

RESOLUTION NO: 16-010

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 12-006 AMENDMENT
1400 RAMADA DRIVE
(FIRESTONE WALKER, LLC)
APNs: 009-633-034 & 009-631-006**

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

WHEREAS, to request is to construct a 9,132 square foot expansion to the existing 33,263 square foot brewhouse building, and 40 space surface parking lot, with 10 semi-truck parking spaces, on a separate parcel 370-feet south of the brewhouse; and

WHEREAS, the General Plan designation for this site is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD); and

WHEREAS, in conjunction with PD 12-006 Amendment, the applicants have requested Variance 15-001, a request to establish an off-site parking lot in excess of 300 feet from the primary use parcel; and

WHEREAS, in conjunction with PD 12-006 Amendment, the applicants have requested a Certificate of Correction to various parcels within Tract 900 owned by Firestone Walker Brewery to eliminate the 20-foot setback line; 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 February 23, 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:

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 Planned Development 12-006 Amendment, subject to the following condition:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Title Sheet
C	Parking and Overall Site Map
D	Site Plan
E	Site Plan - Enlarged
F	Preliminary Grading and Drainage Plan
G	Parking Lot Layout Plan
H	Conceptual Landscape Plan
I	Main Floor Brewhouse Floor Plan
J	Upper Brewdeck Floor Plan
K	Elevations (West)
L	Elevations (North)
M	Elevations (South)
N	Color Elevations
O	Color Elevations

3. This PD 12-006 Amendment allows for a 9,132 square foot addition to the existing 33,263 square foot brewhouse (APN: 009-633-034), and the establishment of a 40 space permanent parking lot with 10 semi-truck parking spaces on the 2.7 acre parcel located 370-feet south of the brewhouse site (APN 009-631-006). The project shall substantially comply with Exhibits A-O listed above and attached to this resolution.

4. Prior to the issuance of a building permit, an Off-site Parking Agreement shall be established that ties the parking in the newly created southern parking lot for the use of brewery activities (i.e. employees and visitors) of the brewhouse lot, shall be submitted for review and approval by the City Attorney. The agreement shall remain in effect concurrently with this development plan.
5. In conjunction with the processing of a building permit for the brewhouse expansion, and the permits associated with the construction of the new southern parking lot, plans shall be provided that comply with all necessary ADA parking spaces and path of travel requirements.
6. Prior to a certificate of occupancy for the brewhouse addition, the Certificate of Correction shall be executed removing the 20-foot setback line from the brewhouse parcels.
7. Prior to issuance of a grading permit, the applicant shall submit a campus-wide Stormwater Control Plan offering an assessment of constraints and opportunities for stormwater management and demonstrating compliance with the City's Post-Construction Stormwater Management Requirements for the entire campus.
8. Prior to occupancy, the applicant shall construct curb, gutter, sidewalk and pavement widening on Ramada Drive adjacent to the parking lot property frontage (APN 009-631-006) in accordance with plans approved by the City Engineer.
9. Prior to occupancy, the applicant shall provide an ADA compliance path of travel for employees associated with the brewery expansion.
10. Prior to issuance of a grading permit for the brewhouse or the south parking lot, a parking lot plan shall be submitted that shows the permanent improvements, including concrete or pavement surfacing, concrete curbing to separate landscaping from parking areas, light fixtures, low impact design features, and landscaping that includes plants and trees in accordance with the parking ordinance.

PASSED AND ADOPTED THIS 23rd day of February 2016 by the following roll call vote:

AYES: Rollins, Donaldson, Vanderlip, Barth, Brennan and Cooper

NOES:

ABSENT: Burgett

ABSTAIN:

ATTEST:


WARREN FRACE, PLANNING COMMISSION SECRETARY


VINCE VANDERLIP, CHAIRMAN

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

☒ Planned Development ☐ Conditional Use Permit

☐ Tentative Parcel Map ☐ Tentative Tract Map

Approval Body: Planning Commission Date of Approval: Feb. 23, 2016

Applicant: Firestone Brewery Location: 1400 Ramda Drive

APN: 009-633-034, 009-631-006

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 Feb. 23, 2018 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.
- ☐ 4. Any site specific condition imposed by the Planning Commission in approving this

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project (**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 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 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

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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.
- ☐ 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

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- ☐ 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 and trash enclosures;
☒ b. A detailed landscape plan;
☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
☒ d. Other: See PD 12-006 Amend. Res._____

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:

 _____.

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-

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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 representative of each public utility.

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- ☐ 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, and accepted by the City Council for maintenance.
- ☒ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Ramada Dr.	Local	
Street Name	City Standard	Standard Drawing No.
- ☐ 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 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

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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 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

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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:
 - ☒ 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.

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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 16-010)

FIRESTONE WALKER BREWHOUSE ADDITION

GENERAL NOTES

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AGENCIES & UTILITIES

[illegible]

PROJECT DIRECTORY

ENGINEER

PRESTINE INDUSTRIES INC.
PASO ROBLES, CA 93426

PROJECT

WILE HARRIS
HARRIS INDUSTRIES, INC. DODSON
HARRIS INDUSTRIES, INC. DODSON
ASSTY GRADUATE, CALIFORNIA

STRUCTURAL ENGINEER

LEE SINGHAR
LEE SINGHAR GROUP
5450 SHERWOOD PLAZA, STE 202
SAN JOSÉ, CA 95128

ELECTRICAL ENGINEER

THOM GONZALEZ
THOM GONZALEZ & ASSOCIATES
SAN JOSE, CA 95128

MECHANICAL ENGINEER

SC ENGINEERING
130 MARION STREET
SAN JOSE, CA 95128

ENV. ENGINEER

THOMAS ROBERTS
ROBERTS ENGINEERING
10000 N. 1ST AVE. SUITE 100
SAN JOSE, CA 95131

PHONE: (408) 234-0586
FAX: (408) 234-0586
EMAIL: info@prestine.com

PHONE: (408) 234-0586
FAX: (408) 234-0586
EMAIL: info@harris.com

PHONE: (408) 234-0586
FAX: (408) 234-0586
EMAIL: info@leesinghar.com

PHONE: (408) 234-0586
FAX: (408) 234-0586
EMAIL: info@thomsgon.com

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FAX: (408) 234-0586
EMAIL: info@sc-engineering.com

PHONE: (408) 234-0586
FAX: (408) 234-0586
EMAIL: info@roberts.com

PROJECT INFORMATION

004-023-004
1,600 FLUID OZ (16)
PAST, ROLLS OF (144)
52.33 SQ FT (1.4 ACRES)
M (MANUFACTURING)
PP (PLANNED DEVELOPMENT)

BUILDING DATA & SQUARE FOOTAGES

[illegible]

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A 13,000-SQ-FT, 2-STORY ADDITION TO THE WEST SIDE OF THE EXISTING BROWNHOUSE. THE ADDITION WILL INCLUDE NEW BROW EQUIPMENT, NEW MAIL AND ORAIN STORAGE. THE MAIL ROOM WILL BE ADDED ON THE SOUTH SIDE OF THE NEW ADDITION. THE NEW ADDITION CENTER WILL REMAIN AS-IS AND A NEW ELEVATOR WILL BE ADDED TO THE CENTER. THE EXISTING BROWNHOUSE TOURS, THE 2 REQUIRED ACCESSIBLE PARKING SPOTS FOR THE NEW ADDITION WILL BE LOCATED AT THE VEHICLES CIRCULAR IN FRONT OF BUILDING 7 (LAUNDRY BLDG). ADDITIONALLY, 26 STANDARD STALLS WILL BE PROVIDED IN THE NEW PARKING LOT LOCATED TO THE EAST OF BUILDING 7. THE NEW PARKING LOT WILL ALSO BE ADDED TO THE NEW CONCRETE DRIVEWAY. THIS LOT WILL ALSO BE ADDED TO THE NEW CONCRETE DRIVEWAY.

