



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner
Megan Miller, Planning Intern

Subject: **Planned Development 17-010 (Wine Storage Warehouse)**
3230 Riverside Ave. / APN: 008-051-027
Applicant: Newlin Hastings on behalf of Paso Robles Business Park Partners
A request to construct an 18,500± square foot expansion to an existing industrial building for wine storage.

Date: January 9, 2018

Facts

1. Newlin Hastings on behalf of Paso Robles Business Park Partners has submitted an application to construct a new 18,500± square foot addition to an existing 166,600± square foot industrial building for wine storage, located at 3230 Riverside Avenue. See Attachment 1, Vicinity Map.
2. The property is zoned in the Uptown/Town Centre Specific Plan as Riverside Corridor (RSC), and is designated in the General Plan as Commercial Services (CS).
3. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan.
4. As part of the Development Plan, the applicants are requesting a modification to the parking standards within the Uptown/Town Centre Specific Plan, to be consistent with the one space per 5,000 square foot parking ratio for wine storage provided for in Section 21.22 of the Zoning Code (Parking Ordinance). The project would require a minimum of 4 parking spaces for the additional 18,500 square foot warehouse, adding to the current 88 parking spaces. The applicant indicates that the property would provide 6 parking spaces for the additional warehouse, providing a total of 94 parking spaces.
5. The Development Review Committee (DRC) reviewed this project on December 18, 2017, where they recommended that the item be forwarded to the Planning Commission for review.
6. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorically Exempt (Class 32, Infill), from environmental review, and no environmental analysis is required. Consistency criteria include: (1) the project is consistent with all applicable development regulations; (2) the project site is within the City limits; (3) the project site is less than five acres; (4) the site does not have habitat value; and (5) the project would not result in significant environmental effects related to traffic, noise, air quality or water quality.

Agenda Item 1

Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the Draft Resolution A (Attachment 2) approving Planned Development (PD 17-010);
2. Refer the item back to staff for additional analysis;
3. Deny Planned Development 17-010, based on findings to be specified in the Planning Commission motion

Analysis and Conclusions

Project Summary

As noted above, the applicants are requesting a modification to the parking standards within the Uptown/Town Centre Specific Plan, to be consistent with one space per 5,000 square foot parking ratio for wine storage provided in Section 21.22 of the Zoning Code (Parking Ordinance), based on the use having a low number of employees and will not need parking spaces beyond the 4.

In an effort to comply with the design elements of the Warehouses Industrial architectural style of the Uptown/Town Centre Specific Plan, some vent and trellis elements have been provided on the metal building elevations. The project architect, Larry Gabriel has indicates that existing and new landscaping will screen out views of the building from the street.

Options

Option 1. Approval of the expansion of the existing to an existing warehouse building is consistent with the General Plan, Zoning Ordinance, and Uptown/Town Centre Specific Plan. Additionally, the request for the modification of the Specific Plan to utilize the 1 parking space per 5,000 square feet for wine storage would be consistent with the Zoning Code, and seem reasonable for this project.

Option 2. The Planning Commission may wish to make suggestions to the site plan or architecture, and continue the public hearing to provide staff and the applicant time to address issues raised.

Option 3. If the Planning Commission decides to deny approval of the warehouse project, the Commission must make specific findings as to how the project is not consistent with City policies and/or standards.

Fiscal Impact

None identified at this time.

Recommendation

Option 1. Approve draft Resolution A, approving Planned Development (PD 17-010) and parking ratio modification.

Agenda Item 1

Attachments

1. Vicinity Map
2. Draft Resolution A
 - A Standard Conditions of Approval
 - B Site Plan
 - C1-C2 Landscape Plan / Pallet
 - D Elevation (East & West)
 - E Elevation (South)
 - F1-F4 Colors & Materials
3. Mail affidavit
4. Newspaper affidavit

Attachment 1

Vicinity Map – Wine Storage Warehouse



Project Site
3230 Riverside Ave

Attachment 2

Draft Resolution A

RESOLUTION PC 18-xxx:

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT (PD 17-010)
TO CONSTRUCT AN 18,500± SQUARE FOOT EXPANSION TO AN EXISTING
INDUSTRIAL BUILDING**

3230 Riverside Avenue (APN: 008-051-027)

WHEREAS, Newlin Hastings on behalf of Paso Robles Business Park Partners has submitted an application to add a 18,500± square foot expansion to an existing 166,600± square foot industrial building located at 3230 Riverside Avenue; and

WHEREAS, the property is zoned in the Uptown/Town Centre Specific Plan as Riverside Corridor (RSC), and is designated in the General Plan as Commercial Services (CS); and

WHEREAS, Section 21.23B.030 of the Zoning Code require constructing buildings that total over 10,000 square feet go through the development plan review process; and

WHEREAS, the applicants are requesting that the Planning Commission allow a modification to the parking standards within the Uptown/Town Centre Specific Plan, to be consistent with the one space per 5,000 square feet parking ratio for wine storage in Section 21.22 of the Zoning Code (Parking Ordinance); and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorical Exempt (Class 32, Infill), from environmental review, and no environmental analysis is required. Consistency criteria include: (1) the project is consistent with all applicable development regulations; (2) the project site is within the City limits; (3) the project site is less than five acres; (4) the site does not have habitat value; and (5) the project would not result in significant environmental effects related to traffic, noise, air quality or water quality; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 17-010 subject to the following:

Section 1 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan.
2. The project is a “permitted” use in the Riverside Corridor (RSC) Zone in the Uptown/Town Centre Specific Plan, and satisfies the applicable development standards in the UTCSP and Zoning Ordinance.
3. The proposed development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or general welfare of the city since the property is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.

Agenda Item 1

4. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development.
5. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location that it is proposed and surrounding land uses in the vicinity.
6. The request for the modification of the Specific Plan to utilize the one (1) parking space per 5,000 square feet for wine storage would be consistent with the intent of the Parking Ordinance of the Zoning Code for wine storage uses, and appears reasonable for this project.

Section 2- Environmental Determination: This project qualifies for as categorically exempt from environmental review under the State’s Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 15332 as an infill use with no significant circulation impacts.

