



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: **Conditional Use Permit 18-001 – Biergarten**

1304 Railroad Street / APN 009-047-004

Applicant – Russell B. Baker

A request to establish and operate an outdoor “tavern” use where beer will be served along with outdoor seating and outdoor games/activities.

Date: March 27, 2018

Facts

1. Russell Baker is proposing the outdoor tavern use (Biergarten) on the existing lot located at the northeast corner of Railroad Street and 13th Street, 1304 Railroad Street. See Vicinity Map, Attachment 1.
2. The site is located in the TC-1 (Town Center 1) zoning district within the Uptown/Town Centre Specific Plan (Specific Plan) and has a Commercial Service (CS) General Plan Land Use designation.
3. Table 5.3-1 of the Specific Plan requires a Conditional Use Permit (CUP) for bars/taverns in the TC-1 zone.
4. Larry Gabriel, Architect, has designed the site plan and proposed buildings for the project. See project description, Attachment 2.
5. The project consists of repurposing shipping containers on the site for the bathroom building and the beer serving building. Outdoor seating structures and the entry features would also be constructed.



Agenda Item 3

6. The existing food service building (Chubby Chandlers) will remain. The building will be updated with an exterior façade to match the biergarten buildings.
7. The site will maintain six (6) parking spaces which complies with the Specific Plan by providing one parking space for each 400 square feet of building and outdoor seating areas.
8. The Development Review Committee (DRC) reviewed this project at their meeting on February 26, 2018. The DRC indicated that the proposed use seemed appropriate, as well as the proposed use of containers including the architecture. The main topic of discussion was parking. While the project is providing the required parking per the Specific Plan, the DRC suggested that the applicant work with neighboring property owners to provide additional parking.
9. This application is categorically exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement CEQA.

Options

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

1. Approve the draft Resolution A (Attachment 4), approving the proposed Conditional Use Permit 18-001, subject to site specific conditions of approval;
2. Refer back to staff for additional analysis;
3. Deny the conditional use permit with the adoption of findings of denial.

Analysis and Conclusions

The Specific Plan requires on-site parking be provided at a ratio of one space per 400 square feet. The calculation below indicate that five (5) parking spaces are required and that the project has been designed to provide six (6) parking spaces, which complies with the Specific Plan parking requirements.

<u>SPACE:</u>	<u>PARKING REQUIRED:</u>	
① BAR AREA :	160 SF @ 1 / 400 =	0.4 STALLS
② COVERED SEATING :	1,155 SF @ 1 / 400 =	2.9 STALLS
③ OUTDOOR GAMES :	1,465 SF @ 0 / 400 =	0.0 STALLS
④ RESTROOM AREA :	160 SF @ 0 / 400 =	0.0 STALLS
⑤ (E) FOOD SERVICE :	380 SF @ 0 / 400 =	1.0 STALLS
⑤ (E) SEATING AREA :	245 SF @ 0 / 400 =	<u>0.6 STALLS</u>
	TOTAL PARKING REQUIRED:	5 STALLS REQUIRED
	TOTAL PARKING PROVIDED:	6 STALLS PROVIDED (OFF-STREET PARKING)

The use of the shipping containers as permanent structures for commercial purposes would be precedent setting. The Architect has provided plans that would add architectural elements to the containers in an attempt to comply with the warehouse industrial style outlined in the Specific Plan. The architectural design includes removing door/hinge hardware, adding awnings, providing roof top screening structure, and signage. The DRC reviewed the project and was generally supportive of the shipping container concept for this project.

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The site is currently developed with the small take-out restaurant, while the majority of the site is not being used. The beer garden use would seem to be a good use for the underutilized, downtown infill lot, and be consistent with the type of uses anticipated for the Railroad Street corridor, which is becoming to be a popular location for winery and brewery related uses.

Options

Option 1. Approval of the CUP would be based on the finding the Biergarten is a compatible use with the surrounding downtown uses.

Option 2. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the project as it is proposed.

Option 3. The Planning Commission would have to make findings to support denial of the project.

Fiscal Impact

None identified at this time.

Recommendation

Option 1. Approve the draft Resolution A, approving the proposed Conditional Use Permit 18-001, subject to site specific conditions of approval.

Attachments

1. Vicinity Map
2. Project Description
3. Draft Resolution A
 - Exhibit A – Project Conditions
 - Exhibit B- Title Sheet
 - Exhibit C- Landscape Plan
 - Exhibit D- Existing Site Plan
 - Exhibit E- Proposed Site Plan
 - Exhibit F- Ext. Elevations
 - Exhibit G- Ext. Elevations
 - Exhibit H- Perspectives
4. Mail Affidavit
5. Newspaper Affidavit





Attachment 2

RECEIVED
JAN 11 2018
City of Paso Robles
Community Development Dept

PROJECT DESCRIPTION

Project Location: 1304 Railroad Street / Paso Robles CA 93446
 Assessor's Parcel Number: 009-047-004

Applicant: Russell Baker
 1304 Railroad Street / Paso Robles CA 93446

Zoning area: TC-1 (Town Centre)

January 2, 2018

The proposed project is a tenant improvement for an outdoor bar service / outdoor lawn games venue in an existing "TC-1" Town Centre zone (commercial / retail), which requires a Conditional Use Permit (C.U.P.) review per the Uptown Town Centre Specific Plan Table 5.3-1.

The proposed site currently features an existing food service building and tenant ("Chubby Chandler Pizza"), which shall remain. The existing parking area shall be reduced to accommodate the new "Biergarten" tenant areas, including a 160 SF food service building (serving beer), new 160 SF restroom building, new 1,155 SF of covered seating, and outdoor lawn games areas. New trash enclosure and accessible parking space and unload zone now provided.

