



**CITY OF EL PASO DE ROBLES**  
**"The Pass of the Oaks"**  
**Development Review Committee Agenda**

**Monday, September 9, 2024, 3:30 PM**

**Large Conference Room - 2nd Floor**

**1000 SPRING ST**

**Paso Robles, CA 93446**

This is an in-person meeting. Written public comments can be submitted via email to [planning@prcity.com](mailto:planning@prcity.com). Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

**AMERICANS WITH DISABILITIES ACT**

Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

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	<b>Pages</b>
<b>A. CALL TO ORDER</b>	
<b>B. ROLL CALL</b>	
<b>C. DISCUSSION ITEMS</b>	
<b>1. Item 1</b>	<b>2</b>
<b>File #:</b> FMP22-0011 - Phase 1	
<b>Requested Action:</b> DRC Final Action	
<b>Application:</b> Review final master perimeter wall plan and entry signage plans for the Beechwood Specific Plan	
<b>Location:</b> South of Meadowlark Road, East of Beechwood Drive	
<b>Applicant:</b> Rick Engineering	
<b>2. Item 2</b>	<b>17</b>
<b>File #:</b> SPR24-07 / P24-0052	
<b>Requested Action:</b> DRC Final Action	
<b>Application:</b> Site plan and architecture review for two new metal warehouse buildings	
<b>Location:</b> 3519 Combine Street	
<b>Applicant:</b> Nick Gilman for Bejar Rico, LLC	
<b>D. ADJOURNMENT</b>	

# BEECHWOOD SPECIFIC PLAN MASTER MONUMENT AND BOUNDARY WALL PLAN











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Design Review Committee- September 9, 2024

# DRC Item 1



## LEGEND

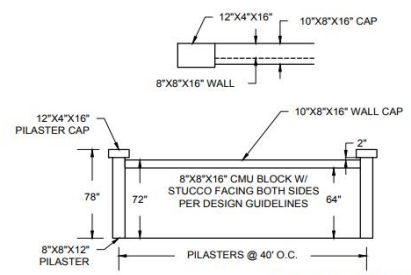
-  WATER QUALITY BASIN  
Final location, size and design of water quality basins subject to adjustment pending final site plans and engineering.
-  SUBTERRANEAN WATER QUALITY CHAMBER  
Final location, size and design of underground water quality chambers subject to adjustment pending final site plans and engineering.
-  COMMUNITY PARK
-  AMENITIZED / PASSIVE PARK AREAS
-  CONSERVED OPEN SPACE
-  PG+E UTILITY OPEN SPACE
-  10-FOOT MULTI-USE PATHWAY
-  6-FOOT NATIVE PATHWAY
-  PROPOSED TREE
-  EXISTING TREE, TO REMAIN