Section 3 - Approval: Planned Development 17-010 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Site Plan
C1 & C2	Landscape Plan / Pallet
D	Elevation (East & West)
E	Elevation (South)
F1 – F4	Colors & Materials

PASSED AND ADOPTED THIS 9th day of JANURARY, 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOHN DONALDSON, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: PC

Date of Approval: January 9, 2018

Applicant: PR Bus. Park Part.

Location: 3230 Riverside Ave.

APN: 008-051-027

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on January 9, 2020 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney’s fees, incurred by City or held to be the liability of City in connection with City’s defense of its actions in any proceeding brought in any State or Federal court challenging the City’s actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City’s actions with respect to the project.

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Agenda Item 1

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**CUP**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of **turf**. The irrigation plan shall utilize drip irrigation and limit the use of spray **irrigation**. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and

(Adopted by Planning Commission Resolution _____)

Agenda Item 1

size of containers to be stored in the enclosure.

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

(Adopted by Planning Commission Resolution _____)

Agenda Item 1

- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences, light fixtures and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map) _____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

(Adopted by Planning Commission Resolution _____)

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a

(Adopted by Planning Commission Resolution _____)

Agenda Item 1

representative of each public utility.

- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer.
 - a. Replace and widen the existing drive approach to accommodate large semi-truck traffic. Construct 4' flat section of sidewalk behind the drive approach. Construct drive approach according to City Standards C-7 and C-9.
 - b. Remove the second drive approach to the north and replace with curb, gutter and sidewalk per City Standards C-7, C-9, C-3, and C-1.
 - c. Repair any cracked or offset sidewalk panels or curb and gutter (3/8" offset or larger than a 1/8" crack) to the City Engineer's satisfaction.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
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- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it

(Adopted by Planning Commission Resolution _____)

Agenda Item 1

with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or

(Adopted by Planning Commission Resolution _____)

landscaping.

- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
- 4. If required by the Fire Chief, provide on the address side of the building if applicable:

(Adopted by Planning Commission Resolution _____)

Agenda Item 1

- Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.
5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
- Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)



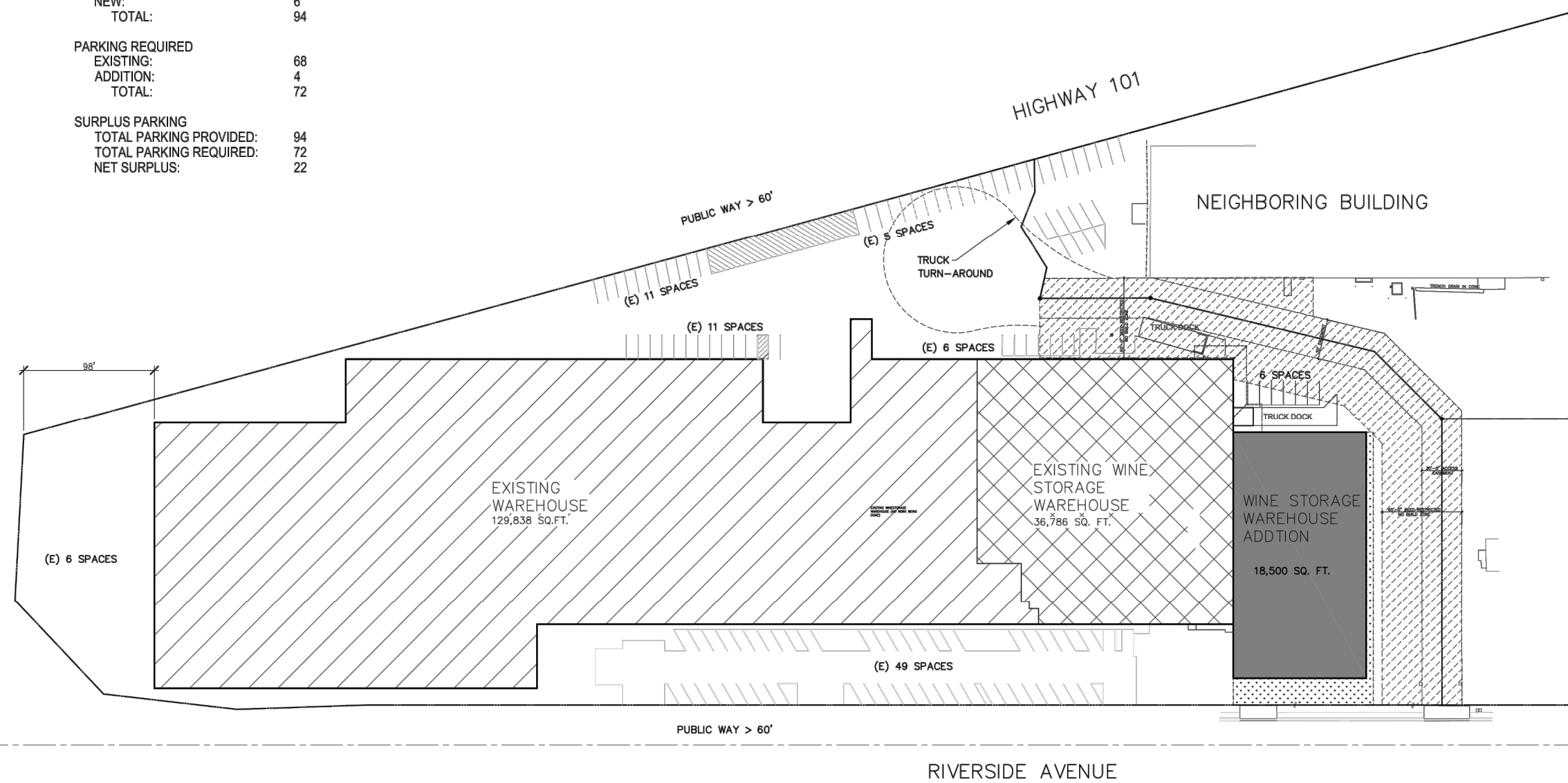
805.238.9600
LARRYGABRIEL.COM

PARKING

EXISTING PARKING	
WEST PARKING LOT:	49
NORTH PARKING LOT:	6
EAST PARKING LOT:	33
TOTAL:	88
ADDITIONAL PARKING REQUIREMENTS	
PARKING SPACES REQUIRED FOR ADDITION	
18,500SQ.FT. x 1/5,000SQ.FT.= 3.7	< 4 >
TOTAL:	< 4 >
NEW PARKING	
SOUTH PARKING LOT:	6
TOTAL:	6
TOTAL PARKING PROVIDED	
EXISTING:	88
NEW:	6
TOTAL:	94
PARKING REQUIRED	
EXISTING:	68
ADDITION:	4
TOTAL:	72
SURPLUS PARKING	
TOTAL PARKING PROVIDED:	94
TOTAL PARKING REQUIRED:	72
NET SURPLUS:	22