The exterior façade of the new proposed buildings and elements for the "Biergarten" shall have a new, industrial look featuring metals and bold colors (greys and oranges). The covered seating areas shall also feature fabric awnings (orange colored). The exterior facade of the existing "Chubby Chandler Pizza" food service building shall feature new colors, finishes and signage to match the "Biergarten."

New landscape per plan.

The documents herein serve as the application items for the Conditional Use Permit for this proposed project.

Sincerely,

Larry Gabriel
Architect – C11172

PASO ROBLES: 530 10th Street / Paso Robles, CA 93446
 SANTA BARBARA: 822 N Voluntario Street / Santa Barbara, CA 93103
 Tel: 805.238.9600 Email: lg@larrygabriel.com www.larrygabriel.com

Attachment 3 Draft Resolution A

RESOLUTION NO: PC 17-XXX
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO
DE ROBLES TO APPROVE CONDITIONAL USE PERMIT 18-001 TO ESTABLISH
AN OUTDOOR BEER TAVERN USE (BEER GARDEN) AT THE NORTHEAST
CORNER OF RAILROAD STREET AND 13TH STREET
(1304 Railroad Street – Biergarten)
APN: 009-047-004

WHEREAS, Larry Gabriel Architects on behalf of Russell Baker, has filed a Conditional Use Permit (CUP) application to establish an outdoor beer tavern use (beer garden) on the existing site located at the northeast corner of Railroad Street and 13th Street, 1304 Railroad Street; and

WHEREAS, the project proposes to utilize shipping containers (sea train) for the bathroom and beer serving buildings, along with providing outdoor seating and game areas and includes an area where a food truck can park; and

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for taverns, in the TC-1 (Town Center 1) zoning district; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on March 27, 2018, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - 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 proposed use is consistent with the General Plan and Zoning Ordinance; and
2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and

Agenda Item 3

5. That the proposed use or project will not generate a volume of traffic or parking beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood because the project will provide the minimum number of on-site parking spaces, and since the use is a pedestrian oriented and would attract people walking from downtown areas.

Section 3 - Environmental Determination: This application is Categorical Exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 4 - Approval: Conditional Use Permit 18-001 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B-H	Project Plans (Exhibits B-H)

PASSED AND ADOPTED THIS 27th Day of March 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chairman Doug Barth

Warren Frace, Planning Commission Secretary

Exhibit A

Conditions of Approval – CUP 18-001 (1304 Railroad – Baker Beer Garden)

1. This Conditional Use Permit (CUP) authorizes the establishment and operation of an outdoor beer tavern use (beer garden) on the existing site at 1304 Railroad Street. The existing restaurant (take-out pizza) use would remain.
2. The project shall substantially conform to Exhibit B-H (Project Plans) as attached to this Resolution.
3. The hours of operation for the beer garden would be Sunday through Thursday 11:00pm to 9:00pm and Friday and Saturday 11:00am to 10:00pm.
4. The six (6) on-site parking spaces shall be made available for customer parking at all times.
5. A temporary food truck is permitted with the approval of the CUP subject to having a business license by the City and any necessary health department permits. The truck would be parked in the area shown on the site plan (Exhibit C). The food truck may only operate during business hours of the beer garden.
6. The conceptual signage for the beer garden is approved with this CUP as shown on the attached architectural elevations.
7. No outdoor live entertainment (amplified music) is permitted with this CUP.
8. The applicant must construct frontage improvements on Railroad Street and 13th Street to the City Engineer's satisfaction. Frontage improvements must be completed prior to building occupancy.
9. The applicant must submit a stormwater plan that addresses the City's low impact development Engineering Standards. Timing: with the grading and/or building permit.
10. The site shall be developed, maintained and operated in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
11. Any condition imposed by the Planning Commission in granting this Conditional Use Permit 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 granting of the original permit. 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 under the Conditional Use Permit.

EXHIBIT - C

WATER BUDGET CALCULATION

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes	
Enter values for each quantity	
Tax Code Show Results	
Messages and Warnings	
Click on the box cell on right to Pick City Name (E.g., of City from Appendix A	Enter Name of City
	48 8037 (Inches/year)
	Covered Landscape Area (ft²)
	7100 (sq. Landscape Area (ft²)
	250.0 (ft²)
Results:	Total Landscape Area
	2,190
	Gal/Year
	Gal/Day
	KCF
	Acres/Year
	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)	Enter Effective Precipitation (Inches/year)
	48 8037 (Inches/year)
Results:	Total Landscape Area
	2,190.0 (ft²)
	Special Landscape Area
	250.0 (ft²)
	Total annual precipitation (Inches/year)
	4,800 (Inches/year)
	Results:
	26,840 Gallons
	1,093 Gallons/Day
	38.84 KCF
	Acres/Year
	6.0 Millions of Gallons

Estimated Total Water Use	
Equation: $ETWU = ET_p + I_p + SPP + HARE + SLA$. Combining precipitation $ETWA = ET_p + SPP + HARE + SLA$	
Enter values for each quantity	
Tax Code Show Results	
Messages and Warnings	
	Irrigation Efficiency Default Value for unshaded 0.75 and slope 0.0%
Plant Water Use Type	Plant Factor
Grass	0.2
Shrub	0.4
Tree	0.6
SLA	1.0