APPLICABLE CODES

PART 1	2013 California Building Standards Amendment Code, Title 24 C.C.R.
PART 2	2013 California Building Code, Title 24 C.C.R.
PART 3	2013 California Electrical Code, Title 24 C.C.R.
PART 4	2013 California Mechanical Code, Title 24 C.C.R.
PART 5	2013 California Plumbing Code, Title 24 C.C.R.
PART 6	2013 California Energy Code, Title 24 C.C.R.
PART 7	2013 California Exterior Safety Construction Code, Title 24 C.C.R.
PART 8	2013 California Internal Building Code, Title 24 C.C.R.
PART 9	2013 California Fire Code, Title 24 C.C.R.
PART 10	2013 California Building Safety Code, Title 24 C.C.R.
PART 11	2013 California Accessible Design, Title 24 C.C.R.
PART 12	2013 ADA Standards for Accessible Design

2. PARTIAL LIST OF APPLICABLE STANDARDS

NPPA 13	Automatic Sprinkler Systems, California Approved	2013 Edition
NPPA 14	Schedule Systems	2013 Edition
NPPA 17	Dry Chemical Extinguishing Systems	2013 Edition
NPPA 17	Wet Chemical Extinguishing Systems	2013 Edition
NPPA 20	Standby Pumps	2013 Edition
NPPA 21	Phased Fire Service Units	2013 Edition
NPPA 22	National Fire Alarm Code, CA Approved (Refer to NFPA 72 for the latest edition)	2013 Edition
NPPA 253	Critical Facilities Code of Fire Covering Systems	2013 Edition
NPPA 261	Class Office Fire Extinguishing Systems	2013 Edition

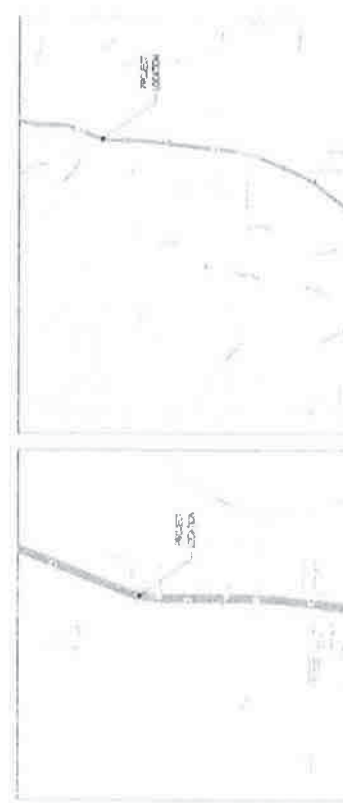
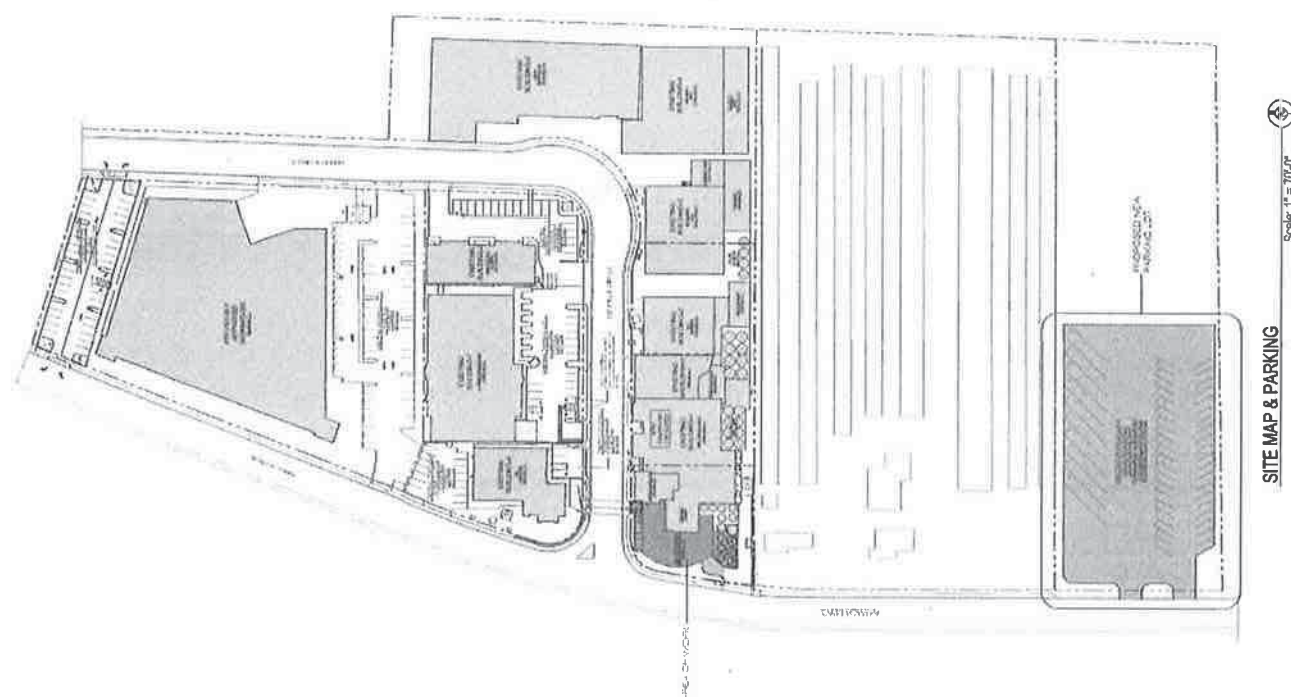


Exhibit B
Title Sheet
PD 12-006 Amendment
(Firestone Brewery)



Exhibit C
Parking and Overall Site Map
PD 12-006 Amendment
(Firestone Brewery)