WAREHOUSE BUILDING

CONSTRUCTION TYPE: TYPE VB (SPRINKLERED)
 OCCUPANCY: MIXED (SINGLE USE W/ ACCESSORY OCCUPANCY): S-2 (B)
 ALLOWABLE AREA: UNLIMITED
 SPRINKLERED, ONE-STORY BUILDING SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET (CBC § 507.4 AND § 507.2.1).
 A DECLARATION AND AGREEMENT TO PRESERVE DISTANCE BETWEEN ADJOINING BUILDINGS HAS BEEN DRAFTED AND SHALL BE RECORDED TO PRESERVE 60 FEET OF SEPARATION BETWEEN THIS STRUCTURE AND OTHERS ON ADJACENT PARCELS.
 BUILDING AREA
 EXISTING BUILDING: 166,624 SQ.FT.
 WINE STORAGE ADDITION: 18,500 SQ.FT.
 TOTAL: 185,124 SQ.FT.



DRC REVIEW
FOR



WINE STORAGE WAREHOUSE
3230 RIVERSIDE AVENUE
PASO ROBLES, CA 93446

UPDATED: DECEMBER 15, 2017





805.238.9600
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CONCEPTUAL LANDSCAPE
PREPARED BY:

PLEINAIRE
DESIGN GROUP

2601 Skyway Drive, Suite A-1 // Santa Maria, CA 93455
805.349.9695 // www.pleinairredg.com

RARIG CONSTRUCTION, Inc.

