



## Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: To consider an amendment to Planned Development 12-006 (Firestone Walker Brewery - 1400 Ramada Drive) for the Brewery related to Warehouse No. 9. The amendment would increase the square footage of the warehouse to 59,200 square feet, provide updated architectural elevations, and modify the location of the truck docks.  
**(Firestone Walker Brewery - APNs: 009-633-013, 014, 015, 020, 021 & 022)**

Date: December 13, 2016

---

### Facts

1. The Firestone Walker Brewery is located at 1400 Ramada Drive. See Vicinity Map, Attachment 1.
2. Harris Architecture on behalf of Firestone Walker Brewery has submitted an application to amend PD 12-006 requesting the following modifications to Warehouse No. 9 (see Project Description, Attachment 2):
  - a. Request to increase the building square footage from 55,000 square feet to 59,200 square feet;
  - b. Update the architecture of the exterior façade to correspond with the new face lift currently under construction for the brewhouse building;
  - c. Relocate the truck docks from the east side (Vendels Circle) of the building to the north side (Ramada Dr.).
3. On February 23, 2016 the Planning Commission approved the 55,000 square foot warehouse building (Warehouse No. 9) to be constructed on the vacant parcels located in between Ramada Drive and Vendels Circle. See Campus Site Plan, Attachment 3.
4. The warehouse building included truck docks oriented to Vendels Circle that would require trucks to make back-up maneuvers in Vendels Circle to back in to the docks. See original Warehouse No. 9 Site Plan, Attachment 4.
5. The requested modification would redesign the building to provide for the truck docks on the north side of the building in a manner that would allow for trucks to make back up maneuvers on site, rather than in the street. See proposed Warehouse No. 9 Site Plan, Attachment 5.
6. The revised design would remove the parking spaces that was shown to be constructed on the north side of the building, and distribute the parking required for the warehouse building to the other lots, including the southern parking lot (Parking Lot 'A'). See revised Parking Lot 'A' Plan, Attachment 6.
7. The DRC reviewed the warehouse modification project at their meeting on December 5, 2016. Kyle Harris, David Walker and Darin McMahon of Firestone Brewery presented the plans for the modifications to Warehouse 9. The DRC indicated that the modifications would provide for better truck circulation and that the architectural changes were an improvement over the original. One

## Agenda Item 4

question brought up was related to parking for Warehouse No. 9, that will be provide for in the southern parking lot 'A'. Staff indicated that required parking spaces will be added to Parking Lot 'A' and which was approved to allow for general parking for the Firestone campus along with truck parking.

8. The Planning Commission approved a variance that allowed for Parking Lot 'A' to be beyond the 300-foot off-site parking lot distance based on findings that that the Firestone Brewery operates on various parcels in a campus type atmosphere and allowing the remote parking lot in excess of 300-feet is not unlike other business or shopping center situations. The DRC recommended that Planning Commission approve the proposed modifications.
9. This application is categorically exempt from environmental review per Section 15301 (minor addition to existing facilities) of the State's Guidelines to Implement CEQA.

### **Options**

1. Approve the amendment to PD 12-006 allowing for the modifications to Warehouse No. 9, including the increase in the building size to 59,200, revised architectural elevations, and the truck dock relocation, subject to standard and site specific conditions of approval.
2. Deny the amendment request, keeping the original approved design for Warehouse No. 9.
3. Continue the item to request additional information.

### **Analysis and Conclusions**

#### Project Summary:

Review the plans for Warehouse No. 9 and consider the increase in square footage, revised architecture, and relocation of the truck docks from the east side of the building to the north side of the building.

#### Site Design Issues:

Providing the truck docks on the north side of the building will allow all truck backing movements to the docks to take place on site, rather than in the street. Displaced parking to accommodate the new dock location would be distributed to the other lots on the Firestone campus, mainly Parking lot 'A'. Increasing the building square footage by 5,200 square feet would seem to fit the site, since parking for the building will be provided for in the southern lot.

As discussed above, the Planning Commission approved Variance 15-001 allowing the remote Parking Lot 'A' to be in excess of 300-feet from the brewhouse parking lot. It was acknowledged that the Firestone Brewery properties operates like a campus and the Variance was approved based on the following finding:

- That the situation is a special circumstance, since the brewhouse parcel physically does not have the space necessary to accommodate the required parking on site as a result of the proposed development, and as a result of the Firestone Brewery covering multiple lots in a campus atmosphere, allowing a remote parking lot in excess of 300 feet, is not unlike other businesses that cover multiple parcels, or businesses and shopping centers that cover multiple acres, therefore by approving Variance 15-001 allowing an off-site parking lot to be in excess of 300-feet, would be consistent with other primary uses that either have enough room on site to accommodate parking, or have remote parking lots, that satisfy the parking requirement.



## Agenda Item 4

### Architecture and Appearance:

Architectural plans for the Warehouse No. 9 have been updated to show additional detail and minor modifications in the design, to better correspond with the materials and architecture of the new expansion of the brewhouse building, currently under construction. The DRC acknowledged that the architectural plans are an improvement over the plan originally provided to the Planning Commission.



**Ramada Dr. / US 101 Elevation**

### Neighborhood Compatibility:

The primary reason for relocating the truck docks is to reduce the amount of brewery truck impacts on Vendels Circle. Moving the docks to the north side of the building and improving truck circulation would be an improvement for the neighborhood. The redesign of the building to increase square footage and revise the architecture would be compatible with the Firestone campus.

### CEQA Issues:

This application is categorically exempt from environmental review per Section 15301 (minor addition to existing facilities) of the State's Guidelines to Implement CEQA.

### General Plan & Zoning:

The truck dock modification would be an improvement for truck circulation to and from the warehouse building. Additionally, the increase in square footage to 59,200 square feet and associated architectural modifications would comply with zoning code standards and would be consistent with the Business Park and Manufacturing General Plan and Zoning designations.

### **Fiscal Impact**

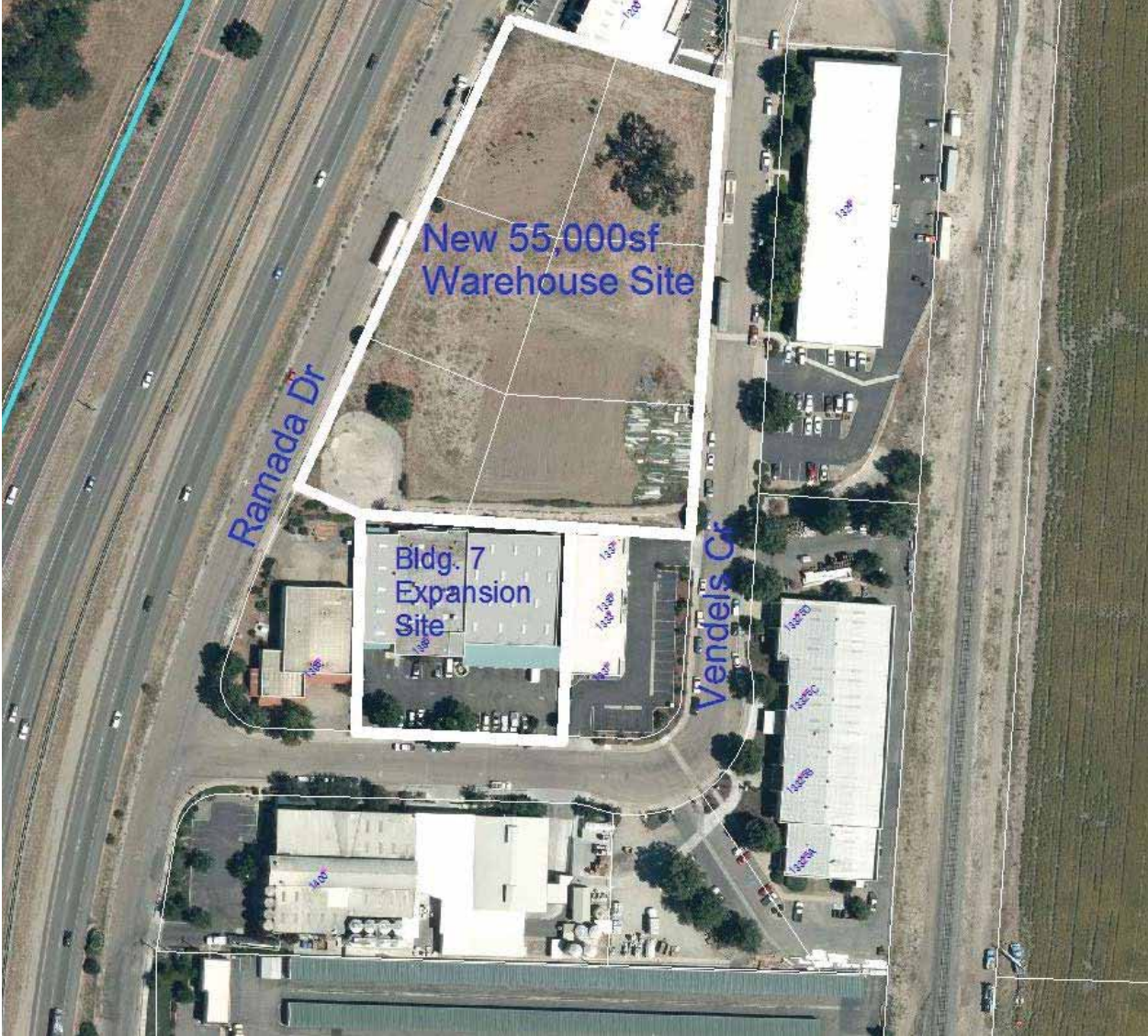
This amendment to the Firestone development plan will not have a fiscal impact to the City.