SITE MAP & PARKING

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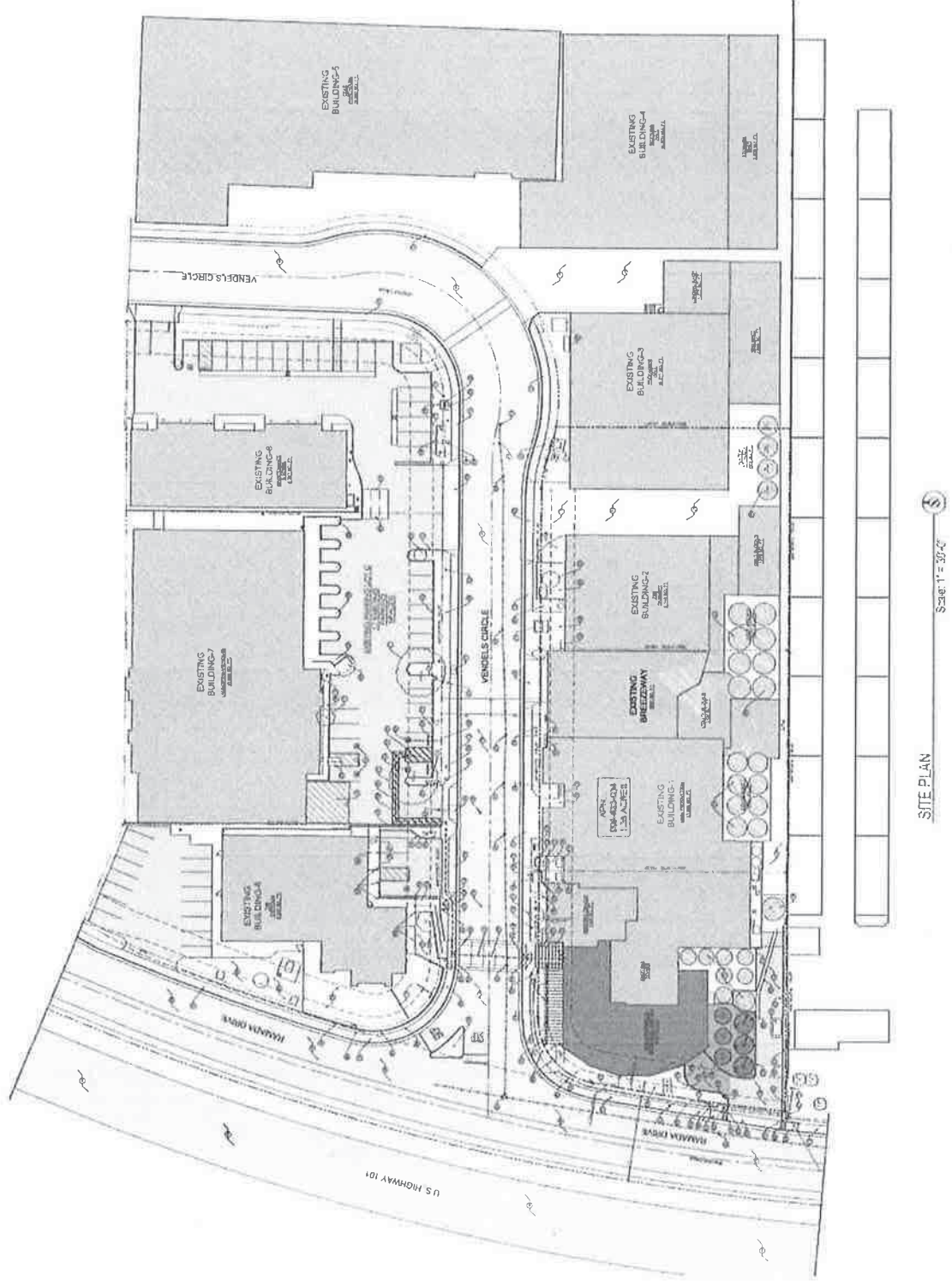
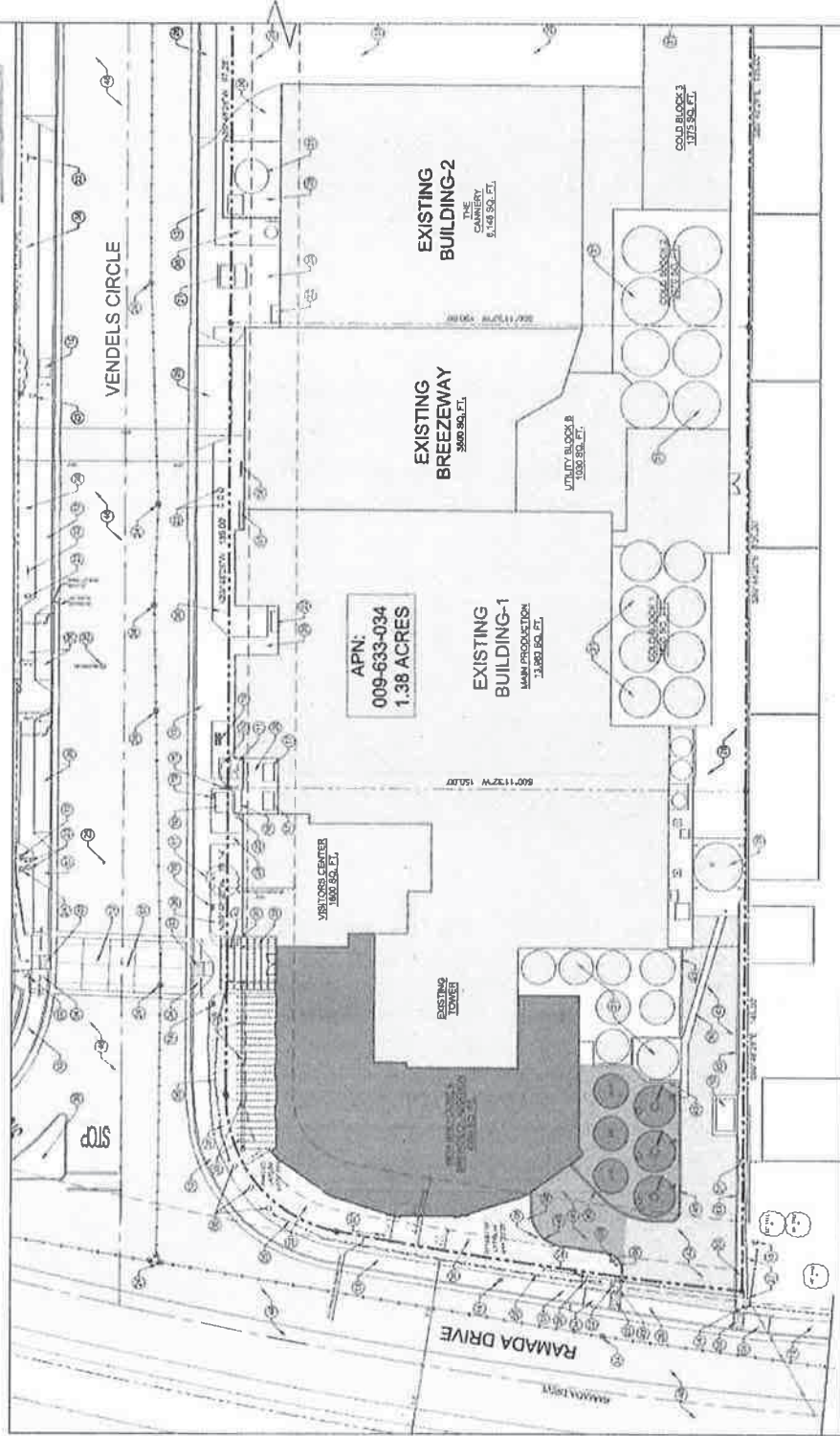


Exhibit D
Site Plan
PD 12-006 Amendment
(Firestone Brewery)



PACIFIC LINGUISTICS
INSTITUTE OF LINGUISTICS
 UNIVERSITY OF TORONTO
 280 SPADINA AVENUE
 TORONTO, ONTARIO M5S 2A6
 CANADA