4540 BROAD ST. #110
SAN LUIS OBISPO, CA 93401

805.543.9397

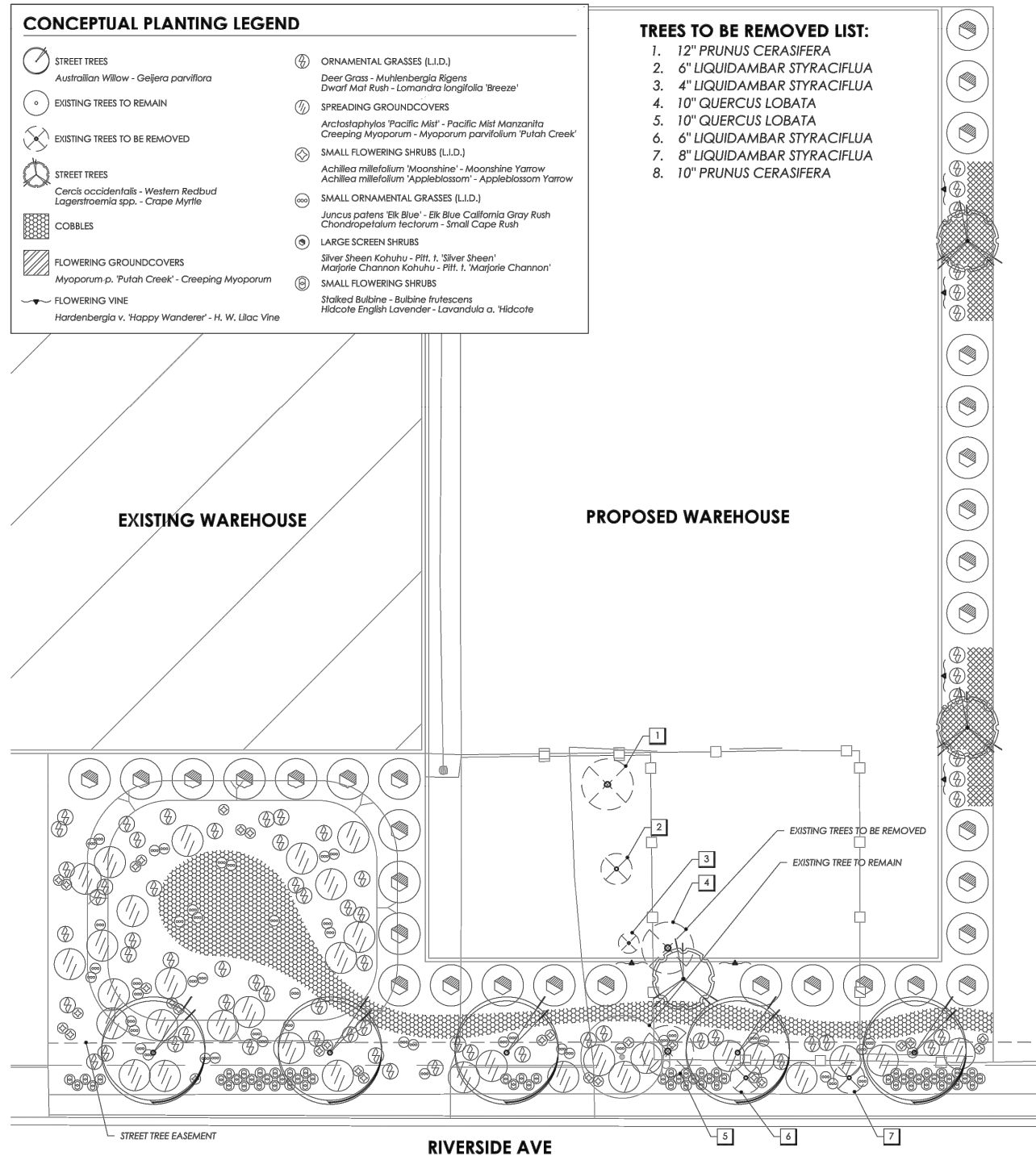
DRC REVIEW
FOR



WINE STORAGE WAREHOUSE
3230 RIVERSIDE AVENUE
PASO ROBLES, CA 93446

UPDATED: DECEMBER 15, 2017

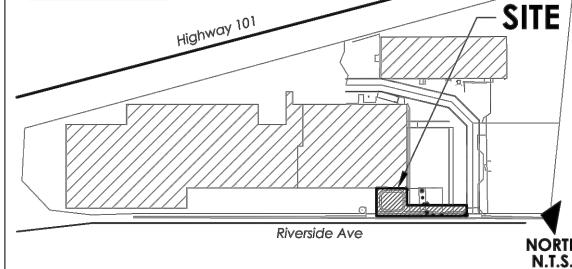
LANDSCAPE PLAN



GENERAL NOTES

1. MINIMUM PLANT SIZES:
STREET TREES (24"BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
2. IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
3. POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE SUB METER.
4. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE CITY OF PASO ROBLES OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
6. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE CITY OF PASO ROBLES STANDARDS AND CODES.
7. FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
8. ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
9. DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
10. TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
11. STREET TREES ARE TO BE SELECTED FROM THE CITY OF PASO ROBLES APPROVED TREE LIST.

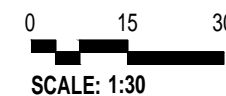
SITE MAP



VICINITY MAP



CONCEPTUAL LANDSCAPE PLAN





805.238.9600
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CONCEPTUAL LANDSCAPE
PREPARED BY:

PLEINAIRE
DESIGN GROUP

2601 Skyway Drive, Suite A-1 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

RARIG CONSTRUCTION, Inc.

4540 BROAD ST. #110
SAN LUIS OBISPO, CA 93401

805.543.9397



Australian Willow



Western Redbud



Crape Myrtle



H. W. Lilac Vine



Deer Grass



Dwarf Mat Rush



Pacific Mist Manzanita



Creeping Myoporum



Moonshine Yarrow



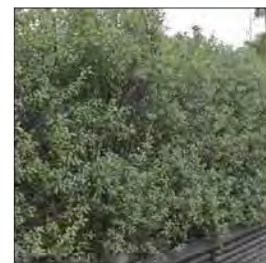
Appleblossom Yarrow



Elk Blue CA Gray Rush



Name



Silver Sheen Kohuhu



Marjorie Channon Kohuhu



Stalked Bulbine



Hidcote English Lavender

NOTE:
PLANT IMAGERY SHOWN IS REPRESENTATIVE ONLY.
FINAL SELECTIONS MAY VARY. SEE CONCEPTUAL
PLANTING LEGEND FOR MORE INFORMATION.

CITY OF PASO ROBLES
WATER EFFICIENT LANDSCAPE WORKSHEET
PLANNING AND ZONING • 2000 SPRING STREET • PASO ROBLES, CALIFORNIA • 805.237.2000

City of Paso Robles Reference Vegetation (RtV): 48.00
Project: Wine Warehouse

Hydronic # Planting Description	Plant Factor DFI	Irrigation Method IRI	Irrigation Efficiency EFF	ETAP (DFI) IRI	Landscaped Area (Sq. Ft.)	ETAP Area	Estimated Water Use (GPD)	Total Use
Regular Landscape Areas								
1	0.5	1	0.8	0.4	1,000	400	10,000	10,000
2	0.5	1	0.8	0.4	1,000	400	10,000	10,000
3	0.5	1	0.8	0.4	1,000	400	10,000	10,000
4	0.5	1	0.8	0.4	1,000	400	10,000	10,000
5	0.5	1	0.8	0.4	1,000	400	10,000	10,000
Special Landscape Areas								
6								
ETAP Calculations:								
Average ETAP for Regular Landscape Areas must be 0.55 or better for residential areas, and 0.45 or better for non-residential areas.								
All Landscape Areas				Regular				
Total Area (Sq. Ft.)				Total ETAP (GPD)				
Total Area (Sq. Ft.)				Total ETAP (GPD)				
Average ETAP (GPD)				Average ETAP (GPD)				

Hydronic #/Planting Description
1) front lawn
2) medium water use planting

Irrigation Method
overhead spray
or drip

Irrigation Efficiency
0.50 for spray head
0.80 for drip

ETAP (Annual Gallons Allowed)
= (DFI) (GPD) (ETAP) (IRI) (Area)
where DFI is a conversion factor that converts area in square feet to gallons per square foot per year. AA is the total landscape area in square feet, and ETAP is 0.55 for residential areas and 0.45 for non-residential areas.

MAXIMUM (Annual Gallons Allowed)
= (DFI) (GPD) (ETAP) (IRI) (Area)
where DFI is a conversion factor that converts area in square feet to gallons per square foot per year. AA is the total landscape area in square feet, and ETAP is 0.55 for residential areas and 0.45 for non-residential areas.