LANDSCAPE DOCUMENT REQUIREMENTS

- PROJECT INFORMATION:
DATE: DECEMBER 30, 2017
PROJECT APPLICANT:
SEE TITLE BLOCK FOR INFORMATION.
PROJECT CONTACTS:
SEE TITLE BLOCK FOR INFORMATION.
PROPERTY OWNER & CONTACT:
SEE TITLE BLOCK FOR INFORMATION.
PROJECT TYPE: NEW & RENOVATED PRIVATE LANDSCAPE.
- MULCH ALL PLANTING BEDS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENT.
- ALL PLANTS USED FOR THE PLANTING AREAS OF THE SITE ARE IN THE "LOW" WATER-USE PLANT FACTOR CATEGORY (REGION 1) AS DETERMINED BY WUCOLS.
- THE PROJECT WILL INCORPORATE COMPOST AT A RATE OF 4 CY/1,000 S.F. MIXED TO A DEPTH OF 6", UNLESS SUPERSEDED BY SOIL TESTING.
- SOIL FERTILITY TESTING WILL BE COMPLETED AND INCORPORATED INTO THE LANDSCAPE CONSTRUCTION PLANS.
- P.O.C. FOR IRRIGATION SYSTEM WILL BE O.P.F. A DEDICATED, LANDSCAPE WATER METER.
- IRRIGATION SYSTEMS WILL COMPLY WITH THE FOLLOWING:
(A) AUTOMATIC IRRIGATION CONTROLLERS WILL USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
(B) IRRIGATION CONTROLLERS WILL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
(C) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
(D) MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE P.O.C. OF THE WATER SUPPLY.
(E) ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014, "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARDS". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL, DEFINED IN ASABE/ICC 802-2014.
(F) AREAS LESS THAN 10' WIDE IN ANY DIRECTION WILL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

IRRIGATION NOTES

LANDSCAPE WILL BE WATERED BY AN AUTOMATIC SMART IRRIGATION CONTROL SYSTEM WITH WEATHER SENSOR. ALL PLANTING AREAS WILL BE WATERED BY DRIP OR SUBSURFACE IRRIGATION SYSTEM. IRRIGATION SYSTEM WILL BE COMPLIANT WITH THE CITY MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE AREA CALCULATION

TOTAL LANDSCAPE SQUARE FOOTAGE OF SITE: 2,150 S.F.
H2OZONE H_2O "LOW" WATER USING PLANTINGS: 2,150 S.F.

PLANT LIST

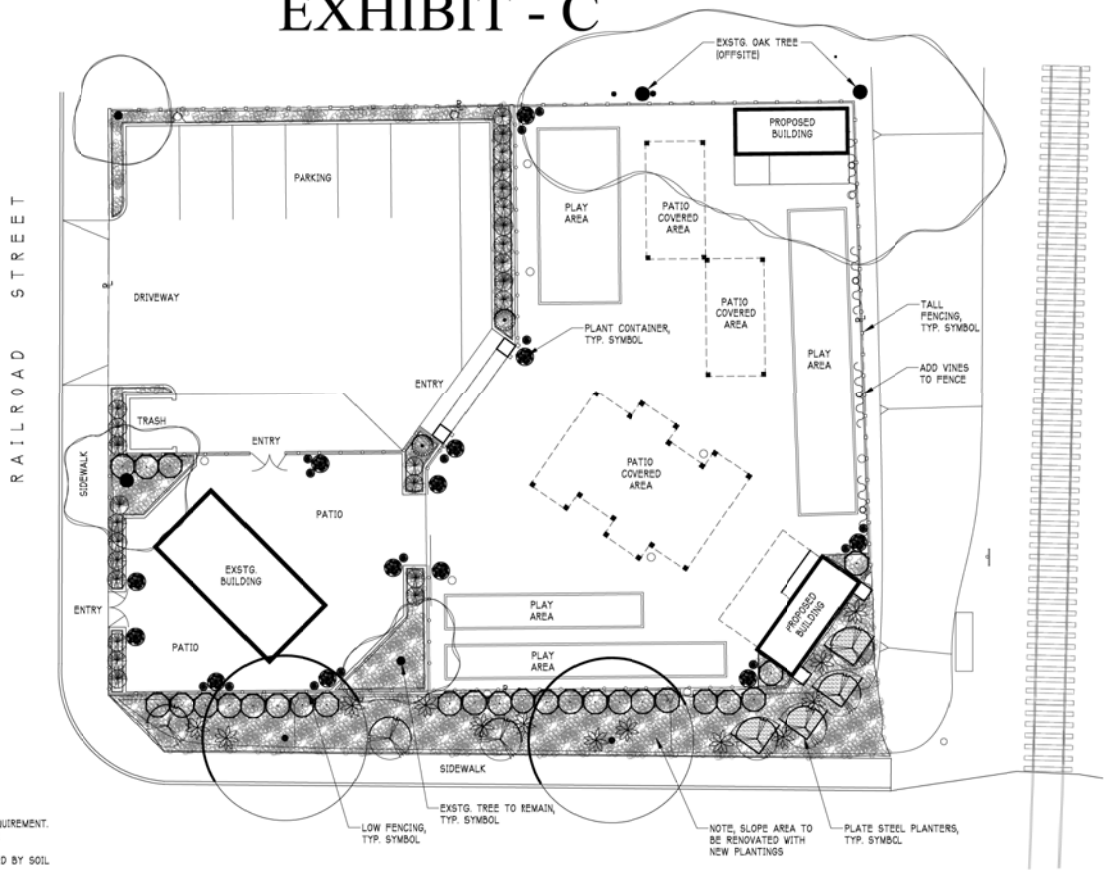
THE FOLLOWING IS A PLANT PALETTE THAT WILL BE USED FOR THE PLANTING AREAS OF THE SITE. ALL PLANTS ON THIS LIST ARE IN THE "LOW" WATER-USE PLANT FACTOR CATEGORY (REGION 2) AS DETERMINED BY WUCOLS (LESS THAN 0.3) EXCEPT FOR THE HOP VINE (MEDIUM).