### **Recommendation**

Option 1 - Approve Draft Resolution – A (Attachment 7), allowing the modifications including moving the truck docks to the north side of the building, allowing an increase in the building size to 59,200, and

### **Attachments**

1. Vicinity Map
2. Project Description
3. Campus Site Plan
4. Warehouse No. 9 Site Plan – Original
5. Warehouse No. 9 Site Plan - Proposed
6. Parking Lot 'A' Site Plan
7. Resolution - A



**Attachment 1  
Vicinity Map**



18 November 2016

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

RECEIVED  
NOV 18 2016  
City of Paso Robles  
Community Development Dept.

Re: Firestone Walker Brewing Company Building 9, Cold Storage Warehouse

Darren;

We are requesting that the Planning Commission review the proposed changes to Cold Storage Warehouse that was previously approved under PD 12-006 (Res. 16-010) and we are requesting an amendment to the prior approval.

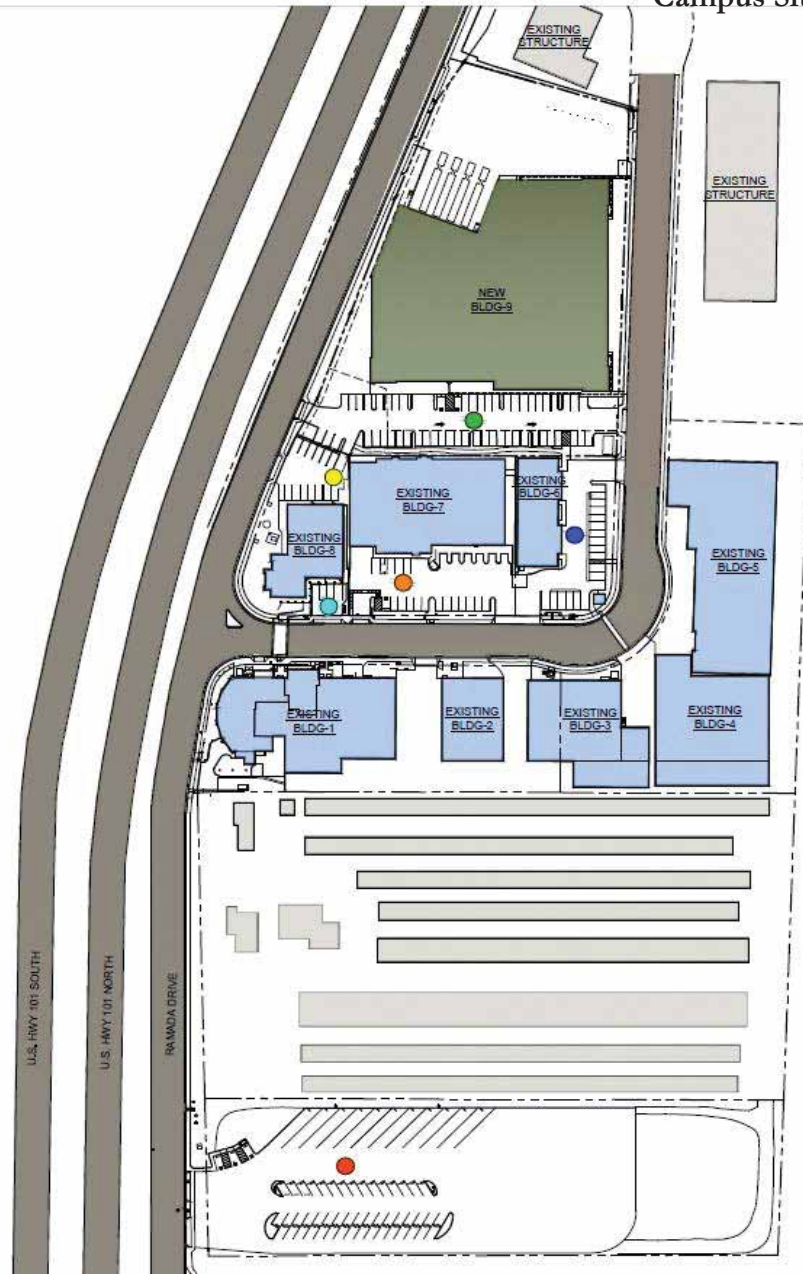
The proposed changes modify the façade of the exterior to more closely match the architecture of the new Brewhouse to the south of the site. We have added arched roof elements and matched the metallic columns and infill panels currently on the new Brewhouse. The square footage has been increased from 55,000 square feet to 59,200 square feet. Also, the location of the truck docks have been relocated after preliminary review with the City to eliminate the need for the trucks to back over the sidewalk to access the docks.

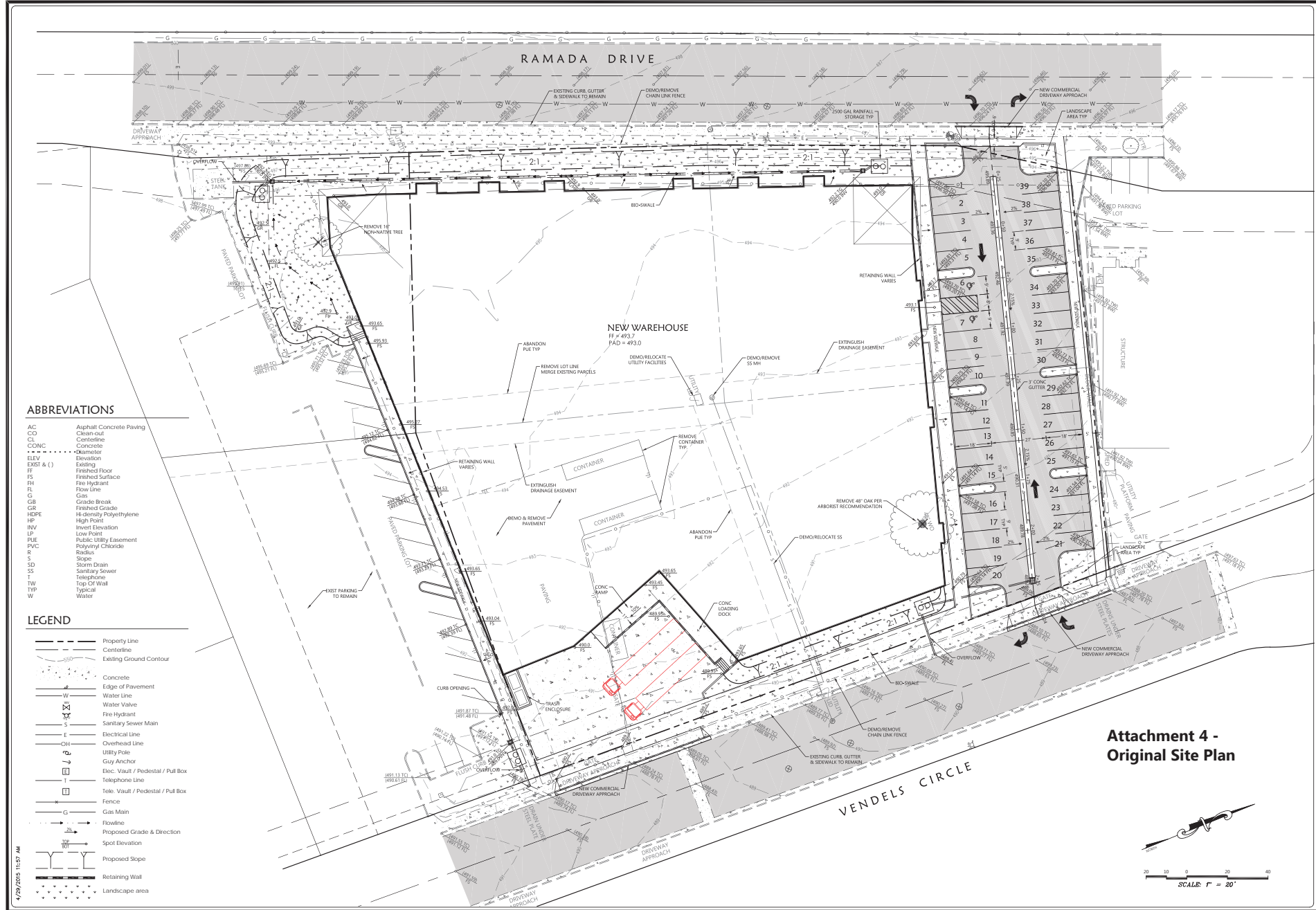
Please let me know if you need any further information or have questions regarding the revised design.

Sincerely;

A handwritten signature in black ink that reads "KYLE HARRIS". The signature is written in a cursive, slightly slanted style.