DRC REVIEW
FOR



WINE STORAGE WAREHOUSE
3230 RIVERSIDE AVENUE
PASO ROBLES, CA 93446

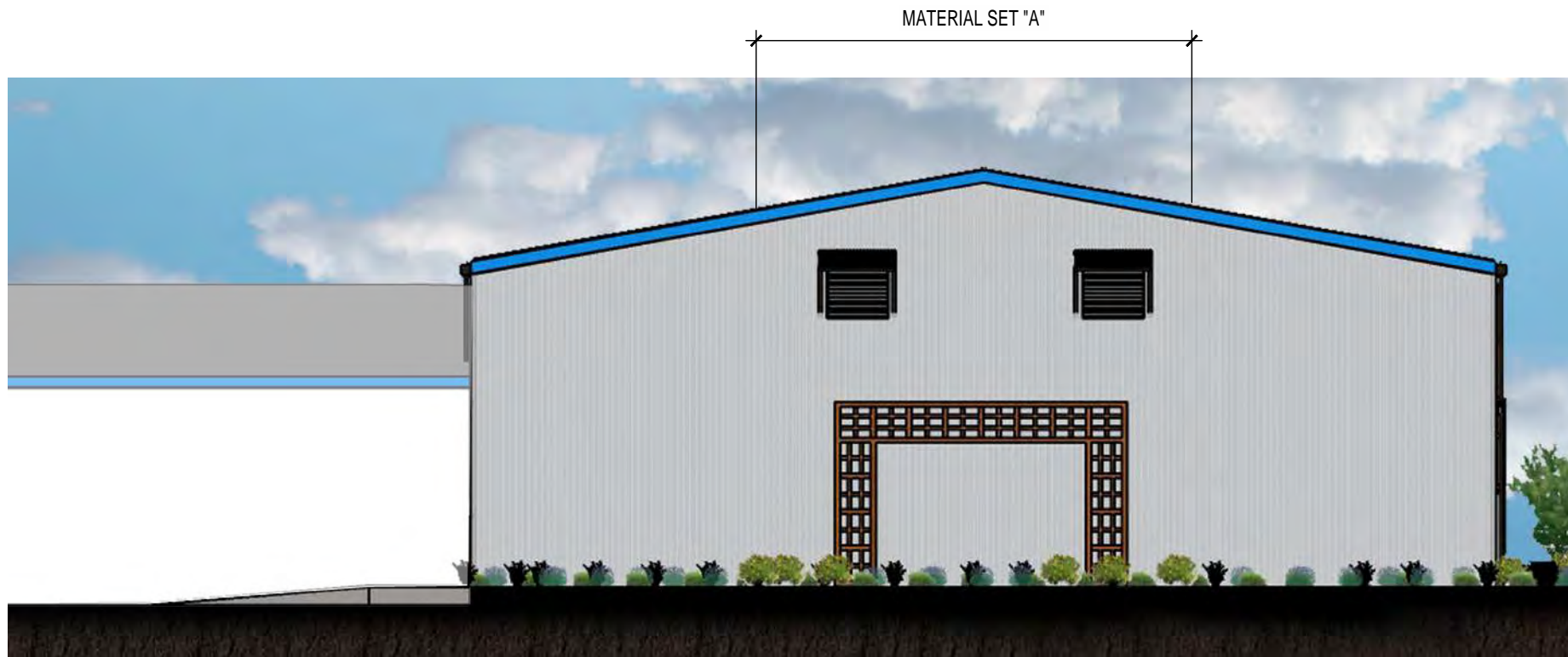
UPDATED: DECEMBER 15, 2017

LANDSCAPE PLAN

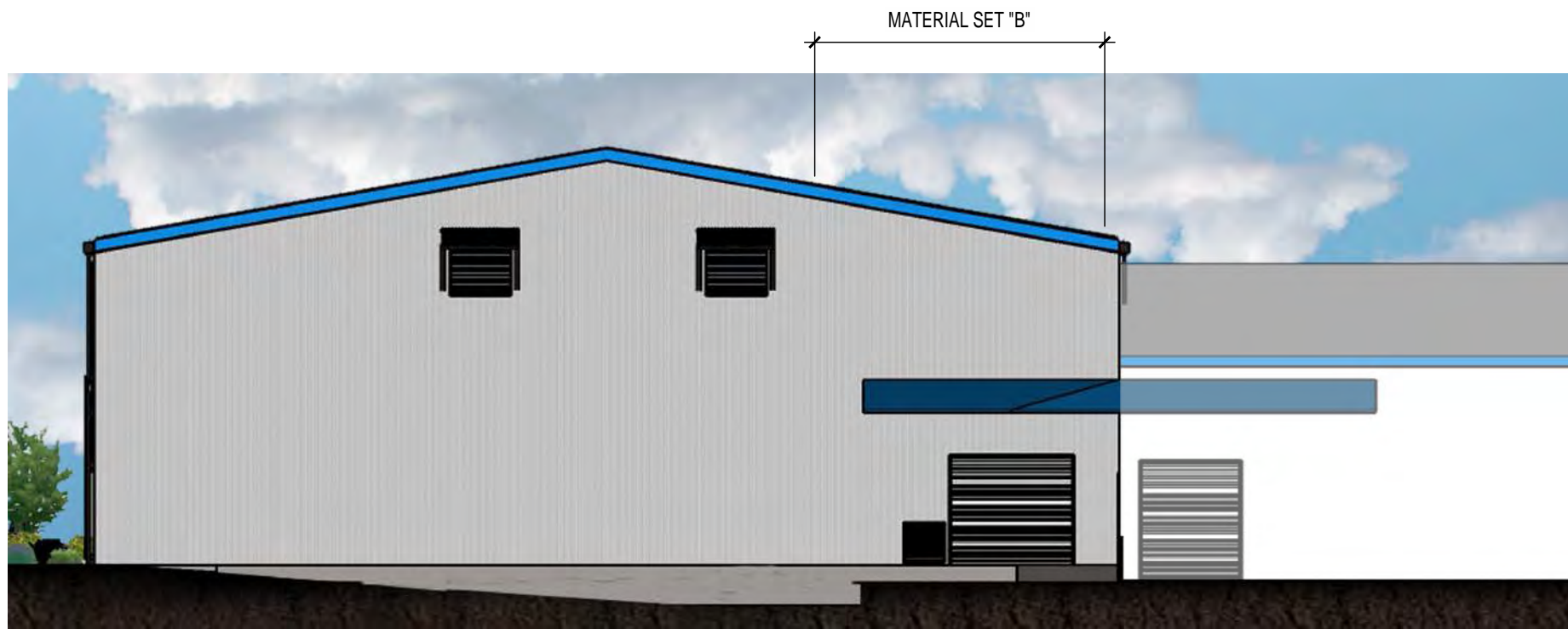
CONCEPTUAL LANDSCAPE PLAN



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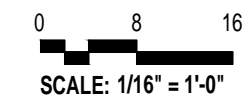


WEST ELEVATION (STREET-FACING)