- SUCCULENTS & CACTI
- AGAVE AMERICANA (CENTURY PLANT)
- AGAVE OVATIFOLIA (WHALE'S TONGUE AGAVE)
- AGAVE PARRYI (N.C.N)
- AGAVE VICTORIAE-REGINAE (N.C.N)
- DASYLIRION LONGISSIMUM (MEXICAN GRASS TREE)
- HESPERALOE PARVIFLORA (RED YUCCA)
- HESPERODYCUM WHIPPLEI (OUR LORD'S CANDLE)
- NOLINA MICROCARPA (BEAR GRASS)
- YUCCA GLORIOSA (SPANISH DAGGER)
- YUCCA RECURVIFOLIA (SOFT LEAF YUCCA)

- GROUND COVER, PERENNIALS & SMALL SHRUBS
- ACACIA REDO-ENS (PROSTRATE ACACIA)
- ARTEMISIA SPP. (SHRUBBY TYPES) (WORMWOOD)
- CENTRANTHUS RUBER (RED VALERIAN)
- DIETES BICOLOR (FORTHNIGHT LILY)
- LAVANDULA SPECIES (LAVENDER)
- NEPETA FASSENII (CATMINT)
- ROSEMARINUS 'PROSTRATUS' (DW. ROSEMARY)
- SALVIA GREGGII (AUTUMN SAGE)
- STACHYS BYZANTINA (LAMBS EARS)
- VERBENA BONARIENSIS (PURPLE TOP)

- SCREEN SHRUBS
- HETEROMELES ARBUTIFOLIA (TOYON)
- RHAMNUS CAL. (COFFEEBERRY)

- ORNAMENTAL GRASSES
- MUHLENBERGIA RIGENS
- BEER GRASS
- CALAMAGROSTIS KARL POERSTER
- KARL POERSTER REED GRASS

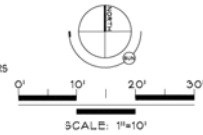


PLANTING SYMBOL LEGEND

- JUNIPERUS CONFERTA (IGNOR. JUNIPER) IN CONTAINER WITH SEASONAL ANNUALS
- SUCCULENTS & CACTI PLANTING AREA* SEE PLANT LIST. 4" POTS OR 1 GAL. CONTAINERS
- LOW WATER USING PLANTING AREA W/ 3" DEEP LAYER OF MULCH SEE PLANT LIST. 1 GAL. OR 5 GAL. CONTAINERS
- VINE ON FENCE, 1 GAL. CONTAINERS.
- HOPS (HUMULUS LUPULUS), MEDIUM PLANT FACTOR
- SUCCULENT ACCENT, AGAVE SPECIES* 5 GAL. CONTAINERS.
- ORNAMENTAL GRASS. SEE PLANT LIST FOR SPECIES. 1 GAL. CONTAINERS.
- SMALL VERTICAL ACCENT TREE, 15 GAL. CONTAINERS. JUNIPER SPECIES*
- SCREEN SHRUB LOCATION SEE PLANT LIST. 5 GAL. CONTAINERS
- SMALL FLOWERING XERISCAPIC TREE, 15 GAL. CONTAINERS (CALIFORNIA MOUNTAIN LILAC*)

- STREET TREE, 24" BOX
- PISTACIA CHINENSIS (CHINESE PISTACHE)

* LOW WATER USE PLANT FACTOR



PRELIMINARY LANDSCAPE PLAN



SANTA BARBARA OFFICE
400 N. Vandenberg Street
Santa Barbara, CA 93101

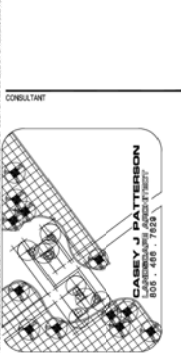
PASO ROBLES OFFICE
530 13th Street
Paso Robles, CA 93446