Kyle Harris, AIA  
Harris Architecture & Design





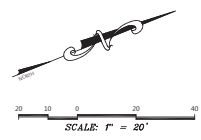
**ABBREVIATIONS**

- AC Asphalt Concrete Paving
- CO Clean-out
- CL Centerline
- CONC Concrete
- Ø Diameter
- ELEV Elevation
- EXIST & ( ) Existing
- FF Finished Floor
- FS Finished Surface
- FH Fire Hydrant
- FL Flow Line
- G Gas
- GB Grade Break
- GR Finished Grade
- HDPE Hi-density Polyethylene
- HP High Point
- INV Invert Elevation
- LP Low Point
- PUE Public Utility Easement
- PVC Polyvinyl Chloride
- R Radius
- S Slope
- SD Storm Drain
- SS Sanitary Sewer
- T Telephone
- TW Top Of Wall
- TYP Typical
- W Water

**LEGEND**

- Property Line
- Centerline
- - - Existing Ground Contour
- Concrete
- Edge of Pavement
- Water Line
- Water Valve
- Fire Hydrant
- Sanitary Sewer Main
- Electrical Line
- Overhead Line
- Utility Pole
- Guy Anchor
- Elec. Vault / Pedestal / Pull Box
- Telephone Line
- Tele. Vault / Pedestal / Pull Box
- Fence
- Gas Main
- Flowline
- Proposed Grade & Direction
- Spot Elevation
- Proposed Slope
- Retaining Wall
- Landscape area

**Attachment 4 - Original Site Plan**



4/29/2015 11:57 AM

<b>Roberts Engineering, Inc.</b>	
Friesone Walker -- North Lot Warehouse Grading & Drainage Plan (New Warehouse)	
Approved by Client Approved by City/Department City/Order No. 14-017 City/Job No. N-2414-CHG # 5762810 Date 4/29/2015 City/Job Name Friesone Walker - North Lot Warehouse City/Job Number 14-017 City/Job Description Grading & Drainage Plan (New Warehouse)	Record Drawings Drawn by: [Signature] Checked by: [Signature] Date: 4/29/2015 Scale: AS SHOWN Project No: N-2414-CHG # 5762810 Drawing No: GRD2
<b>Roberts Engineering</b> Timothy P. Roberts Civil Engineer - RCE 35366 2015 Van Nuys Blvd, Suite 100 Van Nuys, CA 91411 Phone (805) 239-0664 Email roberts@robtseng.com	
SHEET <b>GD2</b>	



**ABBREVIATIONS**

AC	Asphalt Concrete Paving
CC	Clean-cut
CL	Centerline
CONC	Concrete
---	---
---	---
ELEV	Elevation
EXIST & L	Existing
FF	Finished Floor
FS	Finished Surface
FL	Flow Line
G	Gas
GB	Grade Break
GF	Finished Grade
HDPE	Hi-density Polyethylene
HP	High Point
INV	Invert Elevation
LP	Low Point
P/E	Public Utility Easement
PVC	Polyvinyl Chloride
R	Radius
S	Slope
SD	Storm Drain
SS	Sanitary Sewer
T	Telephone
TW	Top of Wall
TYP	Typical
W	Water

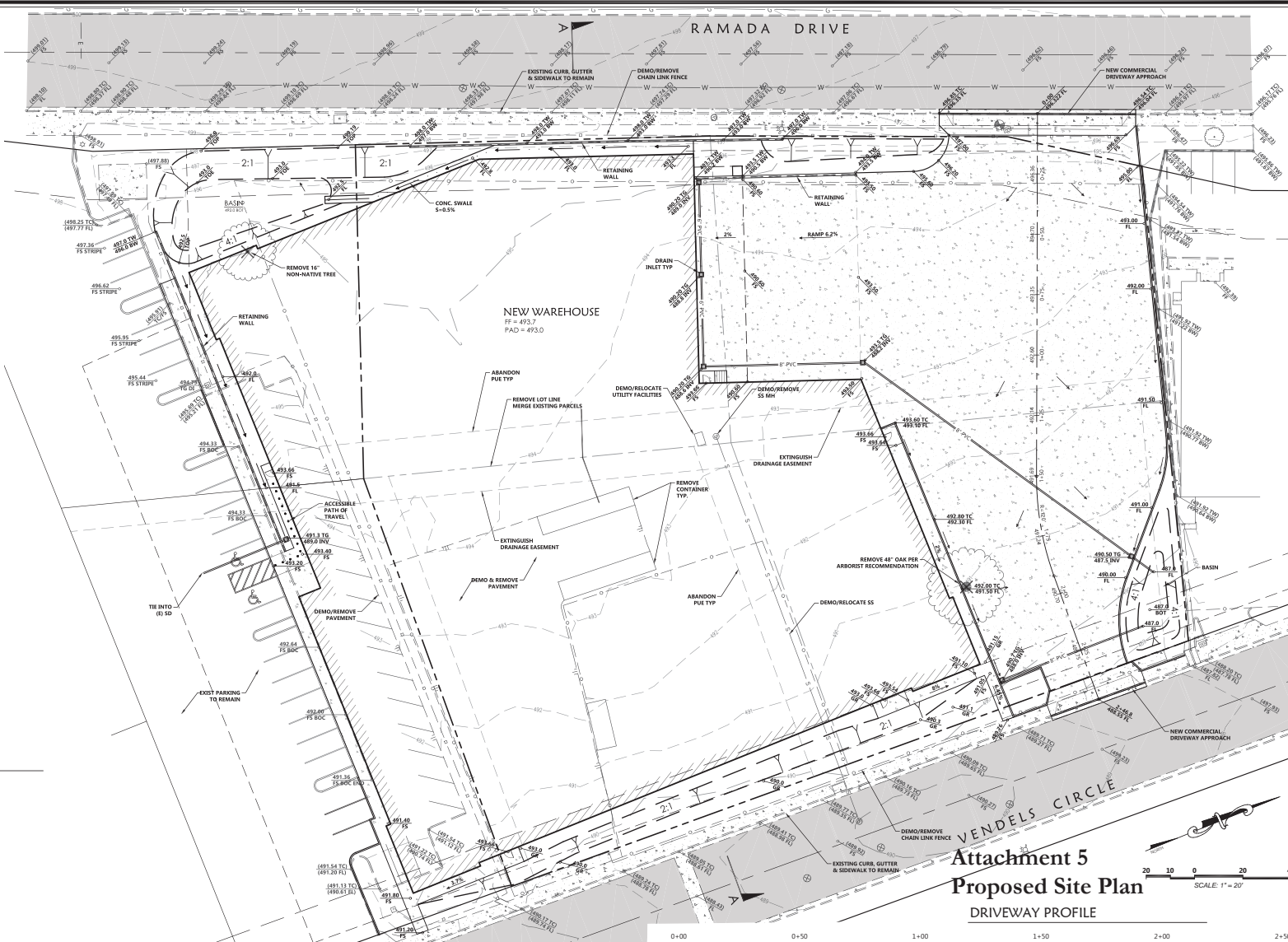
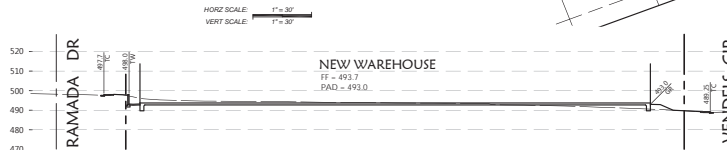
**LEGEND**

---	Property Line
---	Centerline
---	Existing Ground Contour
---	Concrete
---	Edge of Pavement
---	Water Line
---	Water Valve
---	Fire Hydrant
---	Sanitary Sewer Main
---	Electrical Line
---	Overhead Line
---	Utility Pole
---	Guy Anchor
---	Elec. Vault / Pedestal / Pull Box
---	Telephone Line
---	Tele. Vault / Pedestal / Pull Box
---	Fence
---	Gas Main
---	Flowline
---	Proposed Grade & Direction
---	Spot Elevation
---	Proposed Slope
---	Retaining Wall
---	Landscape area

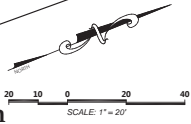
**PROJECT STATISTICS**

Cut 2500 Cy<sub>s</sub>, Fill 2500 Cy<sub>s</sub>, Total 5000 Cy<sub>s</sub>  
 Average slope < 10 %  
 New Impervious Area = 91725 sf ±

**SECTION A-A**



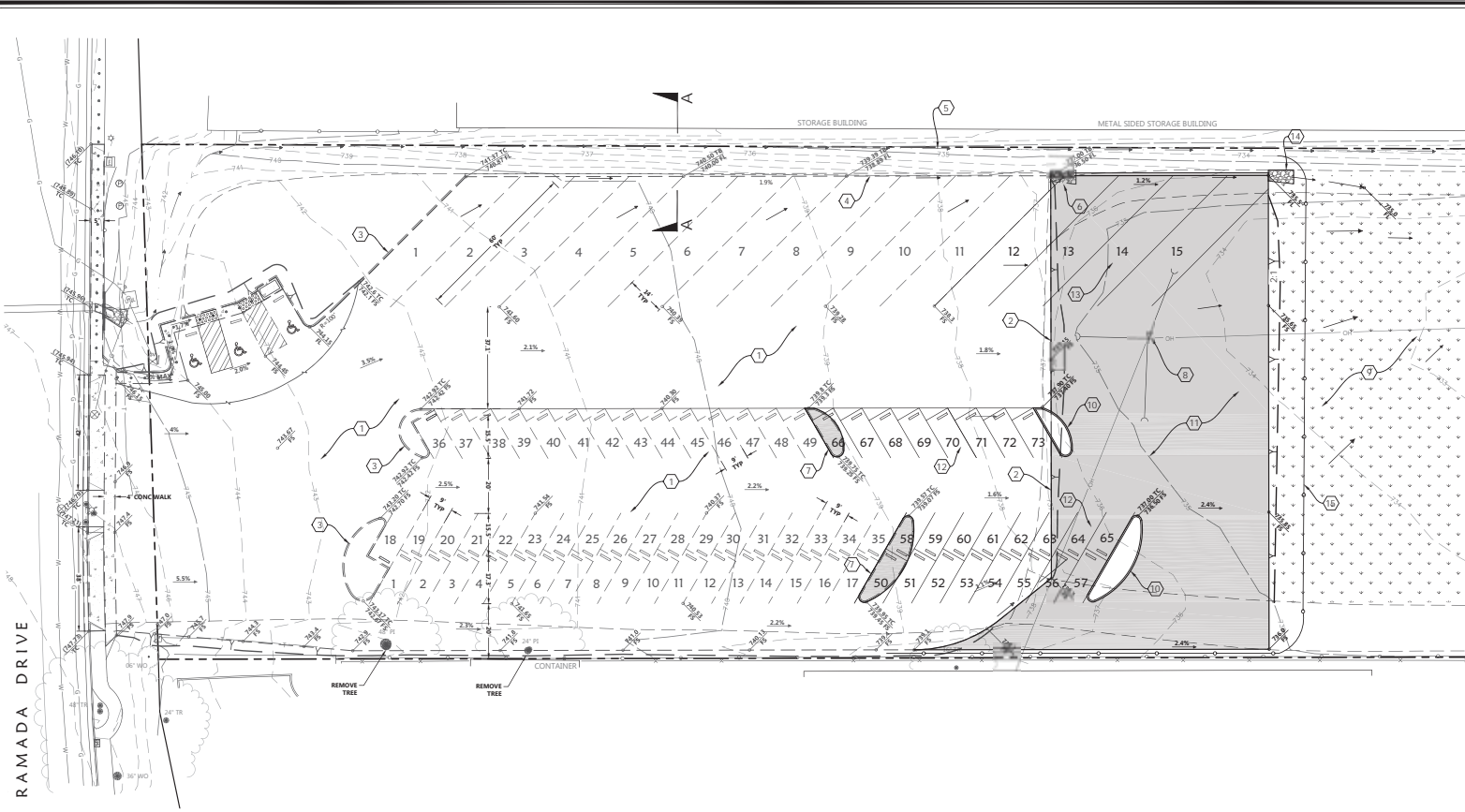
**Attachment 5  
 Proposed Site Plan  
 DRIVEWAY PROFILE**