EAST ELEVATION

EXTERIOR ELEVATIONS



DRC REVIEW
FOR



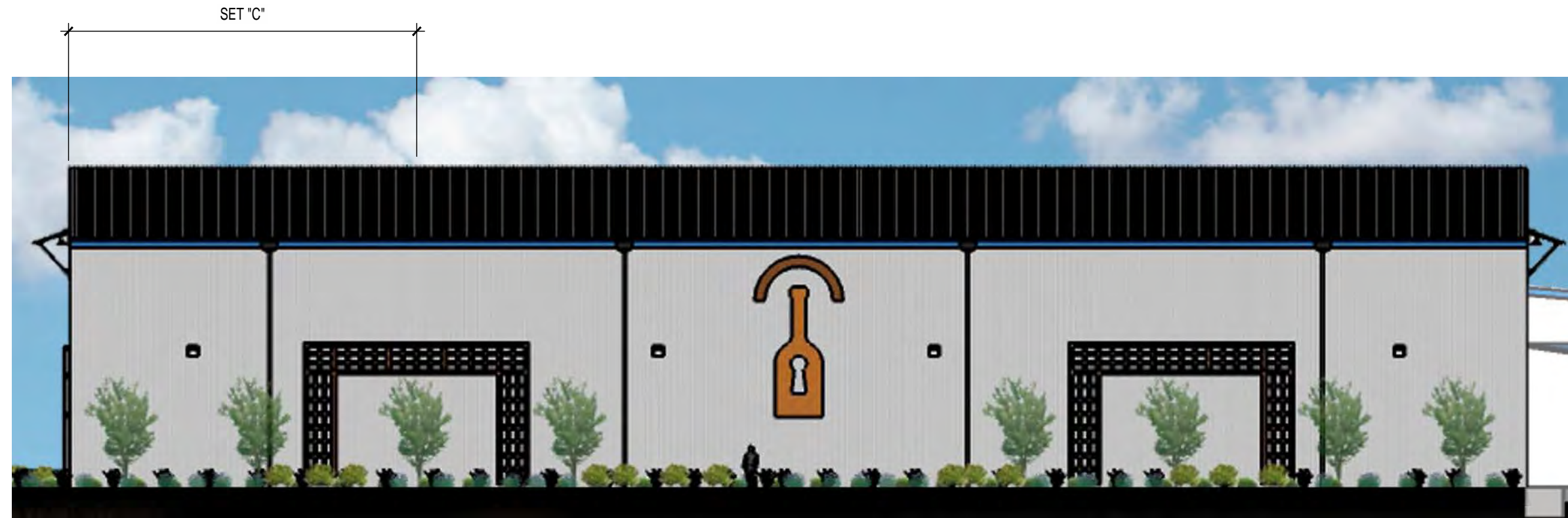
WINE STORAGE WAREHOUSE
3230 RIVERSIDE AVENUE
PASO ROBLES, CA 93446

UPDATED: DECEMBER 15, 2017

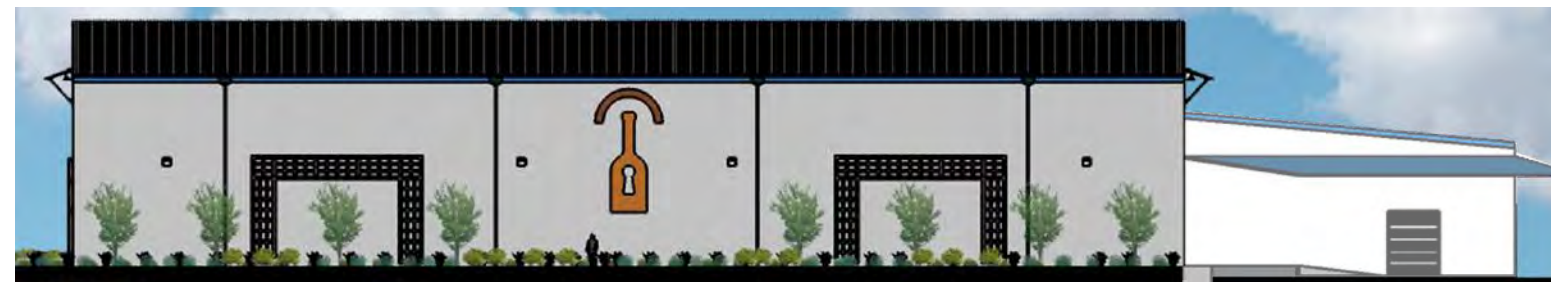
ELEVATIONS



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SOUTH ELEVATION



SOUTH ELEVATION - OVERALL

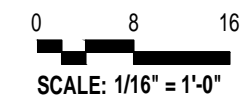
**DRC REVIEW
FOR**



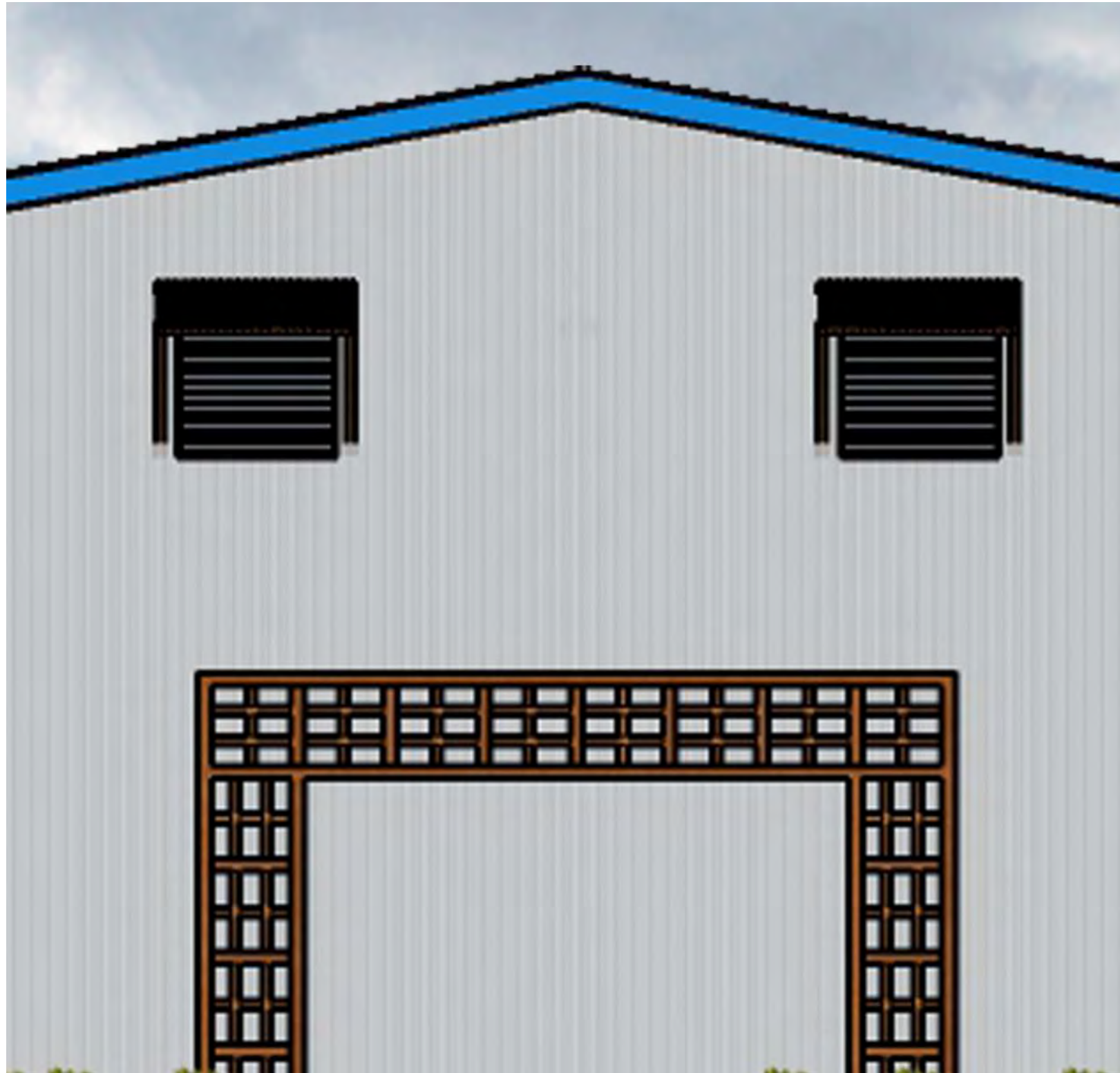
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PASO ROBLES, CA 93446