T: 805.231.2000
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STAMP

CONSULTANT



CONDITIONAL USE PERMIT FOR

PASO ROBLES BIERGARTEN

1304 RAILROAD STREET
PASO ROBLES, CA 93446
APN: 009-047-004

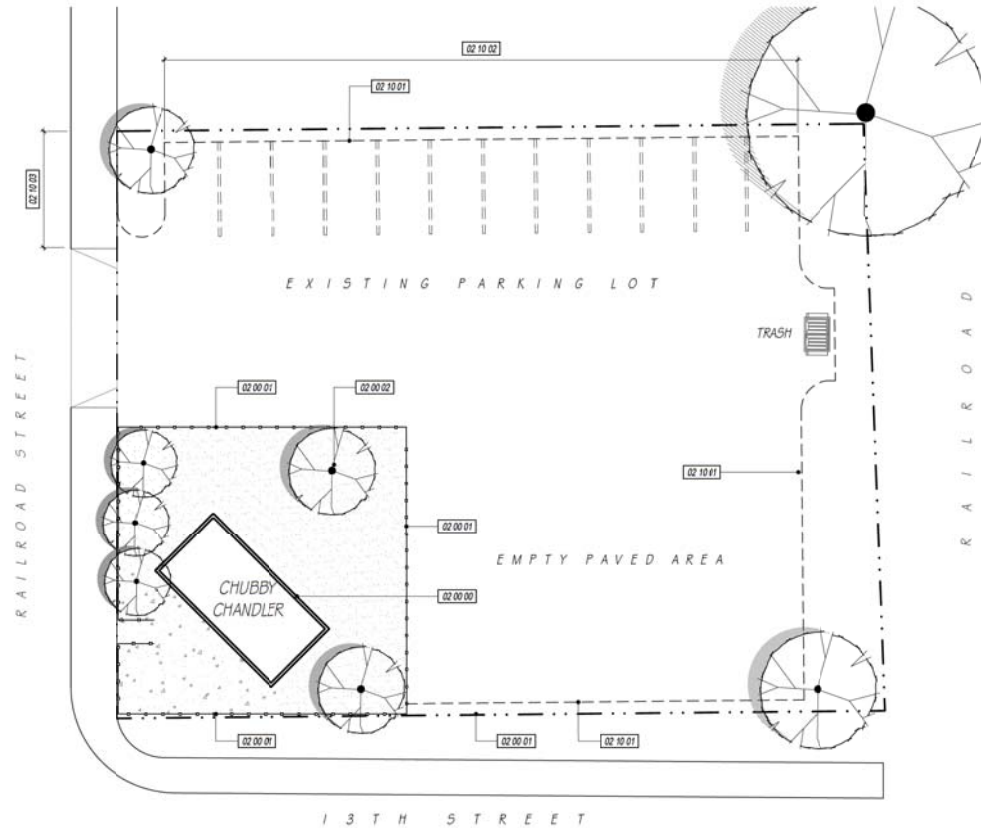
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CHECKED BY: LG

LANDSCAPE PLAN

17-100-01

L-1

EXHIBIT - D



OVERALL SITE PLAN : EXISTING / DEMO SITE PLAN



CONSTRUCTION NOTES

- DIV 02 EXISTING CONDITIONS
- 02 00 00 Existing "CHUBBY CHANDLER" food service building to remain
- 02 00 01 Existing fencing to remove
- 02 00 02 Remove trees and landscape as needed per landscaping plan
- 02 10 01 Demo existing continuous concrete curb per plan
- 02 10 02 Remove existing parking lot striping to be re-striped per new site plan
- 02 10 03 Demo existing public sidewalk at cracked/broken-level areas per plan to be replaced

LGA
LARRY GABRIEL
ARCHITECT

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CONSULTANT

PROJECT
CONDITIONAL USE PERMIT FOR
PASO ROBLES BIERGARTEN
 1304 RAILROAD STREET
 PASO ROBLES, CA 93446
 APN: 009-047-004

NO.	DESCRIPTION	DATE
1	C.U.P. SUBMITTAL	01-02-2018

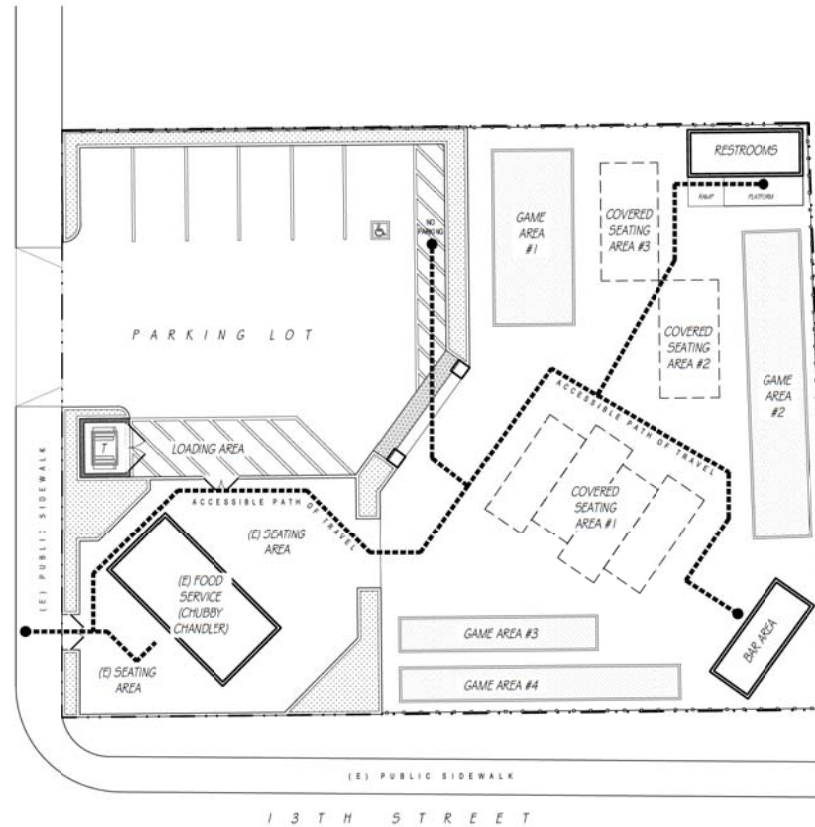
DESIGNED BY: KR
 CHECKED BY: LG

SITE PLAN
 PROJECT NUMBER: 17-100.01

A 1.0

PROJECT NO. 17-100.01 SUBMITTAL DATE: 01/02/2018

EXHIBIT - E



OVERALL SITE PLAN : NEW SITE LAYOUT

LEGEND

----- ADA PATH OF TRAVEL
PROVIDE 1:20 MAX. SLOPE IN
DIRECTION OF TRAVEL
AND 1:48 MAX. CROSS-SLOPE
WHERE PATH OF TRAVEL
OCCURS