2024 MAY 15 04 01 PM '23



PARTIAL SITE PLAN - ENLARGED

Dr. A. = 1.1. 1905

SITE PLAN NOTES

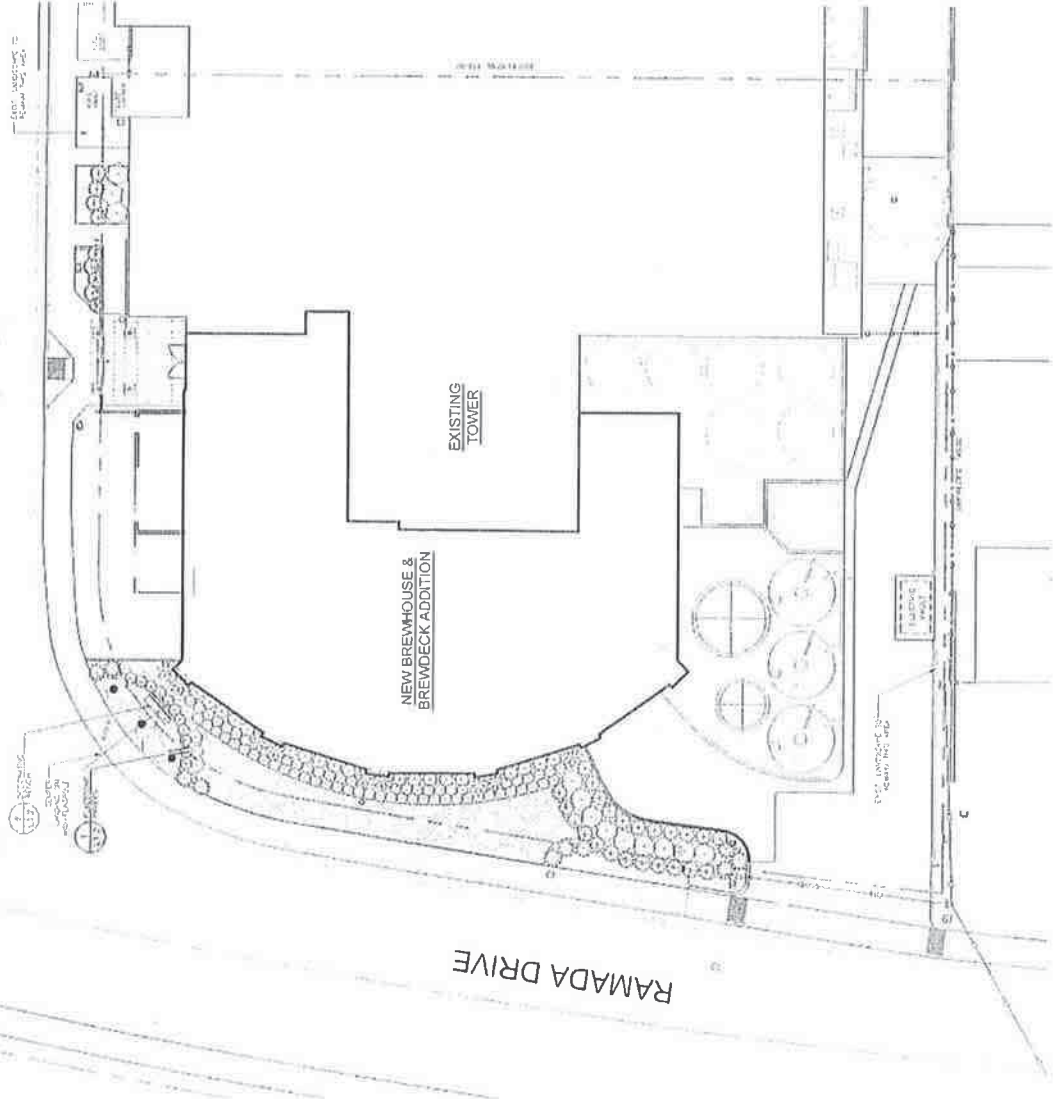
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To be inserted.

Exhibit G
Parking Lot Layout Plan
PD 12-006 Amendment
(Firestone Brewery)

STOP



PLANT SCHEDULE

SYMBOL	PLANT NAME	SIZE	QTY	REMARKS
1	Colombiana + Red/Green Leafy Plant / Purple Heart Fern	5 gal	11	241.1
2	Dielsia bicolor / Ficus religiosa	5 gal	10	241.2
3	Ardisia + Noddy / Ardisia	5 gal	20	241.2
4	Larrea tridentata / Silver Cholla / Spanish Lavender	1 gal	62	241.2
5	Prostrata laetifolia / Red Fescue Fern	1 gal	12	241.2
6	Prostrata laetifolia / Red Fescue Fern	1 gal	6	241.2
7	Prostrata laetifolia / Red Fescue Fern	1 gal	18	241.2
8	Prostrata laetifolia / Red Fescue Fern	1 gal	8	241.2
9	Prostrata laetifolia / Red Fescue Fern	1 gal	11	241.2
10	Prostrata laetifolia / Red Fescue Fern	1 gal	14	241.2

PLANTING NOTES

1. CONTRACTOR SHALL PROVIDE 4" OF NON-ORGANICALLY COMPACTED TOPSOIL AS FINISH GRADE FOR PROPER WATER DRAINAGE AND ROOT GROWTH.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3" OF UNCOMPACTED REMOVED STRAWY SOIL TO ALL EXISTING PLANTING AREAS, SURFACES INCLUDING EXISTING AND REMOVED GRASS AREAS AND REMOVED AREAS.
3. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF PASADENA AND THE LANDSCAPE ARCHITECT.
4. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF PASADENA AND THE LANDSCAPE ARCHITECT.
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SOIL MANAGEMENT

1. CONTRACTOR SHALL PROVIDE 4" OF NON-ORGANICALLY COMPACTED TOPSOIL AS FINISH GRADE FOR PROPER WATER DRAINAGE AND ROOT GROWTH.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3" OF UNCOMPACTED REMOVED STRAWY SOIL TO ALL EXISTING PLANTING AREAS, SURFACES INCLUDING EXISTING AND REMOVED GRASS AREAS AND REMOVED AREAS.
3. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF PASADENA AND THE LANDSCAPE ARCHITECT.
4. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF PASADENA AND THE LANDSCAPE ARCHITECT.
5. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF PASADENA AND THE LANDSCAPE ARCHITECT.