UPDATED: DECEMBER 15, 2017

EXTERIOR ELEVATIONS



ELEVATIONS




WEST ELEVATION

MATERIALS:

 SIDING
KINGSPAN 400 WAVE
INSULATED PANEL
VALSPAR
"DRIFTWOOD"

 FASCIA / GUTTER
VALSPAR
"SLATE BLUE"

 TRELLIS
STEEL
VALSPAR
"DARK BRONZE"

 LOUVERS
ALUMINUM
VALSPAR
"DARK BRONZE"

 LOUVER CANOPY
METAL RIB ROOFING
NOT INSULATED
VALSPAR
"SLATE BLUE"

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FOR



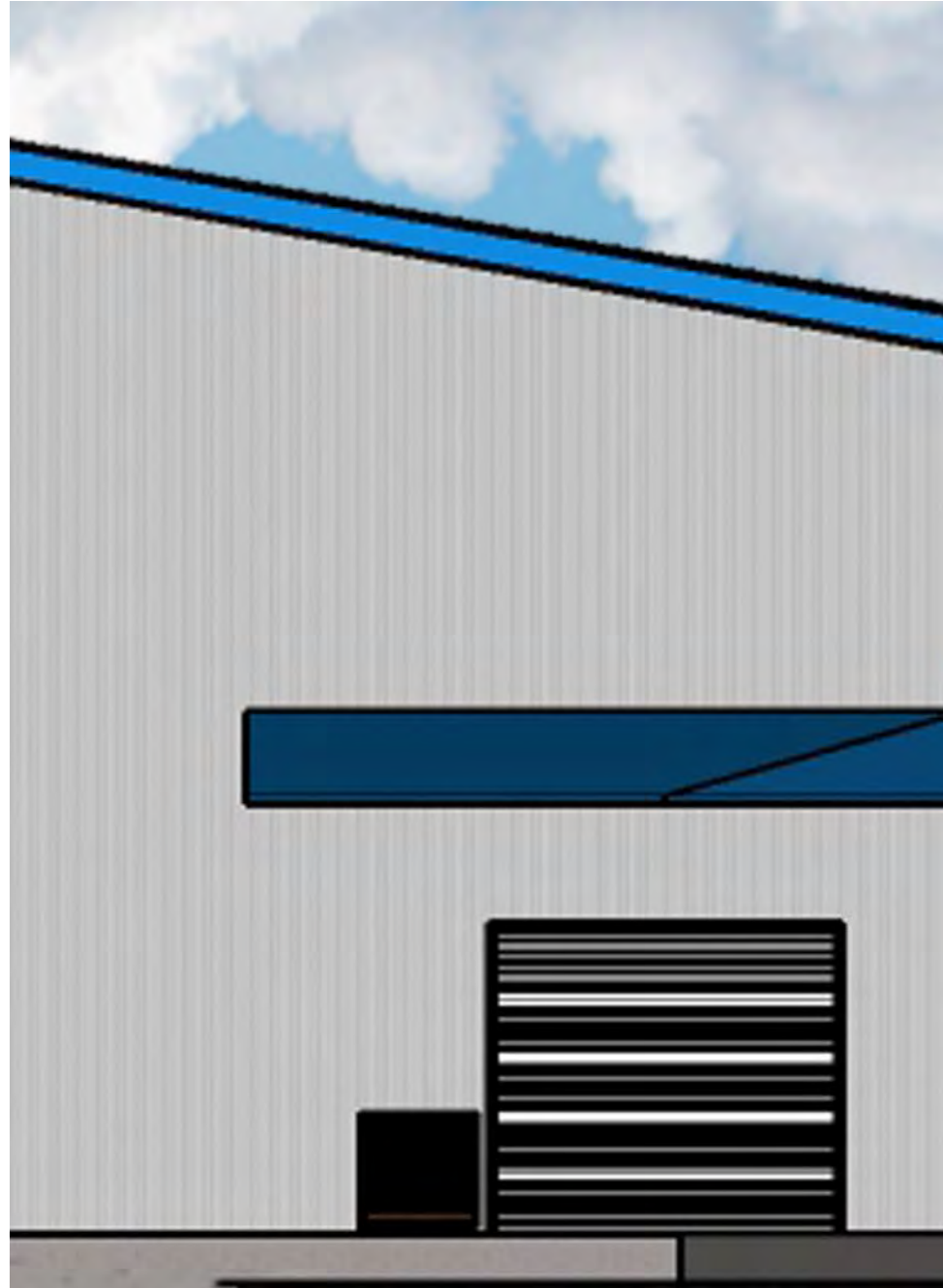
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PASO ROBLES, CA 93446