GENERAL NOTES

- NO CHANGES TO OVERALL SITE PLAN OR EXTERIOR OF THE BUILDING EXCLUDING SIGNAGE UNDER SEPARATE PERMIT.
1. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" CLEAR IN WIDTH AND HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEED 1/4" IN HEIGHT.
 2. WHEN ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" OCCUR, THEY SHALL BE BELIEVED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
 3. OBSTRUCTIONS OVERHANGING WALKWAYS SHALL BE AT LEAST 80" CLEAR ABOVE THE WALKING SURFACE. OBSTRUCTIONS SHALL NOT REDUCE THE WALK CLEAR WIDTH BY MORE THAN 12".
 4. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM.
 5. ALL ACCESSIBLE AREAS, PEDESTRIAN WALKS AND SIDEWALKS SHALL BE SLIP-RESISTANT AND NOT ACCUMULATE WATER.

CONSTRUCTION NOTES

- DIV 05 METALS**
- 05 12 00 Metal entryway structure
 - 05 12 01 Metal signage structure
 - 05 12 10 Metal awing structures
 - 05 50 00 Modified pre-made metal shipping container per plan
 - 05 52 01 Continuous guardrail at new walkway (outer east edge) per detail
- DIV 10 SPECIALTIES**
- 0 73 13 Fabric awnings
- DIV 22 PLUMBING**
- 22 14 00 Site drainage from building (coordinate w/ CIVIL + LANDSCAPE plans), daylight to curb per plan
- DIV 32 EXTERIOR IMPROVEMENTS**
- 32 10 00 Decomposed granite surfacing
 - 32 11 26 Asphalt improvements per plan
 - 32 17 23 New parking lot striping
 - 32 18 00 New synthetic surfaces for lean games per plan
 - 32 90 00 New landscape areas per LANDSCAPE plan