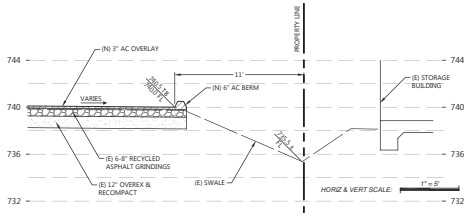
<b>Roberts Engineering, Inc.</b>	
Frestone Walker -- Cold Storage Warehouse Plan	
Preliminary Grading & Drainage Plan (Building 9 - Cold Storage Warehouse)	
Client/Owner	Approved by Client
TKL/JTM	11/01/2016
Drawn by	Checked by
14-017	11/01/2016
Project No.	Project Name
N-2414040 - E-5760810	11/01/2016

**Roberts Engineering**  
 Timothy P. Roberts  
 Civil Engineer - RCE 35366  
 2015 Van Nuys Blvd, Suite 100  
 Van Nuys, CA 91411  
 Phone (805) 239-9664  
 Email: roberts@robtseng.com





- CONSTRUCTION NOTES**
- 1 Existing asphalt pavement parking to remain.
  - 2 Existing edge of pavement, conform to existing.
  - 3 Existing concrete curb.
  - 4 Existing 6" asphalt berm.
  - 5 Existing drainage swale to remain.
  - 6 Demo/remove existing rock rip rap.
  - 7 Demo/remove concrete curb. Reconstruct asphalt vehicle parking space.
  - 8 Relocate pole & guy.
  - 9 Self treatment infiltration area. 34,600 SF.
  - 10 Construct 6" concrete curb.
  - 11 Construct asphalt pavement parking lot 2" min asphalt over 6" Class II aggregate base per typical section.
  - 12 Vehicle parking space with wheel stop typ.
  - 13 Truck parking space typ.
  - 14 Install 1 CY rock rip rap over erosion control fabric typ.
  - 15 Install loading radiatac fiber rolls at toe of slope and as indicated. See CASQA detail sheet 2.
  - 16
  - 17



TYPICAL STRUCTURAL SECTION  
SECTION A-A

**PROJECT STATISTICS**

Average slope < 10 %  
Parcel Area = 2.8 act  
Total Stormwater Treatment Area = 34620 sf ±  
New Impervious Area = 13860 sf ±  
Total Impervious Area = 65510 sf ±

11/21/2016 11:01 AM

<b>Record Drawings</b>	Revision No. _____ Revision Description _____ Date _____	Client/Owner TRU/JTM Project No. 14-017 Contract/Construction No. N-24-14CAG-E-576208-0	Approver/By Treatment Approved/Date: 11/21/2016 Approved/Date: 11/21/2016	Roberts Engineering, Inc. Firestone Walker - Cold Storage Warehouse Plan 1500 Ramada Drive Parking Extension Plan
<b>Roberts Engineering</b>	Timothy P. Roberts Civil Engineer - RCE 35366 2015 Van Ness Suite 1000 San Francisco, CA 94109 Phone (415) 239-0664 Email roberts@robtseng.com			SHEET 2

# Attachment 7

## Draft Resolution A

### RESOLUTION – 16-xxx

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 12-006 AMENDMENT  
WAREHOUSE BUILDING NO. 9 AMENDMENTS  
1400 RAMADA DRIVE  
(FIRESTONE WALKER, LLC)**

**APNs:** 009-633-013, 014, 015, 020, 021 & 022

**WHEREAS**, the project is located at 1400 Ramada Drive; and

**WHEREAS**, on February 23, 2016 the Planning Commission approved the 55,000 square foot warehouse building (Warehouse No. 9) to be constructed on the vacant parcels located between Ramada Drive and Vendel's Circle; and

**WHEREAS**, Harris Architecture on behalf of Firestone Walker Brewery has submitted an application to amend PD 12-006 requesting the following modifications to Warehouse No. 9:

- a. Request to increase the building square footage from 55,000 square feet to 59,200 square feet;
- b. Update the architecture of the exterior façade to correspond with the new brewhouse addition currently under construction;
- c. Relocate the truck docks for Warehouse No. 9 from the east side of the building to the north side of the building, and move the 39 parking spaces originally shown to be constructed on the north side of the Warehouse No. 9 to Parking Lot 'A'.

**WHEREAS**, Variance 15-001 was approved by the Planning Commission allowing for the new Parking lot 'A' to be constructed on APN: 009-631-006, which is 370-feet away from the primary brewhouse site, based on findings that the Firestone Brewery is not unlike other businesses that cover multiple parcels, or businesses and shopping centers that cover multiple acres, and would be consistent with other primary uses that either have enough room on site to accommodate parking, or have remote parking lots, that satisfy the parking requirement; and

**WHEREAS**, the proposed project is Categorically Exempt from environmental review per Section 15301(Existing Facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

**WHEREAS**, a public hearing was conducted by the Planning Commission on December 13, 2016, to consider facts as presented in the staff report prepared for the development plan amendment, and to accept public testimony regarding the application; and

**WHEREAS**, based upon 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:

## Agenda Item 4

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 12-006 Amendment, subject to the following conditions:

1. The project shall be constructed in substantial conformance with the Conditions of Approval established by Resolution 16-010, except that with the approval of this PD Amendment, the following changes have been approved for Warehouse Building No. 9:
  - a. Increase the building square footage from 55,000 square feet to 59,200 square feet;
  - b. Update the architecture of the exterior façade to correspond with the new brewhouse addition currently under construction;
  - c. Relocate the truck docks from the east side of the building to the north side.
2. Warehouse Building No. 9 shall substantially comply with Exhibits A-K listed below and attached to this resolution.:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Title Sheet
B	Parking and Overall Site Map
C	South Campus Plan / Parking Lot A
D	Warehouse No. 9 Site Plan - Enlarged
E	Parking Lot 'A' Plan
F	West & South Elevations
G	East & North Elevations
H	Perspective Views – North and West

## Agenda Item 4

- I Perspective Views – North and East
- J Grading Plan – Warehouse No. 9
- K Grading Plan – Parking Lot A

3. The required parking for Warehouse No. 9 shall be located in Parking Lot A as shown on Exhibit K. Prior to the certificate of occupancy for Warehouse Building No. 9, an Off-site Parking Agreement shall be established that ties the parking in the newly created Parking Lot A for the use of warehouse activities (i.e. employees) of the Building No. 9 lots, shall be submitted for review and approval by the City Attorney. The agreement shall remain in effect concurrently with this development plan.

PASSED AND ADOPTED THIS 13<sup>th</sup> day of December 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
BOB ROLLINS, CHAIRMAN

ATTEST:

\_\_\_\_\_  
WARREN FRACE, PLANNING COMMISSION SECRETARY

# Exhibit A

# FIRESTONE WALKER - NEW STORAGE WAREHOUSE

## PASO ROBLES, CALIFORNIA

### AGENCIES & UTILITIES

City Of Paso Robles  
 Building Division  
 1000 Spring Street  
 Paso Robles, CA 93446  
 Phone: (805) 237-3850  
 Fax: (805) 238-4104  
 Email: building@pcrcity.com

City Of Paso Robles  
 Fire Services  
 900 Park Street  
 Paso Robles, CA 93446  
 Phone: (805) 227-7560  
 Fax: (805) 237-4138  
 Email: fm\_2@pcrcity.com

City Of Paso Robles  
 Public Works  
 1000 Spring Street  
 Paso Robles, CA 93446  
 Phone: (805) 237-3861  
 Fax: (805) 237-3804  
 Email: pw@work@pcrcity.com

P & E  
 406 Higgins Street  
 San Luis Obispo, CA 93401  
 Phone: 1-805-743-5000  
 Fax:

Charter Communications  
 270 Bridge Street  
 San Luis Obispo, CA 93401  
 Phone: (805) 544-2688  
 Fax:

The Gas Company  
 833 Marsh Street  
 San Luis Obispo, CA 93401  
 Phone: 1-800-427-2200  
 Fax:

Pacific Bell  
 196 Suburban Road  
 San Luis Obispo, CA 93401  
 Phone: (805) 546-7003  
 Fax:

### PROJECT DIRECTORY

**OWNER**  
 FIRESTONE WALKER BREWING CO.  
 1400 RAMADA DRIVE  
 PASO ROBLES, CA 93446  
 PHONE: (805) 238-2656  
 EMAIL: DARRIN@FIRESTONEBEER.COM