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EXTERIOR ELEVATIONS : MATERIAL SET "A"



SET "A"



EAST ELEVATION

MATERIALS:

 **ROOFING**
KINGSPAN 900 HIGH RIB
INSULATED
VALSPAR
"SLATE BLUE"

 **SIDING**
KINGSPAN 400 WAVE
INSULATED PANEL
VALSPAR
"DRIFTWOOD"

 **ROLL-UP DOOR**
INSULATED STEEL
VALSPAR
"DRIFTWOOD"

 **FASCIA / GUTTER**
VALSPAR
"SLATE BLUE"



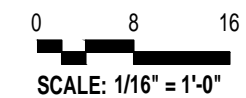
DRC REVIEW
FOR



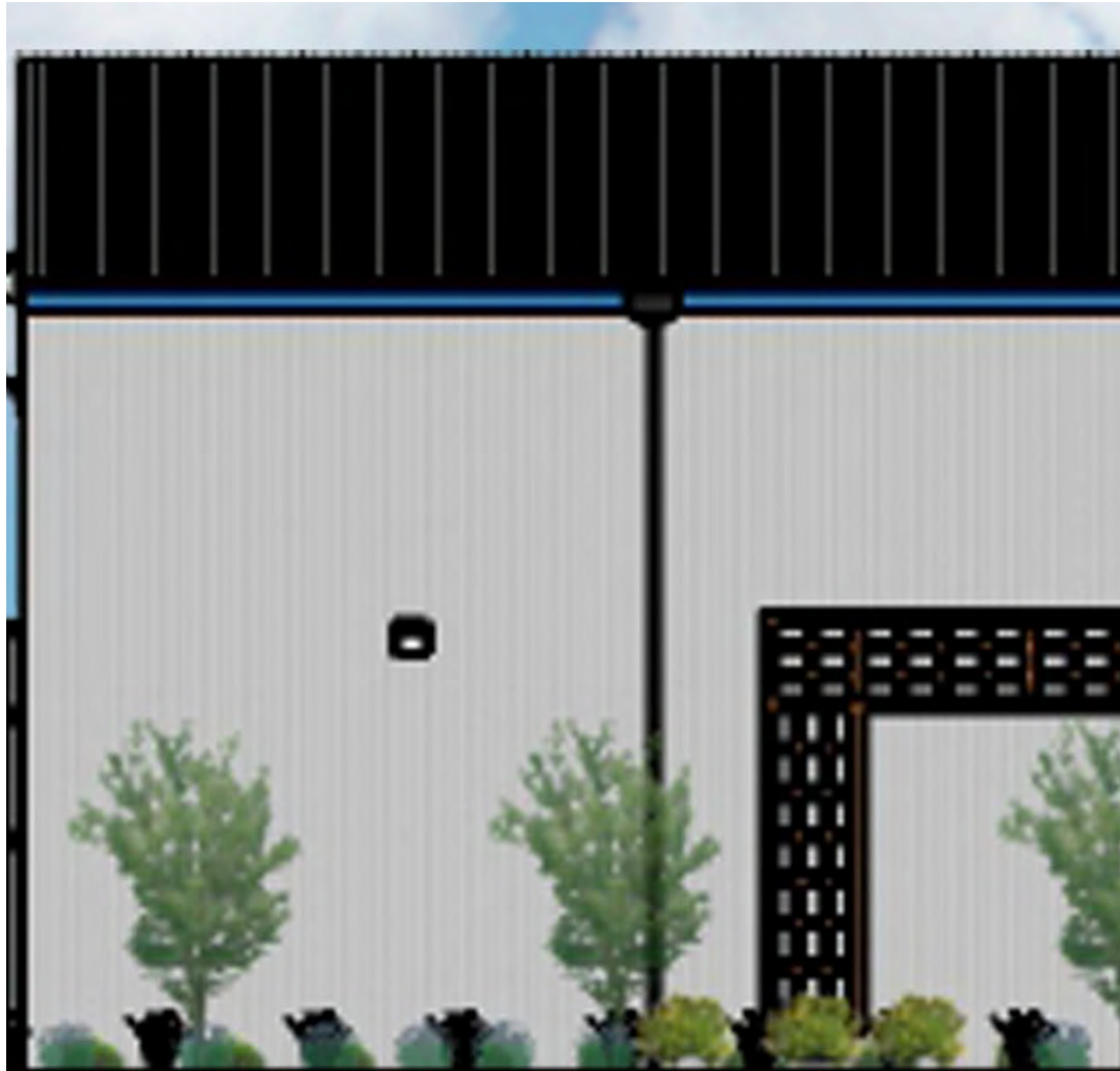
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EXTERIOR ELEVATIONS : MATERIAL SET "B"



SET "B"



SOUTH ELEVATION

MATERIALS:

 SIDING
KINGSPAN 400 WAVE
INSULATED PANEL
VALSPAR
"DRIFTWOOD"

 FASCIA / GUTTER
VALSPAR
"SLATE BLUE"

 TRELLIS
STEEL
VALSPAR
"DARK BRONZE"

 ROOFING
KINGSPAN 900 HIGH RIB
INSULATED
VALSPAR
"DRIFTWOOD"

 LIGHT FIXTURE
(SEE LIGHTING PLAN)

**Full cut off -
down light
fixtures required
- per std.
condition 14**

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DRC REVIEW
FOR



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EXTERIOR ELEVATIONS : MATERIAL SET "C"

0 - -
SCALE: NTS

SET "C"