LGA
LARRY GABRIEL
ARCHITECT

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CONSULTANT

PROJECT

CONDITIONAL USE PERMIT FOR

PASO ROBLES BIERGARTEN

1304 RAILROAD STREET
PASO ROBLES, CA 93446
APN: 009-047-004

NO.	DESCRIPTION	DATE
1	C.U.P. SUBMITTAL	01-02-2018

DRAWN BY: KR
CHECKED BY: LG

SITE PLAN

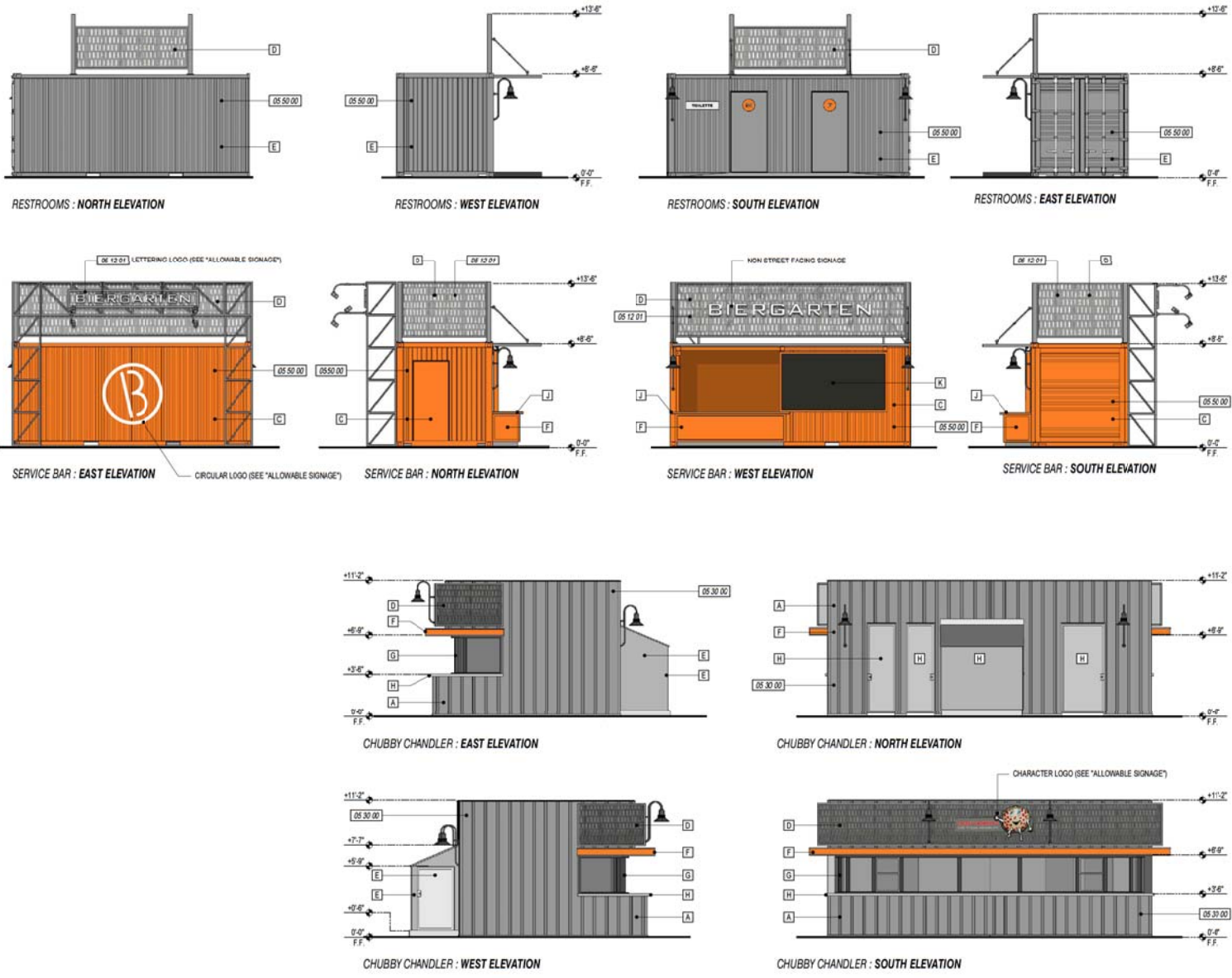
PROJECT NUMBER: 17-100.01

A 1.1



PROJECT NO. 17-100.01 17-100.01-01 SITE PLAN - NEW SITE LAYOUT

EXHIBIT - F



- ### MATERIALS
- A** METAL PANELING
METALCLADE
PFB PANEL
MS COLORFAST "TAUPE" (N)
 - B** METAL SIGN
(S) SHIPPING CONTAINER METAL
SHERMAN-WILLIAMS
"SUMMIT" (S4706)
 - C** METAL SIGN
(S) SHIPPING CONTAINER METAL
SHERMAN-WILLIAMS
"GANGE" (S4706)
 - D** EXPANDED STEEL MESH
MUNCHOLS
FLATTENED EXPANDED MTL. PANEL
5% OPEN AREA, GALVANIZED
 - E** METAL TRIM
SHERMAN-WILLIAMS
"SUMMIT" (S4706)
 - F** METAL BAND
SHERMAN-WILLIAMS
"GANGE" (S4706)
 - G** METAL TRIM
SHERMAN-WILLIAMS
"SUMMIT" (S4706)
 - H** COUNTERTOP (CHUBBY CHANDLER)
WILSONART
1" SOLID SURFACE
"DESIGNER WHITE" (20346)
 - I** COUNTERTOP (SERVICE BAR)
WILSONART
1" SOLID SURFACE
"CARMEL BELLAIR" (20336)
 - J** CHALKBOARD
SHERMAN-WILLIAMS
"WILSON" CHALKBOARD PAINT
 - K** FINISH FABRIC
SHADELOTH
ARCHITECT 400 SERIES
"ORANGE" (GRADE FACTOR 52)

CONSTRUCTION NOTES

- DIV 05 METALS**
 05 12 00 Metal entryway structure
 05 12 01 Metal signage structure
 05 12 10 Metal awing structures
 05 30 00 New metal panel finish on existing CHUBBY CHANDLER food service building
 05 50 00 Modified pre-made metal shipping container per plan
 05 52 01 Continuous guardrail at new walkway (outer east edge)
- DIV 10 SPECIALTIES**
 10 73 13 Fabric awnings

ALLOWABLE SIGNAGE

ONLY STREET-FACING SIGNAGE IS LISTED HERE. SIGNAGE REQUIRES SEPARATE PERMIT APPROVAL.

CHUBBY CHANDLER:
 LINEAR BLDG FRONTAGE: 27'-0"
 ALLOWABLE SIGN AREA: 27 SF TOTAL
SIGN AREA PROPOSED:
 MAIN BUILDING CHARACTER LOGO: 10 SF
 TOTAL: 10 SF

BIERGARTEN:
 LINEAR BLDG FRONTAGE: 20'-0"
 ALLOWABLE SIGN AREA: 20 SF TOTAL
SIGN AREA PROPOSED:
 BAR / SERVICE BLDG LETTERING LOGO: 15 SF
 CIRCULAR LOGO: 20 SF
 TOTAL: 35 SF

OVERALL ALLOWABLE SIGNAGE: 47 SF
 OVERALL TOTAL PROPOSED: 45 SF

LARRY GABRIEL ARCHITECT

SANTA BARBARA OFFICE: 322 N. Ventura Street, Santa Barbara, CA 93103
 PASO ROBLES OFFICE: 100 1st Street, Paso Robles, CA 93446
 T: 805.238.9600
 F: 805.238.9611
 www.larrygabriel.com
 lggabriel@gmail.com

REVIEW SET
(NOT YET PERMITTED)