**ARCHITECT**  
 KYLE HARRIS  
 HARRIS ARCHITECTURE & DESIGN  
 151 W. BRANCH STREET, SUITE E  
 ARROYO GRANDE, CA 93020  
 PHONE: (805) 574-1550  
 FAX: (805) 574-1553  
 EMAIL: KYLE@HARRISANDCO.COM

**CIVIL ENGINEER**  
 TIMOTHY ROBERTS  
 ROBERTS ENGINEERING  
 TEMPLETON, CA 93465  
 PHONE: (805) 238-0664  
 EMAIL: TIM@ROBERTSENGINC.COM

**LANDSCAPE ARCHITECT**  
 GARY GLANDON  
 GLANDON LANDSCAPE ARCHITECTURE  
 MORRO BAY, CA  
 PHONE: (805) 801-4897  
 EMAIL: G\_GLANDON@CHARTER.NET

### PROJECT INFORMATION

**PROJECT A.P.N.** 009-433-013  
**LOT SIZE:** 3 ACRES  
**ADDRESS:** 1386 VENDELS CIRCLE  
 PASO ROBLES, CA 93446  
**BASE ZONING DISTRICT:** M (MANUFACTURING)  
**OVERLAY ZONING DISTRICT:** PD (PLANNED DEVELOPMENT)  
**CONSTRUCTION TYPE:** I-B  
**OCCUPANCY GROUPS:** STORAGE- S-2  
**TOTAL EXISTING & NEW BUILDING AREA:** 59,240 SQ. FT.  
**AUTOMATIC SPRINKLERS:** YES

### SHEET INDEX

**GENERAL**  
 T1-0 TITLE SHEET  
**SITE PLAN DETAILS**  
 SP-1 OVERALL MAP & NORTH CAMPUS PLAN  
 SP-2 SOUTH CAMPUS PLAN  
 SP-3 ENLARGED WAREHOUSE BUILDING PLAN  
**ARCHITECTURAL**  
 A2-0 BUILDING ELEVATIONS  
 A2-1 BUILDING ELEVATIONS  
 A2-2 COLORED BUILDING ISOMETRICS  
 A2-3 COLORED BUILDING ISOMETRICS

### SCOPE OF WORK

THIS PROPOSAL IS FOR A NEW 59,240 SQUARE FOOT STORAGE BUILDING ON THE NORTHERN MOST PLOT OF THE FIRESTONE WALKER CAMPUS.

THE SINGLE STORY BUILDING WILL HAVE OFF-STREET ACCESS FOR LOADING AND UNLOADING OF STORED GOODS BY SHIPPING TRUCKS, WITH ADDITIONAL STAFF PARKING LOCATED AT PARKING LOT 'X', LOCATED AT 1500 RAMADA.

THE STYLE OF THE PROPOSED BUILDING MAINTAINS A SIMILAR ARCHITECTURAL VOCABULARY AND AESTHETIC TO THE EXISTING BUILDINGS OF THE FIRESTONE WALKER CAMPUS, THROUGH USE OF MATERIAL AND DESIGN QUES CURRENTLY IN PLACE ON SEVERAL EXISTING BUILDING FEATURES, SUCH AS COLOR SCHEME, MATERIAL ELEMENTS, TOWER FEATURES, AND TRELLISES.

ADDITIONAL CHANGES TO PARKING LOT 'A' AT 1500 RAMADA ARE INCLUDED IN THIS PROPOSED PLAN TO ENSURE SUFFICIENT PARKING, AND THERE ARE (2) ACCESSIBLE PARKING SPACES LOCATED AT LOT 'F' FOR THE PROPOSED WAREHOUSE (BUILDING 9).

### VICINITY MAP



THE FIRESTONE WALKER BREWING CO. HAS BEEN GRANTED THE PROPERTY OF 151 WEST BRANCH STREET, SUITE E, ARROYO GRANDE, CALIFORNIA 93020 BY THE ARCHITECT.

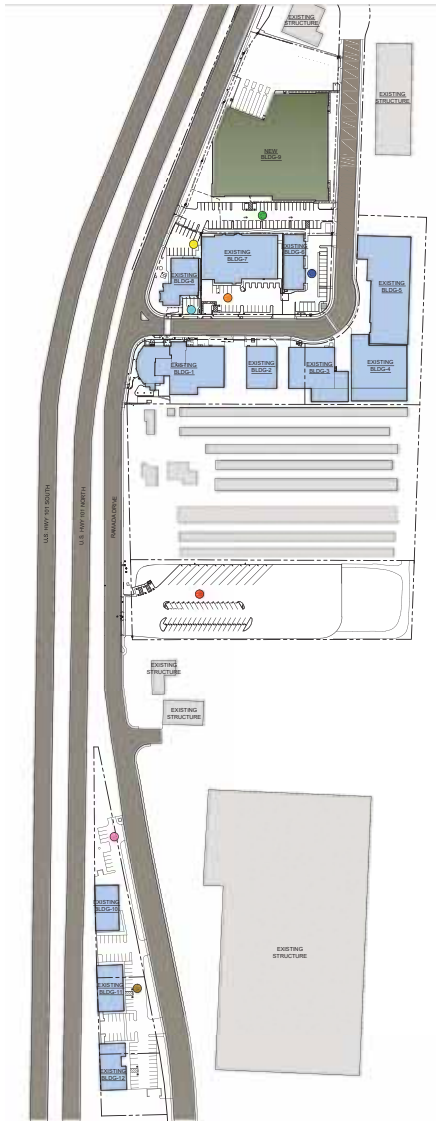


PROJECT TITLE  
**FIRESTONE WALKER - PLANNING SET**  
**PASO ROBLES, CALIFORNIA**  
 PLANNING COMMISSION PLANS

DRAWN BY: JCS  
 APPROVED: 10.2016  
 PROJECT NO.



# Exhibit B



OVERALL CAMPUS - KEY PLAN

Scale: N.T.S.

**KEY PLAN BUILDING LEGEND**

- PROPOSED WAREHOUSE
- FIRESTONE WALKER BUILDINGS
- NONASSOCIATED BUILDINGS
- PARKING LOT 'A'
- PARKING LOT 'B'
- PARKING LOT 'C'
- PARKING LOT 'D'
- PARKING LOT 'E'
- PARKING LOT 'F'
- PARKING LOT 'M'
- PARKING LOT 'J'

**CAMPUS PARKING CALCULATION**

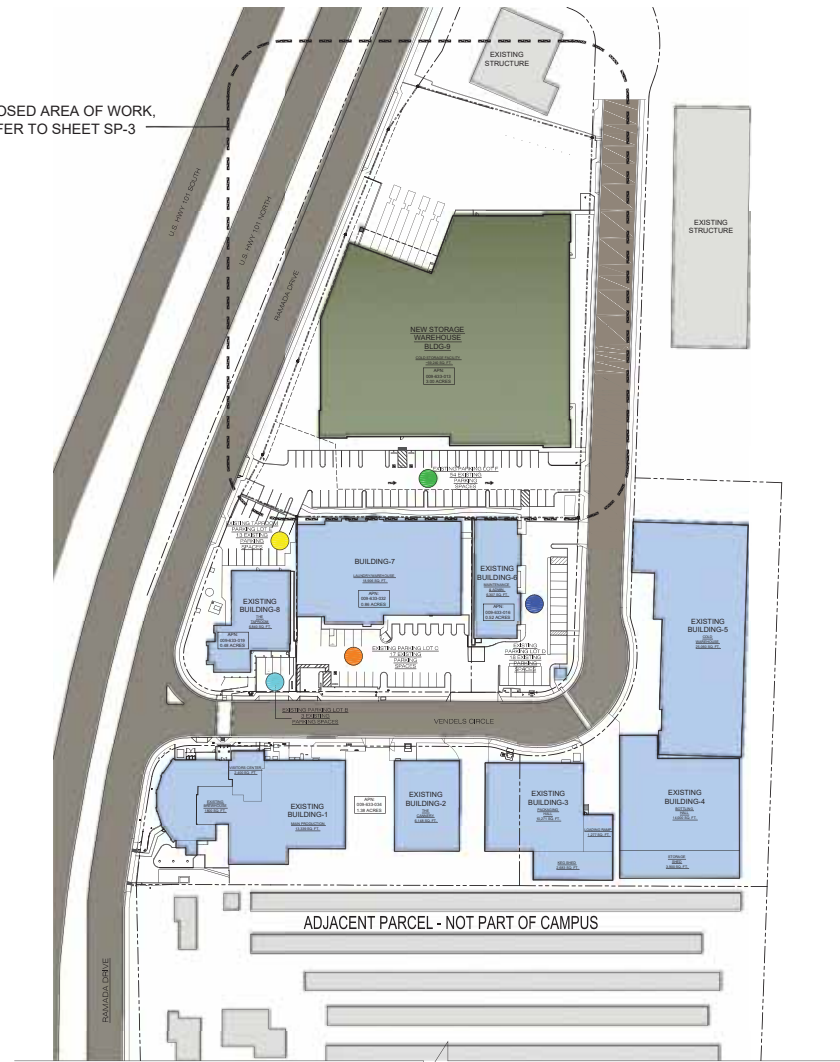
BUILDING NUMBER & FUNCTION	FLOOR AREA (BSQUARE FEET)	TYPE (PARKING SPACES PER SQUARE FEET)	SPACES REQUIRED	LOCATION OF SPACES
EXISTING BUILDING 1 A. WAREHOUSE B. VISITOR'S CENTER C. WAREHOUSE EXISTING BUILDING 1 TOTAL	10,150 SQ. FT. 2,480 SQ. FT. 3,075 SQ. FT.	MINE PRODUCTION 1:100 COMMERCIAL 3:1000 MINE PRODUCTION 1:50	96 8 61	PARKING LOT A
EXISTING BUILDING 2 A. GARAGE	6,148 SQ. FT.	MINE PRODUCTION 1:1000	7	PARKING LOT F
EXISTING BUILDING 3 A. PACKAGING	14,221 SQ. FT.	MINE PRODUCTION 1:1000	15	2 @ PARKING LOT C 13 @ PARKING LOT F
EXISTING BUILDING 4 A. ROTTERDAM HALL B. STORAGE EXISTING BUILDING 4 TOTAL	14,930 SQ. FT. 3,990 SQ. FT.	MINE PRODUCTION 1:1000 MINE STORAGE 1:2000	14 1	PARKING LOT F
EXISTING BUILDING 5 A. COLD WAREHOUSE	25,800 SQ. FT.	MINE WAREHOUSE 1:500	51	PARKING LOT F
EXISTING BUILDING 6 A. WAREHOUSE & GARAGE	6,307 SQ. FT.	COMMERCIAL 3:1000	19	16 @ PARKING LOT D 3 @ PARKING LOT F
BUILDING 7 A. WAREHOUSE STORAGE	18,908 SQ. FT.	MINE WAREHOUSE 1:500	4	PARKING LOT C
EXISTING BUILDING 8 A. THE TAP ROOM	6,840 SQ. FT.	RESTAURANT 6:1000	35	31 @ PARKING LOT E 13 @ PARKING LOT F 16 @ PARKING LOT J
PROPOSED BUILDING 9 A. WAREHOUSE STORAGE	59,340 SQ. FT.	MINE WAREHOUSE 1:500	12	8 @ PARKING LOT F 7 @ PARKING LOT A
EXISTING BUILDING 10 A. PART OF HALL	5,880 SQ. FT.	COMMERCIAL 3:1000	16	11 @ PARKING LOT H 7 @ PARKING LOT J
EXISTING BUILDING 11 A. WAREHOUSE STORAGE	6,880 SQ. FT.	WAREHOUSE/STOR 1:1000	7	PARKING LOT J
EXISTING BUILDING 12 A. WAREHOUSE STORAGE	6,400 SQ. FT.	WAREHOUSE/STOR 1:1000	7	PARKING LOT J