PLANTING PLAN



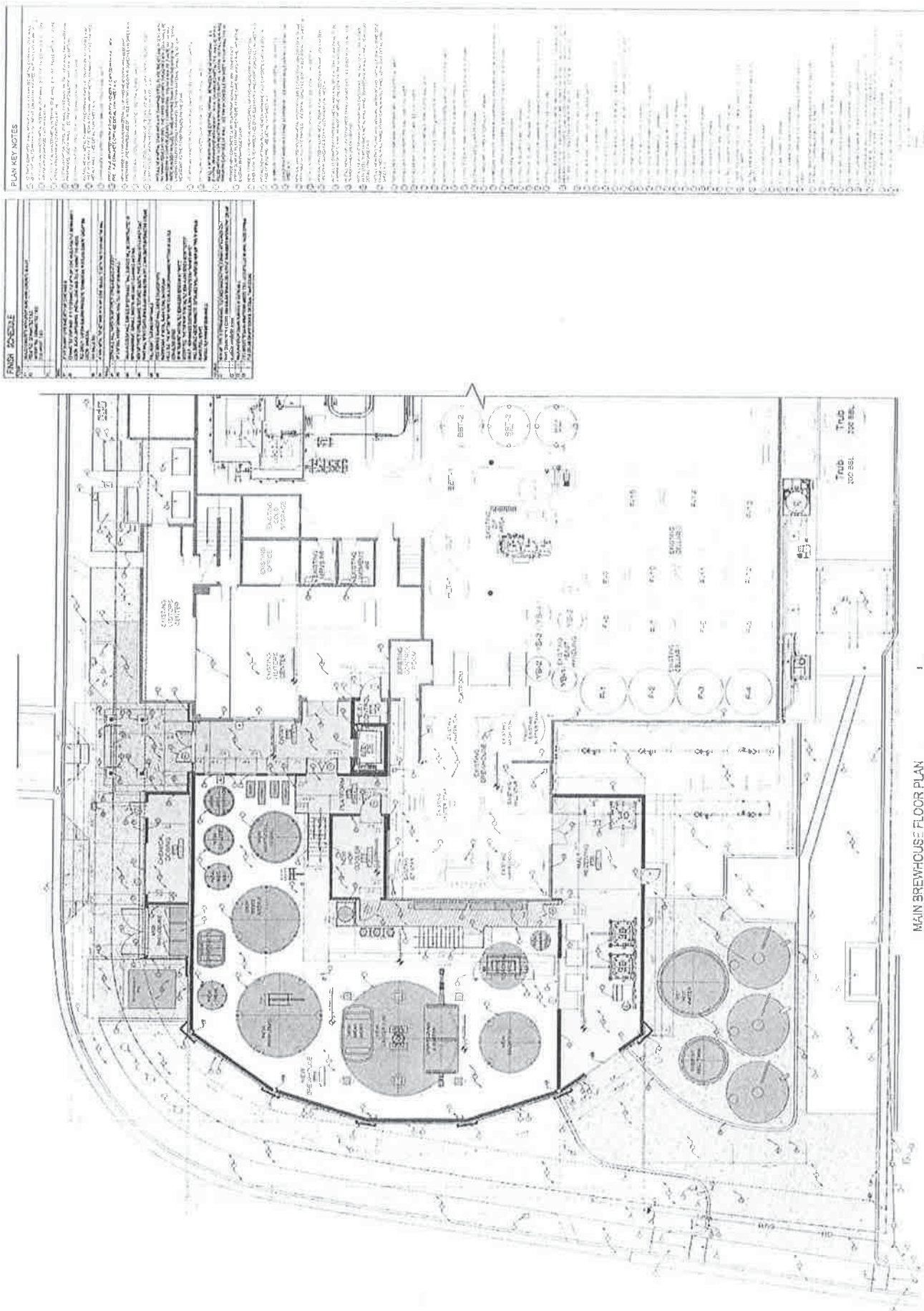
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FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
DRC SET

HARRIS Architecture & Design
151 West Branch Street, Suite E, Arroyo
Chico, CA 95020 (916) 524-1550



Exhibit H
Conceptual Landscape Plan
PD 12-006 Amendment
(Firestone Brewery)



1005 S. E.
MAIN BREWHOUSE FLOOR PLAN

Exhibit I

**Main Floor Brewhouse Floor Plan
PD 12-006 Amendment
(Firestone Brewery)**



HARRIS
Architecture & Design
151 West Grand Street, Suite C, Arroyo
Grove, CA 93420 (805) 574-1350

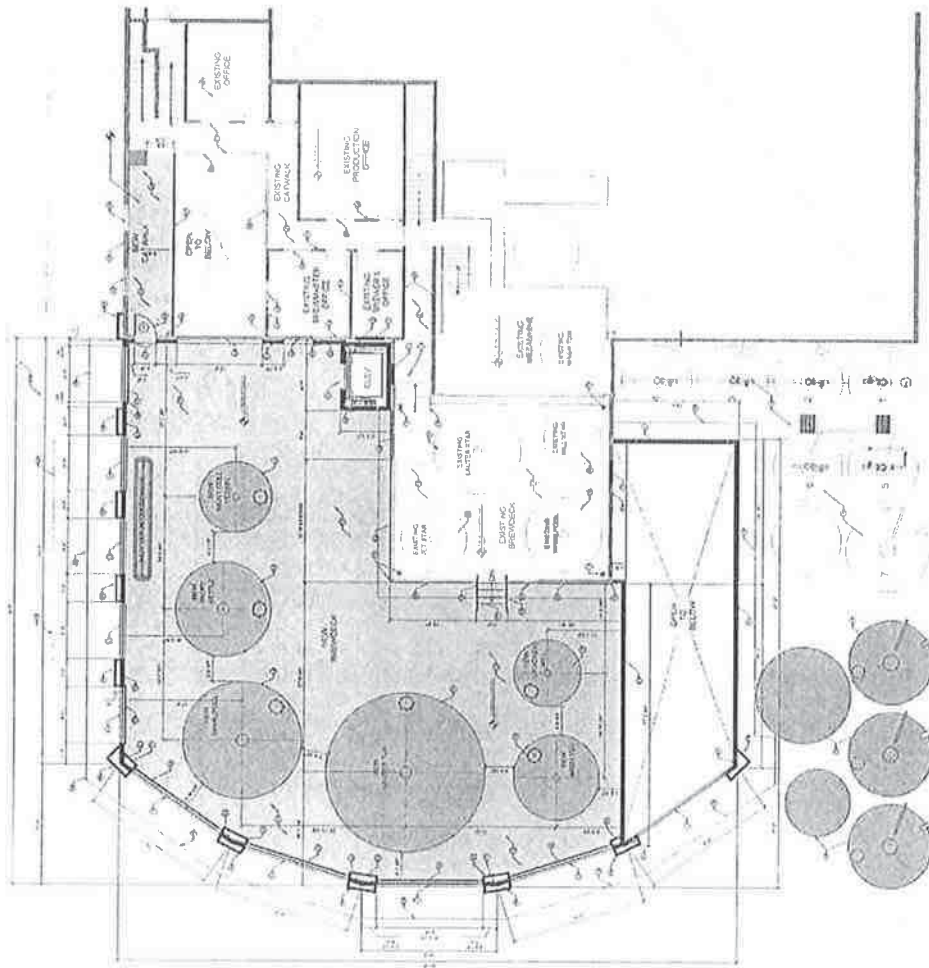
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PROJECT TITLE
FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
PERMIT SET

DATE: 01/11/2016
DRAWN: J. WALKER
CHECKED: J. WALKER
APPROVED: J. WALKER

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- REVISIONS:
1. Initial design and site plan.
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UPPER BREWHOUSE FLOOR PLAN
4134 SQ. FT.
SCALE: 1/8" = 1'-0"

Exhibit J
Upper Brewhouse Floor Plan
PD 12-006 Amendment
(Firestone Brewery)



HARRIS
Architecture & Design
151 West Branch Street, Suite E, Arroyo
Grande, CA 93420 (805) 574-1550

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PROJECT TITLE
FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
PERMIT SET