CONSULTANT

PROJECT

CONDITIONAL USE PERMIT FOR

PASO ROBLES BIERGARTEN

1304 RAILROAD STREET
 PASO ROBLES, CA 93446
 APN: 009-047-004

NO.	DESCRIPTION	DATE
1	C.U.P. SUBMITTAL	01-10-2018

DRAWN BY: KR
 CHECKED BY: LG
 DATE: 01/10/18

EXTERIOR ELEVATIONS

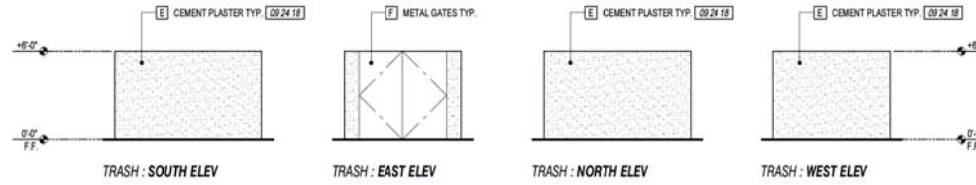
PROJECT NUMBER: 17-100.01

A 6.0

EXTERIOR ELEVATIONS



EXHIBIT - G

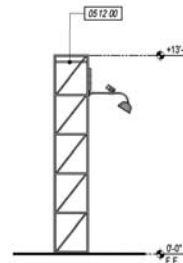


TRASH : SOUTH ELEV

TRASH : EAST ELEV

TRASH : NORTH ELEV

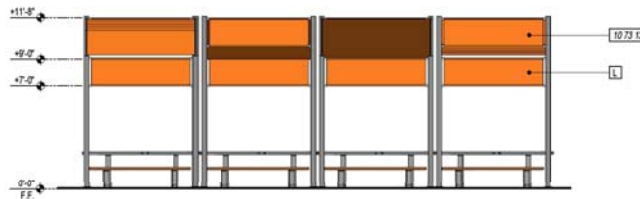
TRASH : WEST ELEV



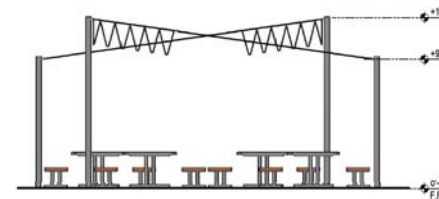
MAIN ENTRYWAY : SIDE ELEVATION TYP.



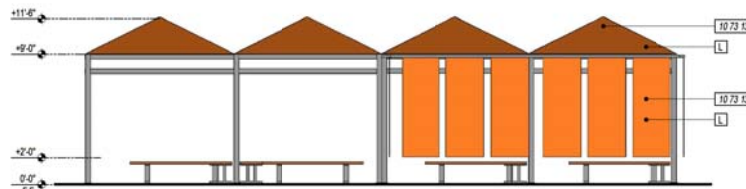
MAIN ENTRYWAY : FRONT ELEVATION



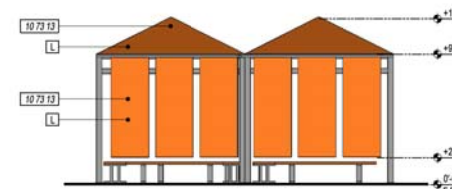
COVERED SEATING : EAST/WEST ELEVATION TYP.



COVERED SEATING : NORTH/SOUTH ELEVATION TYP.



NORTH SEATING AREA : EAST/WEST ELEVATION TYP.



NORTH SEATING AREA : NORTH/SOUTH ELEVATION TYP.

MATERIALS

- A** METAL PANELING
METALMALES
P88 PANEL
MS COLORFAST "ALUPE" (N)
- B** METAL SIDING
(S) SHIPPING CONTAINER METAL
SIERRA-WILLIAMS
"SUMMIT" (S4708)
- C** METAL SIDING
(S) SHIPPING CONTAINER METAL
SIERRA-WILLIAMS
"GAGE" (S4708)
- D** EXPANDED STEEL MESH
MUNCHOLS
FLATTENED EXPANDED METAL PANEL
52% OPEN AREA, GALVANIZED
- E** METAL TYP.
SIERRA-WILLIAMS
"SUMMIT" (S4708)
- F** METAL BAND
SIERRA-WILLIAMS
"GAGE" (S4708)
- G** METAL TRIM
SIERRA-WILLIAMS
"CALDWAY" (S4708)
- H** COUNTERTOP (CHUBBY CHANDLER)
WILSONART
1/2" SOLID SURFACE
"SUNSHINE WHITE" (S2046L)
- I** COUNTERTOP (SERVICE BAR)
WILSONART
1/2" SOLID SURFACE
"CARAMEL RELIANCE" (S2036L)
- K** CHALKBOARD
SIERRA-WILLIAMS
"WYLOM" CHALKBOARD PAINT
- L** FINISHING FABRIC
SHADECOLYN
ARCHITECTURE SERIES
"ORANGE" (SHADE FACTOR 82N)

CONSTRUCTION NOTES

- DIV 05 METALS**
- 05 12 00 Metal entryway structure
 - 05 12 01 Metal signage structure
 - 05 12 10 Metal awning structures
 - 05 30 00 New metal panel finish on existing CHUBBY CHANDLER food service building
 - 05 50 00 Modified pre-made metal shipping container per plan
 - 05 52 01 Continuous guardrail at new walkway (outer east edge)
- DIV 09 FINISHES**
- 09 24 18 Exterior: 7/8" cement plaster or lath of water resistant barrier
- DIV 10 SPECIALTIES**
- 10 73 13 Fabric awnings

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PASO ROBLES OFFICE
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Paso Robles, CA 93446
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www.larrygabriel.com

STAMP

CONSULTANT

PROJECT

CONDITIONAL USE PERMIT
FOR

**PASO ROBLES
BIERGARTEN**

1304 RAILROAD STREET
PASO ROBLES, CA 93446
APN: 009-047-004

NO.	DESCRIPTION	DATE
1	C.U.P. SUBMITTAL	01-10-2018

DESIGNED BY: KR
CHECKED BY: LG

EXTERIOR ELEVATIONS

PROJECT NUMBER: 17-100.01

DATE: 01-10-2018

A 6.1

EXTERIOR ELEVATIONS





CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 18-001, on this 16th day of March, 2018.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: *Monica C. Hollenbeck*
Monica Hollenbeck

RECEIVED

MAR 22 2018

City of Paso Robles
Community Development Dept.

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo

AD #3569609
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit;; MARCH 16, 2018 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATE: MARCH 16, 2018

AD COST: \$210.54

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Conditional Use Permit 18-001, a request to establish and operate a beer garden, consisting of an outdoor seating and gaming areas on the existing parcel. The existing restaurant on the corner of Railroad and 13th street would remain.

APPLICANT: Russell Baker

LOCATION: 1304 Railroad Street

ENVIRONMENTAL DETERMINATION: This application is Categorical Exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 21080.35 of the Public Resources Code.

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, March 27, 2018, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darren Nash
Associate Planner
March 16, 2018

3569609