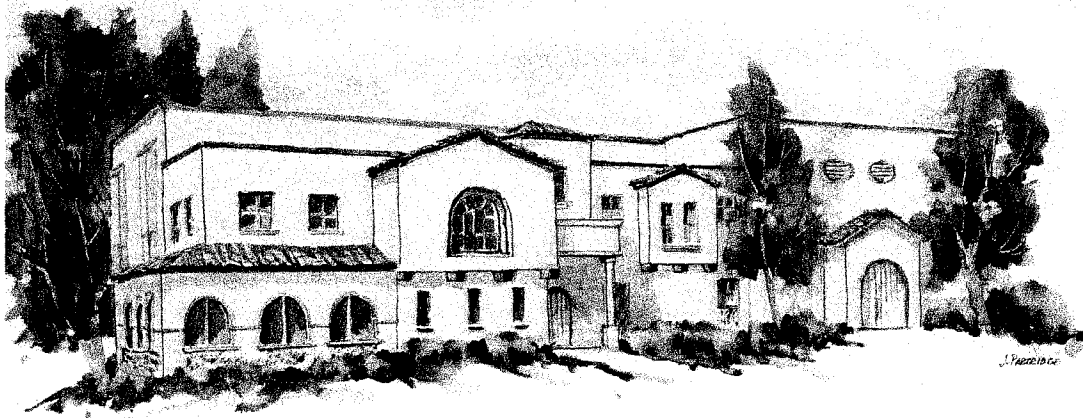
**SECTION VI.**

Paso Robles

JUN 23 2009

Planning Division

***DEVELOPMENT DESIGN  
GUIDELINES***



**WINERY ROW *Paso***

Dry Creek Road  
Paso Robles, California

JUNE 22, 2009

PREPARED BY:

**LARRY GABRIEL, ARCHITECT**

362 EL CAMINITO ROAD  
CARMEL VALLEY, CA 93924  
831-659-0525  
LG@LARRYGABRIEL.COM

**NOTE: DEVELOPMENT OF LOTS 2-15 SHALL COMPLY WITH THE ORIGINAL GUIDELINES EXCEPT FOR GUIDELINES WITHIN THIS SECTION FOR WINERY ROW.**

## ***II.1 BUILDING AND ARCHITECTURAL DESIGN***

### ***For DRY CREEK ROAD – LOTS 2 – 15***

The lots facing Dry Creek Road are to be developed as Winery Facilities consisting of a Crush Area, a Tasting Room, a Barrel Storage Area, and required support areas. Each lot shall be developed to reflect specific architectural styles and incorporate material to distinguish these features.

#### **SCALE AND CHARACTER**

Design for each building shall be of classical architectural styles incorporating various design features, roof lines, and window treatments to reflect the specific design style.

#### **ACCESSORY UTILITY BUILDINGS AND TRASH ENCLOSURES**

- B1. The design of the trash enclosures shall be compatible with the design of the main buildings on the site, and shall be of cement plaster faced block or equivalent masonry construction with a solid steel gate.

#### **FENCES AND WALLS**

- C1. Fencing facing the street shall be designed to incorporate decorative qualities to reflect the style of the architectural style of the building. The fencing shall have a cement plaster finish.
- C2. Rear fencing should be solid non-wood material or small grid (+/- 1" square) chain link with a vinyl colored coating.

#### **ROOF**

The roof line shall reflect the architectural style of each lot.

- D1. The material and color of the roof shall be in keeping with the proposed architectural styles and can include:
- Built-up asphalt roofing
  - Single ply "cool" roof
  - Metal panel roofing, flat panel or arched panels
  - Clay, concrete flat or mission style roof
  - Architectural grade Asphalt shingles

**Winery Row *Paso***  
**Development Design Guidelines Amendment**  
**Page 3 of 3**

**MATERIAL AND COLOR**

- E1. Design shall be of classical architectural styles incorporating various design features, roof lines, and window treatments to reflect the specific design style. Material and color variations in multi-building complexes shall be complementary and compatible among structures.
- E2. Materials and colors shall be in keeping with the specific architectural style and may incorporate colored accent areas and or materials.
- E3. Materials shall be in keeping with the developed architectural styles and shall be allowed to incorporate:
  - Cement Plaster with smooth and textured finishes
  - Masonry and stone veneer
  - Metal panels as accents and design features
  - Wood (wood-like) siding of Board & Batt and shingles
  - Heavy wood corbels and trims
- E4. Street front site signs are to be consistent in size and materials for each lot 2 -15.

***III. PARKING AND CIRCULATION***

No additional sections added.

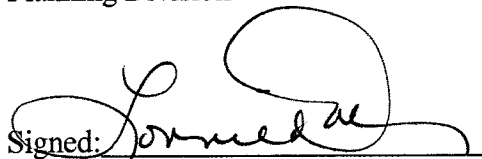
***IV. LANDSCAPING***

- A1. The landscape design approach for the Lots facing Dry Creek Road shall incorporate specific unifying materials to reflect the “Winery Row” image. The specific unifying materials needed to reflect the “Winery” image shall be grape vines, ground cover and specific species of trees. The adjoining landscape areas between each lot shall also incorporate specific unifying landscape. Each lot will be allowed to incorporate a specific landscape language to reflect the specific architectural style of the buildings.

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 05-016 Amendment (Hoskins/Airport Business Park/Winery Row) on this 29th day of July, 2009.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Lonnie Dolan

forms\mailaffi.691

# PROOF OF PUBLICATION

## LEGAL NEWSPAPER NOTICES

### PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

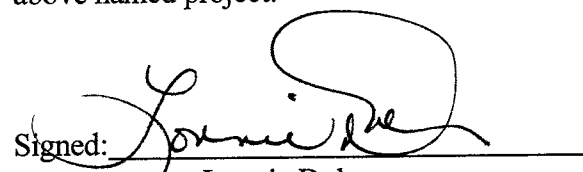
Newspaper: Tribune

Date of  
Publication: July 31, 2009

Hearing  
Date: August 11, 2009  
(Planning Commission)

Project: Planned Development 05-016 Amend  
(Hoskins/Airport Business Park/Winery Row)

I, Lonnie Dolan, employee of the Community  
Development Department, Planning Division, of the City  
of El Paso de Robles, do hereby certify that this notice is  
a true copy of a published legal newspaper notice for the  
above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691

<p>CITY OF EL PASO DE ROBLES</p> <p>NOTICE OF PUBLIC HEARING</p> <p>NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following application:</p> <p><b>PD 05-016 Amendment:</b> an application filed by Larry Gabriel on behalf of Chris Hoskins to amend the development plan (PD) for the Airport Business Park to allow for winery related uses. Additionally, the design guidelines for the Airport Business Park would be amended to add a new section to accommodate the site planning and architecture for the winery buildings. The amendment is specific to lots 2-15 of Tract 2772, which are located on Dry Creek Road, just west of Airport Road (APN 025-438-001, 006-015, 018, 019 &amp; 020).</p> <p>This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, August 11, 2009, at which time all interested parties may appear and be heard.</p> <p>Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.</p> <p>The proposed project will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.</p> <p>If you challenge the planned development application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.</p> <p>Darren Nash, Associate Planner July 31, 2009 6834641</p>
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