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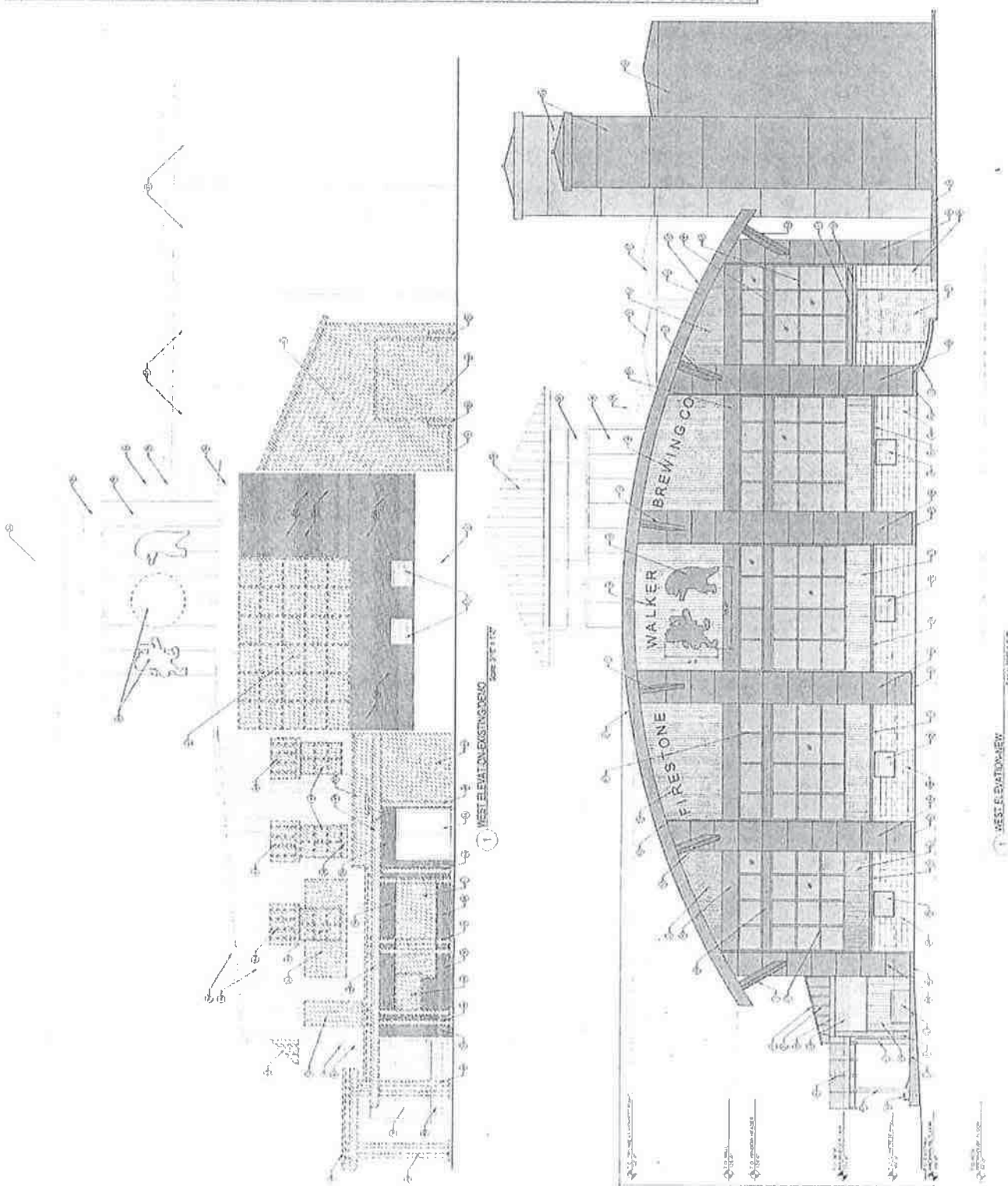


Exhibit K
Elevations - West
PD 12-006 Amendment
(Firestone Brewery)



HARRIS
Architecture & Design
151 West Branch Street, Suite E, Arroyo
Grande, CA 93420 (805) 574-1550



FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
PERMIT SET

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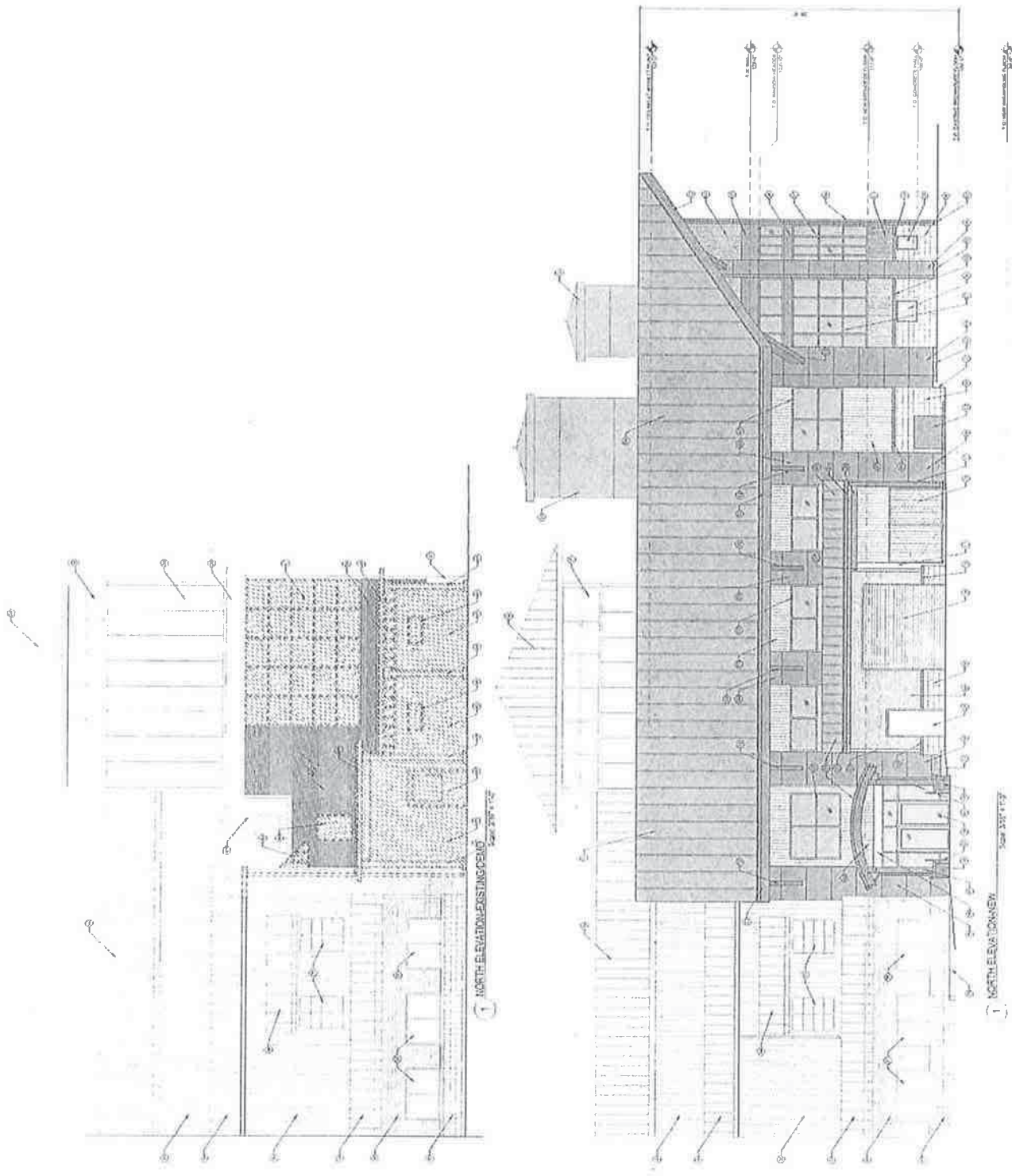
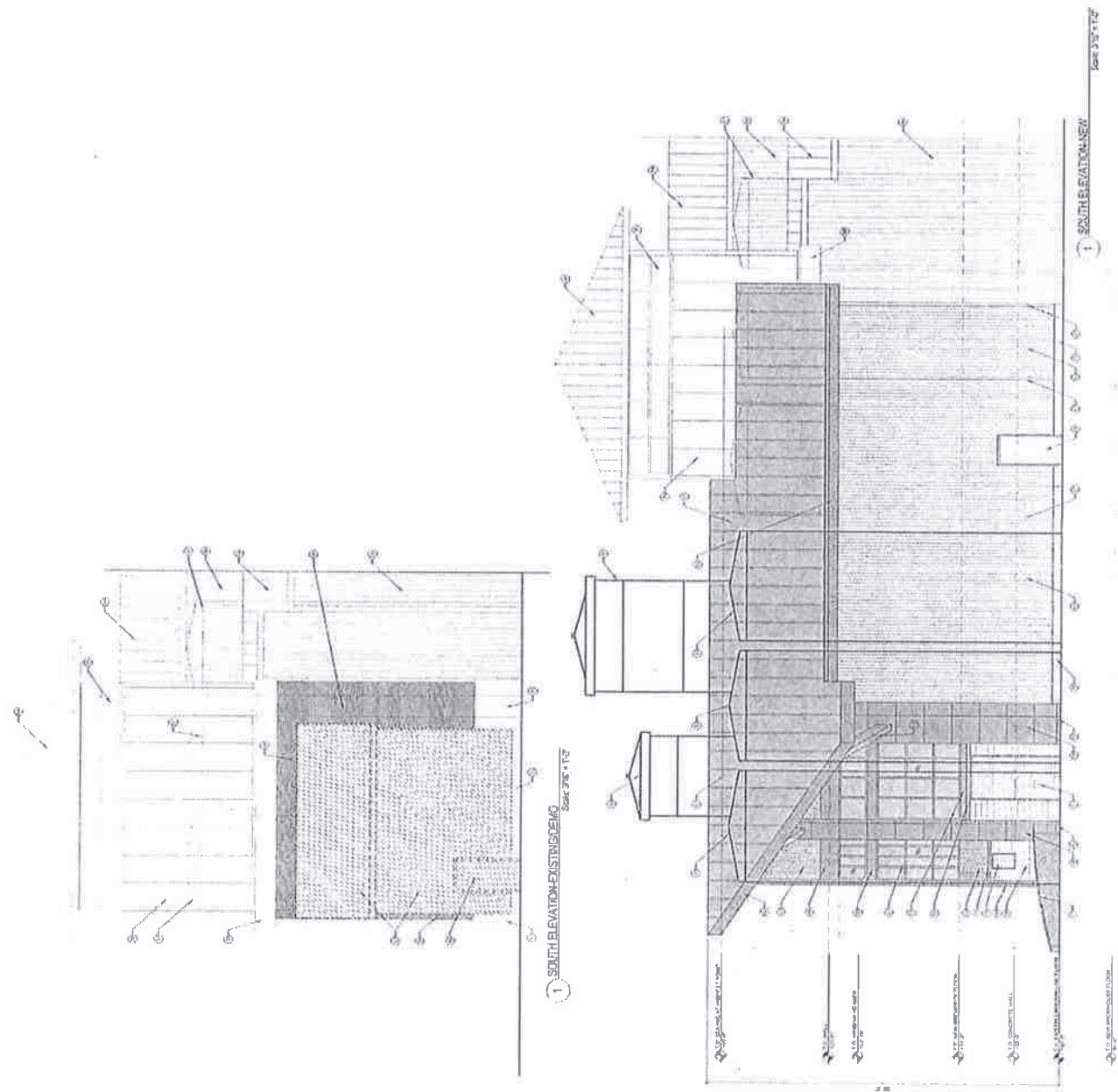
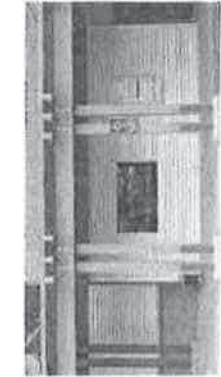


Exhibit L
Elevations - North
PD 12-006 Amendment
(Firestone Brewery)

Exhibit M
Elevations - South
PD 12-006 Amendment
(Firestone Brewery)





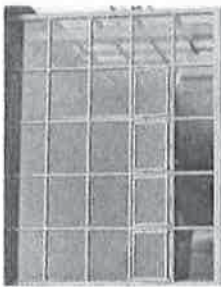
WOOD TRELLIS DESIGN: MATCH EXISTING



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



METAL ROOF: 22 GA. CORTEN STANDING SEAM ROOF TO MATCH EXISTING TOWER FASCIA: PRE-FINISHED SMOOTH METAL FASCIA TO MATCH ROOF COLOR