**PARKING LOT CAPACITY**

PARKING LOT	# OF SPACES AVAILABLE	BUILDING USING SPACES	# OF SPACES USED	# OF SPACES LEFT
LOT A	75 STANDARD 1 ACCESSIBLE	EXISTING BUILDING 9 PROPOSED BUILDING 9	34 7	33 OPEN
LOT B	2 STANDARD 1 ACCESSIBLE	EXISTING BUILDING 1	3	0 FILL
LOT C	16 STANDARD 1 ACCESSIBLE	EXISTING BUILDING 1 EXISTING BUILDING 2	13 4	0 FILL
LOT D	10 STANDARD 1 ACCESSIBLE	EXISTING BUILDING 7	10	0 FILL
LOT E	11 STANDARD 2 COMPACT	EXISTING BUILDING 8	13	0 FILL
REMOVED LOT F	51 STANDARD 2 ACCESSIBLE	EXISTING BUILDING 2 EXISTING BUILDING 3 EXISTING BUILDING 4 EXISTING BUILDING 5 EXISTING BUILDING 6 PROPOSED BUILDING 9	7 2 15 5 19 5	0 FILL
TOTAL	54	TOTAL	54	0 FILL
PROPOSED LOT H	11 STANDARD	EXISTING BLDG 10	11	0 FILL
PROPOSED LOT J	51 STANDARD 4 ACCESSIBLE	EXISTING BLDG 10 EXISTING BLDG 11 EXISTING BLDG 12	7 7 7	40 OPEN
TOTAL	241 STANDARD 2 COMPACT 16 ACCESSIBLE 268 TOTAL	ALL BUILDINGS	178	17 OPEN

PROPOSED AREA OF WORK, REFER TO SHEET SP-3



NORTH CAMPUS PLAN

Scale: 1" = 60'-0"

**HARRIS**  
Architecture & Design

151 West Birch Street, Suite E  
Anaheim, CA 92802  
(951) 574-1159

---

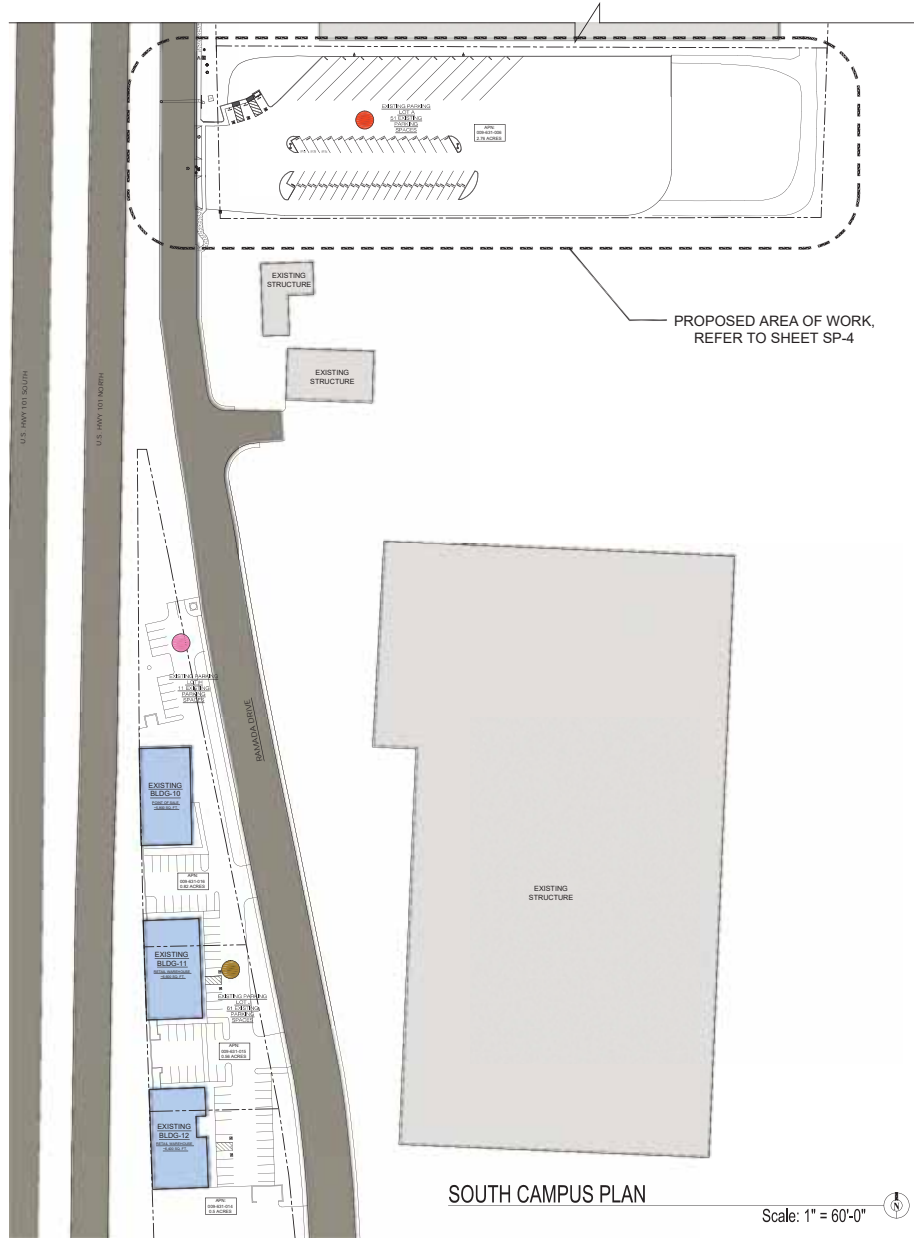
PROJECT TITLE  
**FIRESTONE WALKER - PLANNING SET**  
PASO ROBLES, CALIFORNIA  
PLANNING COMMISSION PLANS

---

DRAWN BY: JKS  
REVISION: 10, 2016  
PROJECT NO.

SP-1

THESE ARCHITECTURAL RECORDS ARE THE PROPERTY OF HARRIS ARCHITECTURE AND DESIGN. ANY REPRODUCTION OR DISTRIBUTION OF THESE RECORDS WITHOUT THE WRITTEN PERMISSION OF HARRIS ARCHITECTURE AND DESIGN IS STRICTLY PROHIBITED.