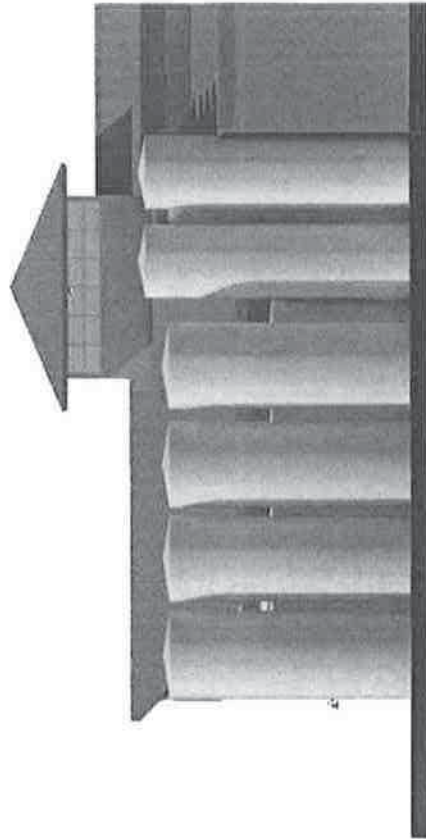
ALUMINUM STOREFRONT FRAME & GLASS TO MATCH EXISTING



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

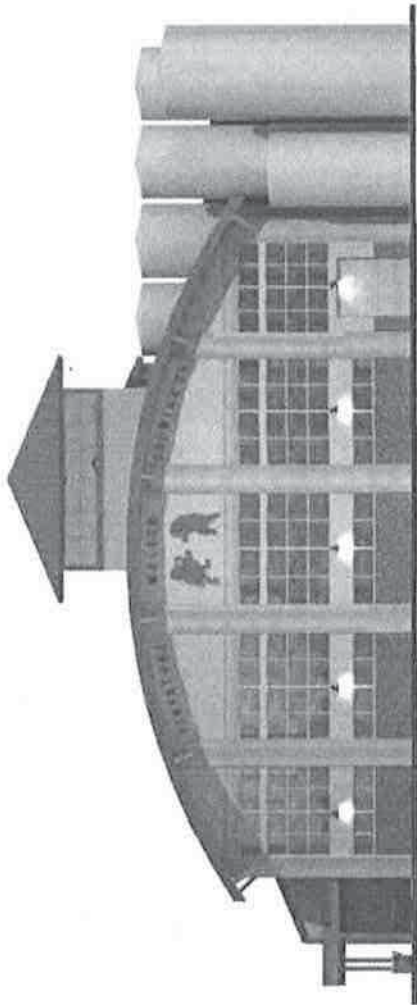


BRICK VENEER: 3" X 10" CORONADO STONE-WEATHERED ANTIQUE BRICK

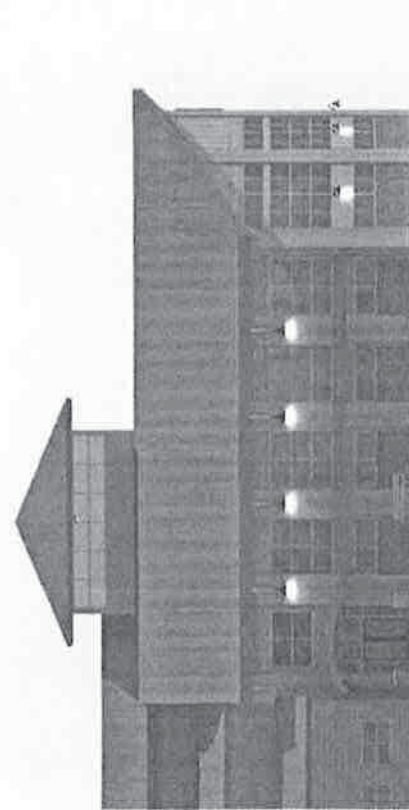


SOUTH ELEVATION
1/8" = 1'-0"

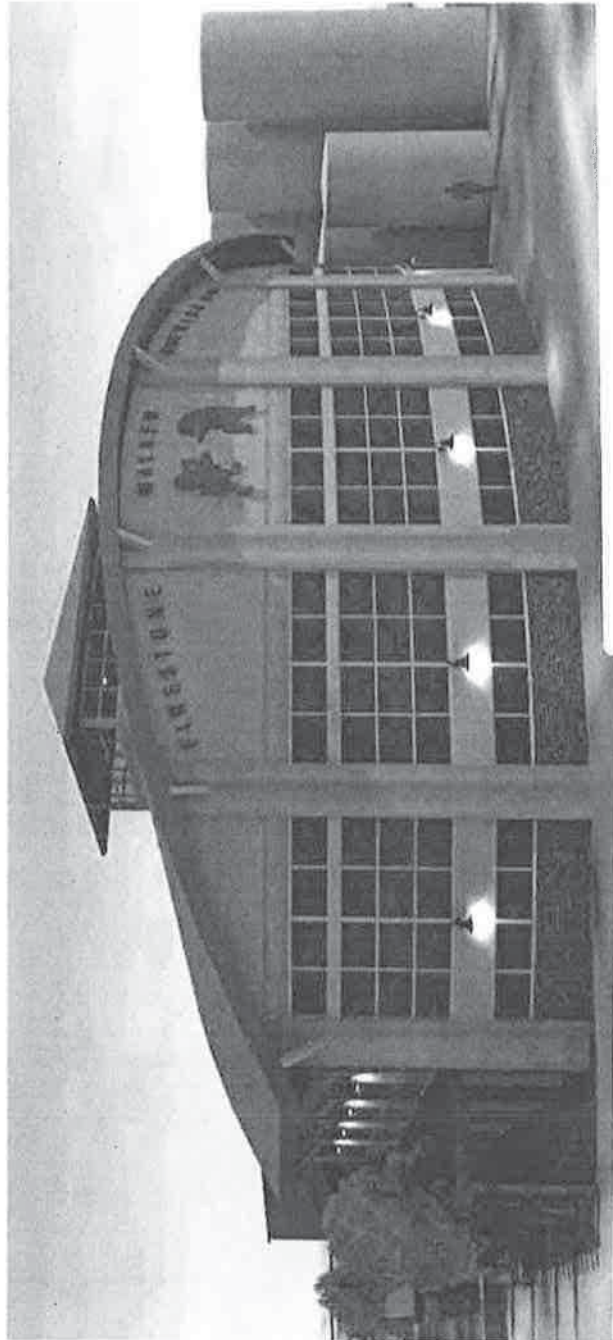
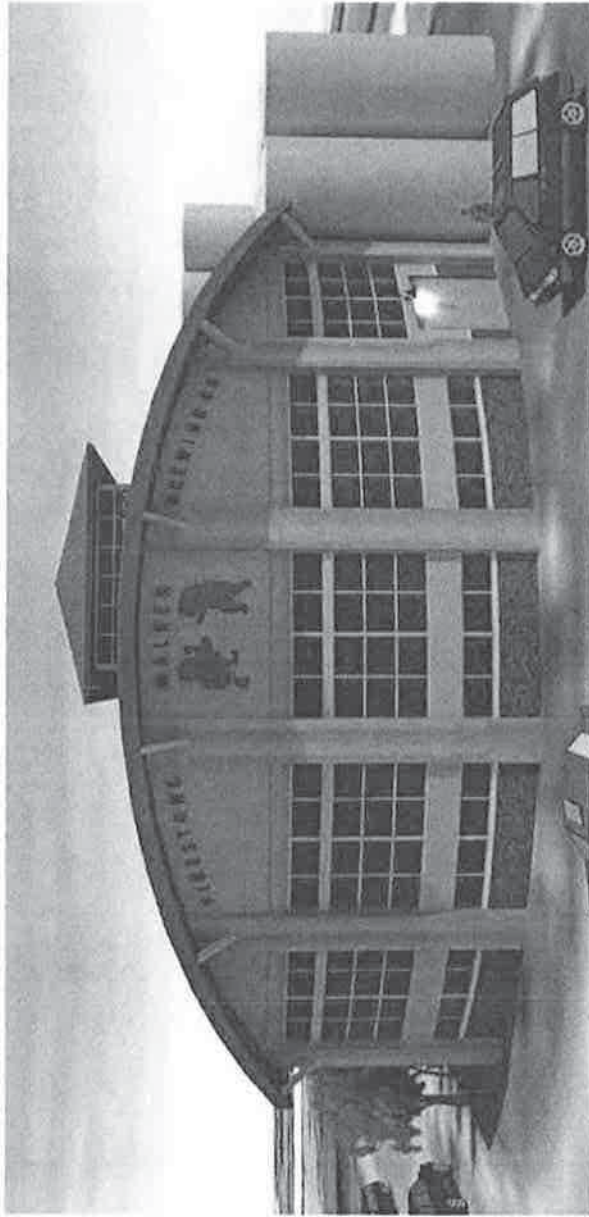
Exhibit N
 Colored Elevations
 PD 12-006 Amendment
 (Firestone Brewery)



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



NORTH ELEVATION
1/8" = 1'-0"

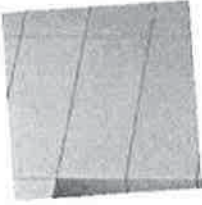


WEST ISOMETRIC

Exhibit O
Colored Elevations
PD 12-006 Amendment
(Firestone Brewery)



WOOD TRELLIS DESIGN: MATCH EXISTING



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



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



BRICK VENEER: 3" X 10" CORONADO
STONE-WEATHERED ANTIQUE BRICK



ALUMINUM STOREFRONT
FRAME & GLASS TO
MATCH EXISTING



METAL ROOF: 22 GA. CORTEN STANDING
SEAM ROOF TO MATCH EXISTING TOWER
FASCIA: PRE-FINISHED SMOOTH METAL
FASCIA TO MATCH ROOF COLOR