# Exhibit C



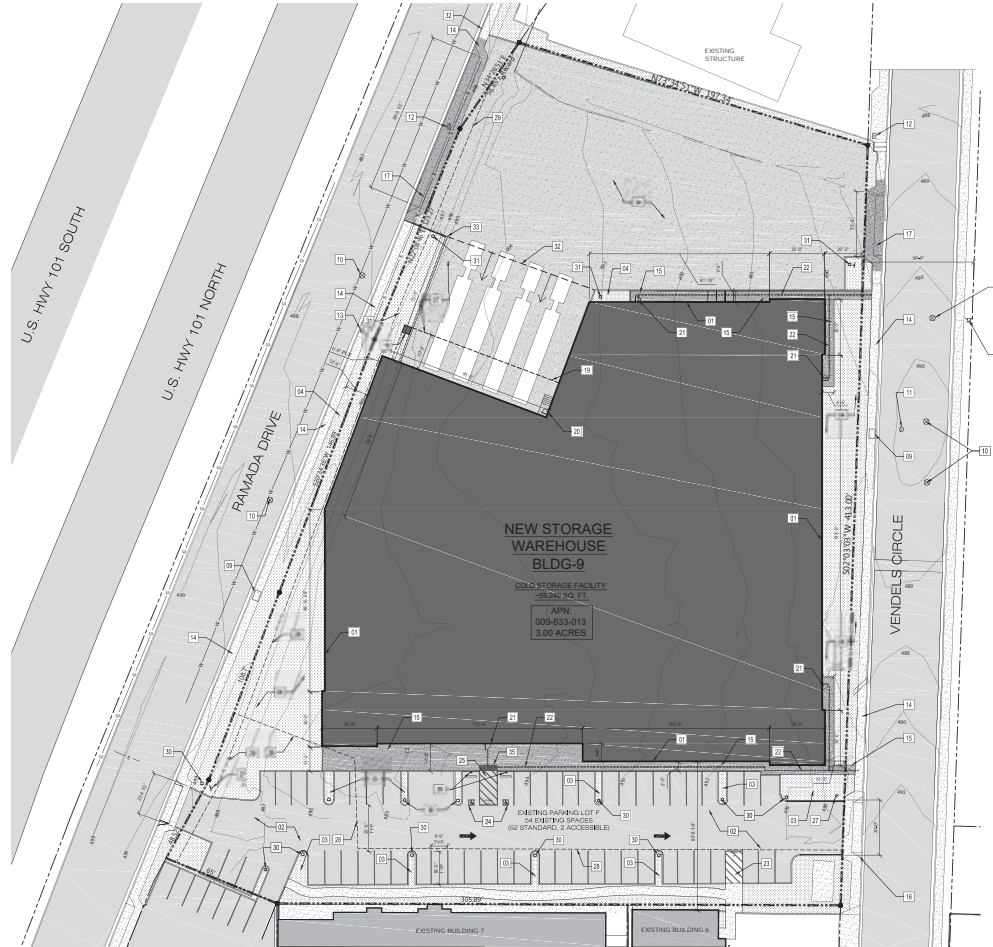
PROJECT TITLE  
**FIRESTONE WALKER - PLANNING SET**  
**PASO ROBLES, CALIFORNIA**  
 PLANNING COMMISSION PLANS

DRAWN BY: JKS  
 REVISION: 10.2016  
 PROJECT NO.





# Exhibit D



**PROPOSED WAREHOUSE SITE PLAN**  
 ~59,240 TOTAL SQUARE FEET Scale: 1" = 30'-0"

**NEW PARKING SPACES**

PER 212004 OF THE CITY OF PASO ROBLES MUNICIPAL CODE, WAREHOUSE & STORAGE/RECEPTION: WARE STORAGE:  
 4 PARKING SPACES REQUIRED FOR EACH 1000 SQ FT OF FLOOR AREA.  
 TOTAL NEW SQUARE FOOTAGE: 18,240 SQ FT. 500 SQ. FT. = 1 SPACES REQUIRED

STANDARD PARKING SPACES ARE LOCATED IN LOT F AND A. ACCESSIBLE SPACES ARE LOCATED IN LOT F.

NOTE: 18 SPACES HAVE BEEN DESIGNATED FOR NEW PARKING LOT F FOR INSTALLATION OF NEW BUILDING 9 SPACES HAVE BEEN MOVED TO PARKING LOT A SOUTH OF BUILDING 9

**ACCESSIBLE PARKING**

ACCESSIBLE PARKING TO COORDINATE WITH 2015 CBC CHAPTER 10:  
 PER 2015 CBC 103.04:  
 100 TOTAL PARKING SPACES REQUIRED: 1 ACCESSIBLE PARKING SPACES, WITH AT LEAST 1 SPACE BEING A VAN ACCESSIBLE PARKING SPACE (2015 CBC 103.04.04)

THE TOTAL NUMBER OF EXISTING PARKING SPACES & THE TOTAL NUMBER OF EXISTING ACCESSIBLE AND VAN ACCESSIBLE PARKING SPACES COMPARED WITH THE TOTAL NUMBER OF SPACES REQUIRED

- SITE PLAN KEY NOTES**
- 01 OUTLINE OF PROPOSED GOLD STORAGE WAREHOUSE.
  - 02 EXISTING STANDARD PARKING STALLS, DRIVE ISLE & ASPHALT PAVING SURFACE TO REMAIN.
  - 03 EXISTING LANDSCAPED AREA TO REMAIN. SEE U.S. SHEETS
  - 04 INSTALL NEW LANDSCAPED AREA
  - 05 NOT USED
  - 06 EXISTING FIRE HYDRANT TO REMAIN.
  - 07 INSTALL NEW CONCRETE TRUCK RAMP WITH 5% SLOPE
  - 08 NEW PROPOSED FIRE HYDRANT LOCATION.
  - 09 EXISTING UTILITY (G) TO REMAIN.
  - 10 EXISTING WATER LINE UTILITY MANHOLE TO REMAIN.
  - 11 EXISTING SEWER LINE UTILITY MANHOLE TO REMAIN.
  - 12 EXISTING WATER METER TO REMAIN.
  - 13 EXISTING PHONE UTILITY MANHOLE TO REMAIN.
  - 14 EXISTING CURB, GUTTER & SIDEWALK TO REMAIN.
  - 15 INSTALL NEW CONCRETE SIDEWALK
  - 16 EXISTING ACCESSIBLE CONCRETE DRIVEWAY ENTRANCE WITH EMERGENCY & SIDEWALK EXTENSION BEING ACCESSIBLE W/ON TO REMAIN
  - 17 INSTALL NEW ACCESSIBLE CONCRETE DRIVEWAY ENTRANCE WITH NEW & SIDEWALK EXTENSION FOR CONTIGUOUS PATH OF TRAVEL BEHIND NEW ACCESSIBLE CONCRETE APRON.
  - 18 INSTALL NEW COLUMN WRAPPED NEW PROPOSED METAL TO SUPPORT THE CANOPY ROOF OVERWALK.
  - 19 INSTALL NEW ROOF CANOPY OVER THE DOCK STATIONS.
  - 20 INSTALL NEW CONCRETE STOP & CONCRETE STOP ACCESS TO NEW PROPOSED METAL ACCESS DOOR.
  - 21 INSTALL NEW PRE-PAINED METAL ACCESSIBLE ENTR DOOR.
  - 22 ACCESSIBLE PATH OF TRAVEL: THE PATH OF TRAVEL AS INDICATED BY A NUMBER FREE ACCESSIBLE ROUTE AT LEAST 48" WIDE WITHOUT ANY abrupt vertical changes EXCEPTS UP TO 1/4" W/IN 30" SLOPE. EXCEPT THAT THE LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAXIMUM CROSS SLOPE SHALL BE 2% TYPICAL AND MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL SHALL BE 1/4% UNLESS OTHERWISE NOTED. OBSTRUCTIONS TO THE PATH OF TRAVEL SHALL BE MAINTAINED OR REMOVED TO THE EXTENT OF THE PATH OF TRAVEL. HEIGHTS OF OBST. ABOVE THE FINISHED GRADE PER CBC 118 TO BE KEEN 48" (48") TO MINIMUM.
  - 23 EXISTING "NO PARKING" LOADING ZONE TO REMAIN.
  - 24 NEW ACCESSIBLE PARKING SPACES TO BE PAINTED ON EXISTING ASPHALT PAVEMENT.
  - 25 ACCESSIBLE "NO PARKING" LOADING UNLOADING ZONE TO BE PAINTED ON EXISTING ASPHALT PAVEMENT.
  - 26 NEW ACCESSIBLE PARKING BAY
  - 27 NEW ACCESSIBLE UNAUTHORIZED VEHICLE PARKING BAY.
  - 28 LINE INDICATED BOUNDARY OF DRAINAGE EASEMENT
  - 29 LINE INDICATED BOUNDARY OF PUBLIC UTILITY EASEMENT
  - 30 EXISTING PARKING LOT LIGHT POLE TO REMAIN
  - 31 INSTALL NEW PARKING LOT LIGHT POLE
  - 32 LINE DEMARKS TRANSITION TO SLOPING PLATFORM
  - 33 INSTALL NEW STEEL RETAINING WALL
  - 34 INSTALL NEW PLATFORM THROUGHOUT
  - 35 INSTALL NEW TRUNCATED CONES



**HARRIS**  
 Architecture & Design  
 15 West Birch Street, Suite E  
 Paso Robles, CA 93420  
 (805) 574-1559



**FIRESTONE WALKER - PLANNING SET**  
 PASO ROBLES, CALIFORNIA  
 PLANNING COMMISSION PLANS

PROJECT TITLE  
 DRAWN BY: JKS  
 REVISION: 15, 2016  
 PROJECT NO.





COVERED METAL ROOF  
22 GA. STANDING SEAM METAL



ALUMINUM STOREFRONT FRAME &  
GLASS TO MATCH EXISTING BREWHOUSE



COLUMN COVERS:  
PRE-FINISHED SMOOTH  
ALUMINUM COLUMN COVERS  
WITH SEAM @ 36" O.C.



EXTERIOR TOWER WALLS:  
1 1/2" DEEP VERTICAL  
PRE-FINISHED METAL SIDING  
RUST COLOR TO MATCH EXISTING



SIDING: 1 1/2" DEEP ALUMINUM WALL  
PANEL (MATRIX MX1.0 24 GA.)  
MFR: MORIN. COLOR: GALVALUME  
TO MATCH EXISTING



EXTERIOR WALLS:  
CONCRETE BASE

C:\external\Design\2016\concrete\011611

METAL CANOPY

# Exhibit E



1 WEST ELEVATION Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION Scale: 3/32" = 1'-0"



PROJECT TITLE  
FIRESTONE WALKER - PLANNING SET  
PASO ROBLES, CALIFORNIA  
PLANNING COMMISSION PLANS

DRAWN BY: JCS  
REVISION: 10.2016  
PROJECT NO.  
PROJECT NO.





Exhibit G

Client: David & Debra Koenig (1/16)

METAL CANOPY



COVERED METAL ROOF  
22 GA. STANDING SEAM METAL



ALUMINUM STOREFRONT FRAME &  
GLASS TO MATCH EXISTING BREWHOUSE



COLUMN COVERS:  
PRE-FINISHED SMOOTH  
ALUMINUM COLUMN COVERS  
WITH SEAM @ 36" O.C.



EXTERIOR TOWER WALLS:  
1 1/2" DEEP VERTICAL  
PRE-FINISHED METAL SIDING  
RUST COLOR TO MATCH EXISTING



SIDING: 1 1/2" DEEP ALUMINUM WALL  
PANEL (MATRIX MX1.0 24 GA.)  
MFR: MORIN. COLOR: GALVALUME  
TO MATCH EXISTING



EXTERIOR WALLS:  
CONCRETE BASE



PROJECT TITLE  
FIRESTONE WALKER - PLANNING SET  
PASO ROBLES, CALIFORNIA  
PLANNING COMMISSION PLANS

DRAWN BY: JKS  
REVISION: 10.2016  
PROJECT NO.  
PROJECT NO.

A-2.2

THESE ARCHITECTURAL RENDERINGS ARE THE PROPERTY OF HARRIS ARCHITECTURE AND DESIGN. NO REPRODUCTION OR DISTRIBUTION OF THESE ARCHITECTURAL RENDERINGS IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF HARRIS ARCHITECTURE AND DESIGN.



COVERED METAL ROOF  
22 GA. STANDING SEAM METAL



ALUMINUM STOREFRONT FRAME &  
GLASS TO MATCH EXISTING BREWHOUSE



COLUMN COVERS:  
PRE-FINISHED SMOOTH  
ALUMINUM COLUMN COVERS  
WITH SEAM @ 36" O.C.



EXTERIOR TOWER WALLS:  
1 1/2" DEEP VERTICAL  
PRE-FINISHED METAL SIDING  
RUST COLOR TO MATCH EXISTING



SIDING: 1 1/2" DEEP ALUMINUM WALL  
PANEL (MATRIX MX1.0 24 GA.)  
MFR: MORIN. COLOR: GALVALUME  
TO MATCH EXISTING



EXTERIOR WALLS:  
CONCRETE BASE

# Exhibit H

© Luskman Design & Construction (LDC)

METAL CANOPY



PROJECT TITLE  
FIRESTONE WALKER - PLANNING SET  
PASO ROBLES, CALIFORNIA  
PLANNING COMMISSION PLANS

DRAWN BY: JCS  
REVISION: 10.2016  
PROJECT NO.  
PROJECT NO.

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LUSKMAN DESIGN & CONSTRUCTION, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN.

**ABBREVIATIONS**

- AC Asphalt Concrete Paving
- CC Clean-cut
- CL Centerline
- CONC Concrete
- EXST & L Existing
- ELEV Elevation
- FF Finished Floor
- FS Finished Surface
- FL Fire Hydrant
- FL Flow Line
- G Gas
- GB Grade Break
- GF Finished Grade
- HDPE Hi-density Polyethylene
- HP High Point
- INV Invert Elevation
- LP Low Point
- PUE Public Utility Easement
- PVC Polyvinyl Chloride
- R Radius
- S Slope
- SD Storm Drain
- SS Sanitary Sewer
- SS Telephone
- TW Top of Wall
- TYP Typical
- W Water

**LEGEND**

- Property Line
- Centerline
- Existing Ground Contour
- Concrete
- Edge of Pavement
- Water Line
- Water Valve
- Fire Hydrant
- Sanitary Sewer Main
- Electrical Line
- Overhead Line
- Utility Pole
- Guy Anchor
- Elec. Vault / Pedestal / Pull Box
- Telephone Line
- Tele. Vault / Pedestal / Pull Box
- Fence
- Gas Main
- Flowline
- Proposed Grade & Direction
- Spot Elevation
- Proposed Slope
- Retaining Wall
- Landscape area

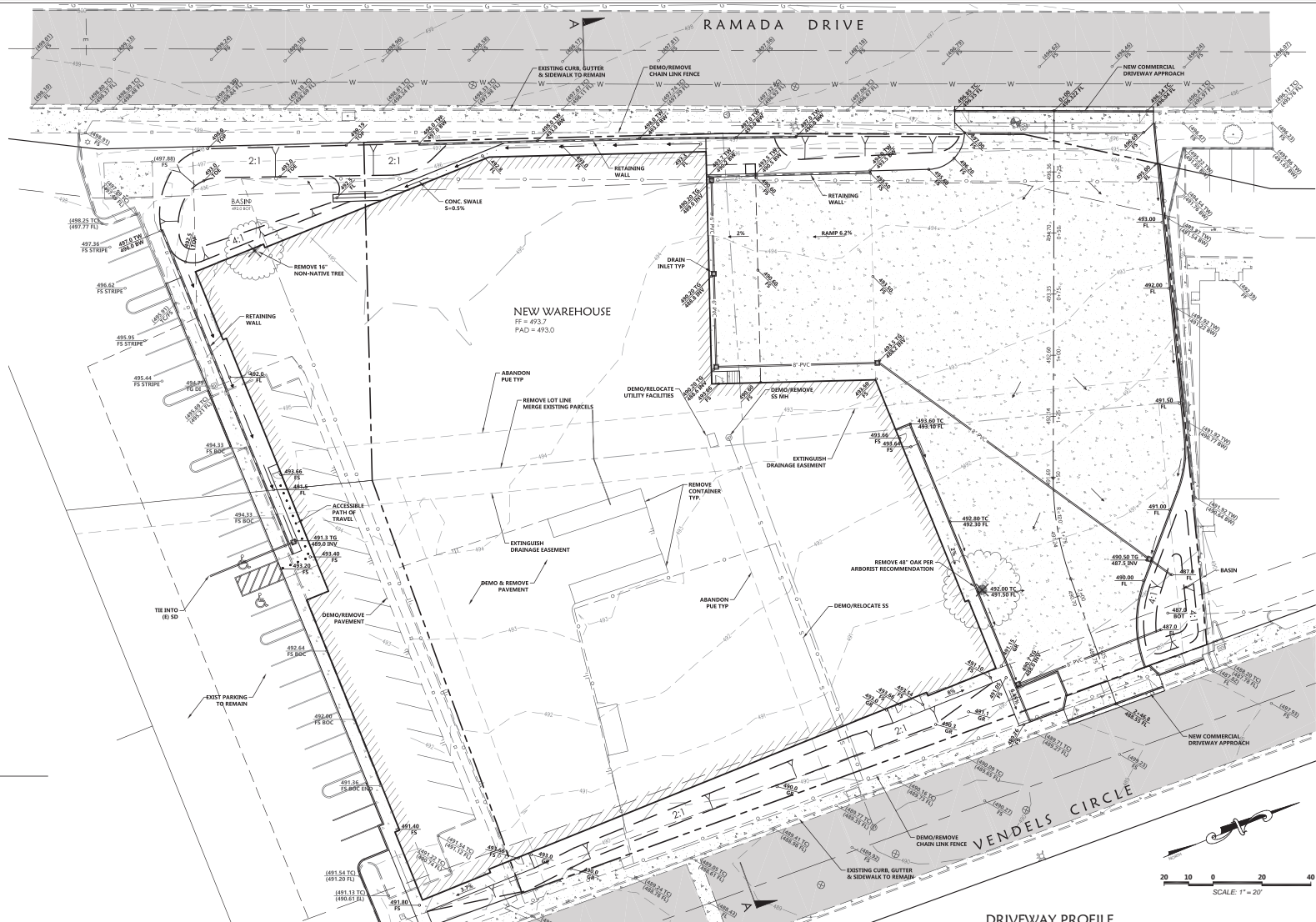
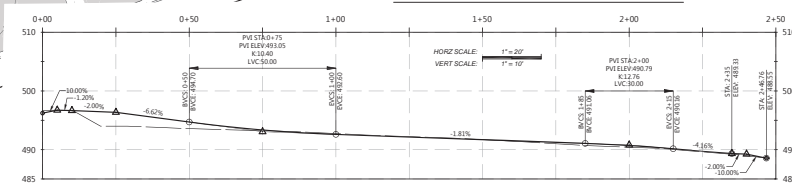
**PROJECT STATISTICS**

Cut 2500 Cy $\pm$ , Fill 2500 Cy $\pm$ , Total 5000 Cy $\pm$   
 Average slope < 10 %  
 New Impervious Area = 91725 sf  $\pm$

**SECTION A-A**



**DRIVEWAY PROFILE**



**Roberts Engineering, Inc.**  
 Firestone Walker - Cold Storage Warehouse Plan  
 Preliminary Grading & Drainage Plan  
 (Building 9 - Cold Storage Warehouse)

Approved by City Treatment  
 Approved by City Engineer  
 Approved by City Planner

Drawn by: TR/JTM  
 Date: 11/21/2016  
 Checked by: [Signature]  
 Date: 11/21/2016  
 Project No: 14-07  
 Drawing No: 14-07  
 Scale: N-2414-040 - 5760810

**Roberts Engineering**  
 Timothy P. Roberts  
 Civil Engineer - RCE 35366  
 2015 Van Ness Blvd, Suite 200  
 San Francisco, CA 94133  
 Phone (415) 239-0664  
 Email: roberts@robtseng.com

**PROFESSIONAL SEAL**  
 PRELIMINARY  
 T. P. ROBERTS  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

SHEET 1  
 of 2