NOTE:  
LOTS AND INTERNAL STREETS ARE CONCEPTUAL AND SUBJECT TO REVISION IN ACCORDANCE WITH THE SPECIFIC PLAN



LEGEND

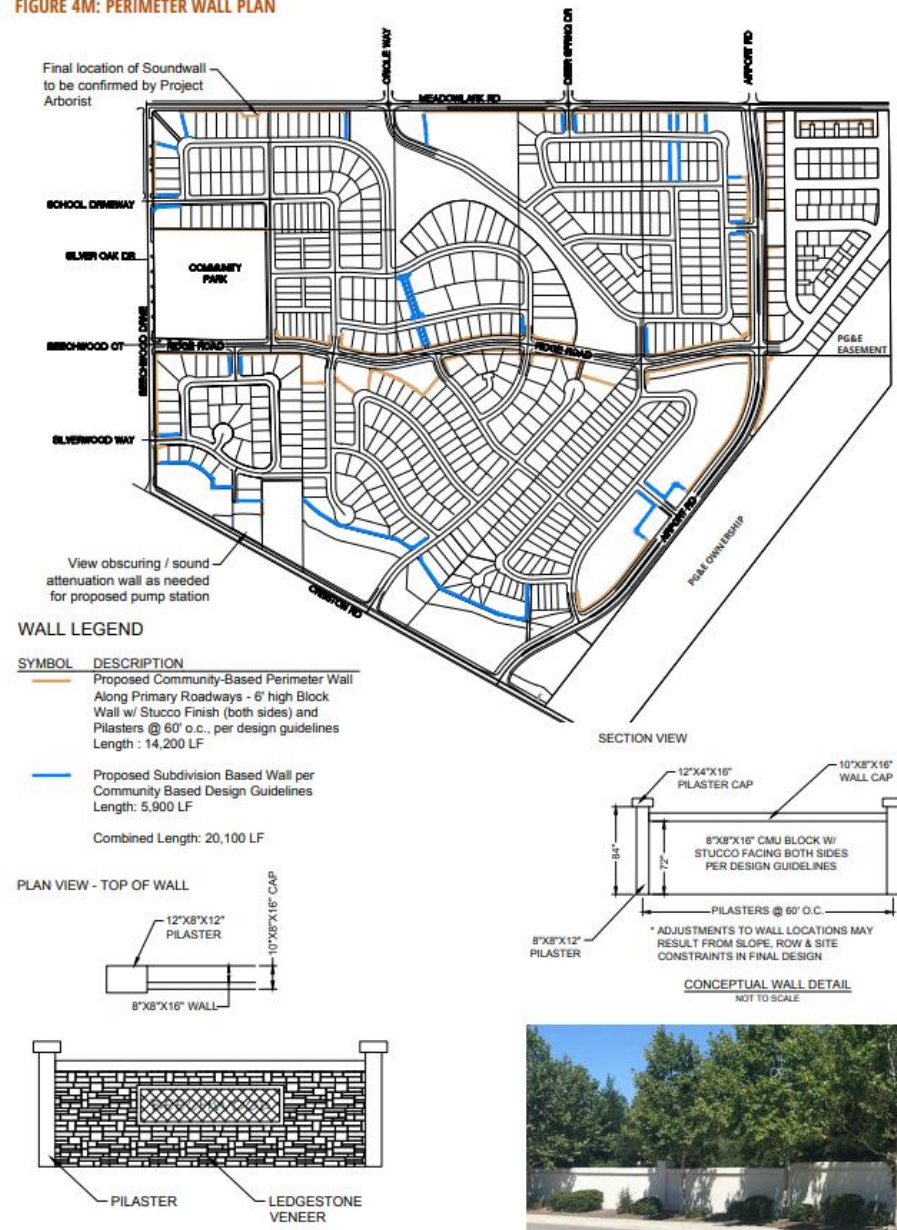
- PROPOSED PERIMETER WALL
- PROPOSED WATER QUALITY BASIN



\* ADJUSTMENTS TO WALL LOCATIONS  
MAY RESULT FROM SLOPE, ROW &  
SITE CONSTRAINTS IN FINAL DESIGN

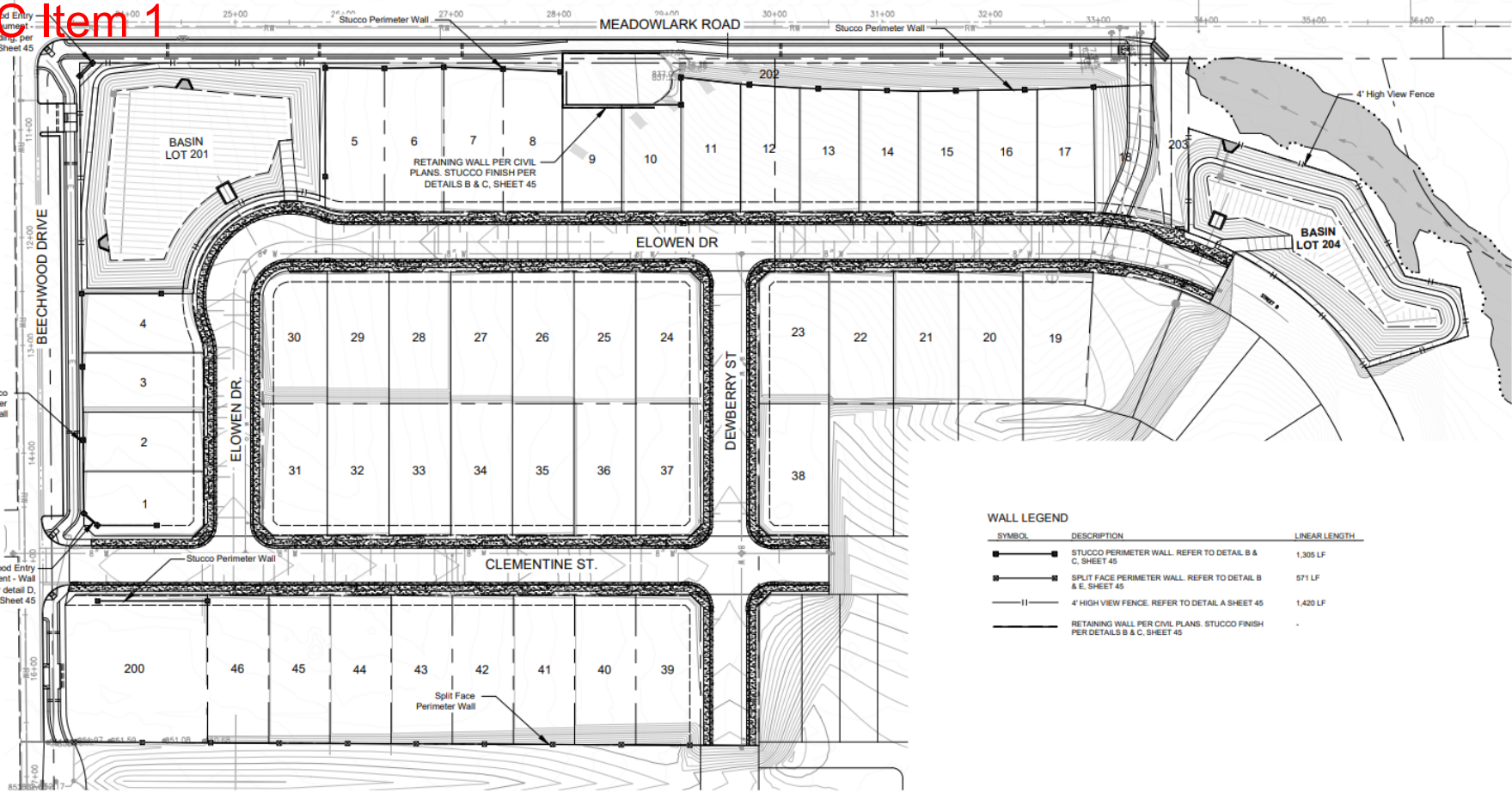
CONCEPTUAL WALL LAYOUT  
NOT TO SCALE

FIGURE 4M: PERIMETER WALL PLAN



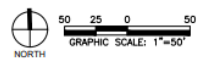
Neighborhood Entry Monument - Wall Mount, per Detail C, Sheet 45

Neighborhood Entry Monument - Wall Mount, per Detail D, Sheet 45



**WALL LEGEND**

SYMBOL	DESCRIPTION	LINEAR LENGTH
	STUCCO PERIMETER WALL. REFER TO DETAIL B & C, SHEET 45	1,305 LF
	SPLIT FACE PERIMETER WALL. REFER TO DETAIL B & E, SHEET 45	571 LF
	4' HIGH VIEW FENCE. REFER TO DETAIL A SHEET 45	1,420 LF
	RETAINING WALL PER CIVIL PLANS. STUCCO FINISH PER DETAILS B & C, SHEET 45	-



NO.	BY	DATE	REVISION

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Know what's below. Call before you dig.

**RICK** ENGINEERING  
 1160 MARSH STREET SUITE #150  
 SAN LUIS OBISPO, CA 93401  
 805.544.0707  
 rickengineering.com

PROJECT NO: 19544 DATE: 07/02/2024  
 DRAWN/DESIGNED BY: SC CHECKED BY: PT

CONSTRUCTION DOCUMENTS PREPARED FOR:

**BEECHWOOD TRACT 3166  
 PHASE 1**

CITY OF PASO ROBLES

DRAWING TITLE

**WALL AND FENCE  
 PLAN**

DRAWING NO. **44**  
 SHEET NO. 44 OF 68

# CONSTRUCTION NOTES AND SPECIFICATIONS

## WALL AND FENCE FINISHING NOTES:

- CONCRETE MIX FOR FOOTING TO BE 1 PART CEMENT TO 2-1/2 PARTS SAND TO 5-1/2 PARTS GRAVEL WITH A MAXIMUM OF 1-1/2 GALLONS OF WATER PER SACK (FC = 2500 PSI)
- CONCRETE BLOCK UNITS SHALL CONFORM TO UBC STANDARD NUMBER 21-4.
- REINFORCED STEEL TO BE DEFORMED AND CONFORM TO ASTM SPECIFICATIONS NS A615 GRADE 40 OR GRADE 60.
- REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED. MINIMUM SPLICE OF REINFORCING BARS SHALL BE 40 DIAMETERS.
- CONCRETE BLOCK UNITS ARE TO BE STAGGERED.
- CONCRETE BLOCK UNITS TO HAVE VERTICAL CONTINUITY OF THE CELLS UNOBSERVED.
- MORTAR MIX FOR CONCRETE BLOCK TO BE 1 PART CEMENT TO 1/2 PART LIME TO 4-1/2 PARTS DAMP, LOOSE SAND.
- LANDSCAPE ARCHITECT TO INSPECT AND (APPROVE OR ADJUST) PRELIMINARY LAYOUT OF ANY WALLS OR FENCES PRIOR TO THE START OF SAID WORK, I.E. TRENCHES AND FOOTINGS. ANY WORK STARTED WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO CHANGE AT COST TO THE CONTRACTOR.
- ALL RETAINING WALLS TO BE WATERPROOFED WITH (2) COATS MIRASEAL, HOT LIQUID RUBBER WATERPROOFING APPLIED DIRECTLY TO CMU / PIP WALL, OR APPROVED EQUAL. SEE CIVIL ENGINEERING PLANS FOR DRAINAGE BEHIND WALL.
- CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AS REQUIRED BY BUILDING PERMIT AND/OR DETAIL.
- CONTRACTOR IS RESPONSIBLE FOR BIDDING AND INSTALLING WALL/FENCE FOOTINGS PER SITE SOILS REPORT, WHERE THE REPORT EXCEEDS THE ABOVE NOTES.
- WHENEVER THE REQUIREMENTS OF THE SOILS REPORT EXCEEDS THE ABOVE NOTES, THE CONTRACTOR SHALL SUBMIT ALL REVISED CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION.

## STEEL FENCING/GATE NOTES:

- STEEL - HIGH STRENGTH, COLD ROLLED STEEL, COVERED IN AN IN-LINE DIPPED GALV. ZINC.
- CLEAN & PREP - GRINDING WHERE NEC. FOR NEAT APPEARANCE. PANELS ARE CLEANED TO INSURE GOOD ADHESION OF FINISH. WELDS ARE REJUVENATED W/ COLD. GALV. (BRUSHED ON).
- PAINTING - PANELS ARE ELECTROSTATIC SPRAY PAINTED FOR COMPLETE AND EVEN COVERAGE, 2 MIL. THICKNESS WET COAT EPOXY PRIMER AND 2 MIL. THICKNESS WET COAT POLYURETHANE (POLYURETHANE) FOR PLEASING DURABLE FINISH. COLOR OF WROUGHT IRON SHALL BE FLAT BLACK.
- QUALITY CONTROL - PRODUCT SHALL BE INSPECTED AT EACH STAGE OF MANUF. PROCESS TO INSURE PANELS MEET ACCEPTABLE INDUSTRY STANDARDS.
- SHIPPING - PREPACKAGED W/ FOAM AND PALLETIZED TO MINIMIZE DAMAGE DURING SHIPMENT.
- OPENINGS IN FENCE NOT TO EXCEED 4" IN ANY DIRECTION.
- MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 8-1/2 POUNDS FOR EXTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.

## FINISH SCHEDULE:

SHALL BE RENAISSANCE WALL SYSTEM BY DESIGN INDUSTRIES

**BLOCK WALL AND PERIMETER WALL COLOR:**  
SHALL BE KELLY-MOORE HEAT REFLECTIVE COLOR 216, MALIBU BEIGE

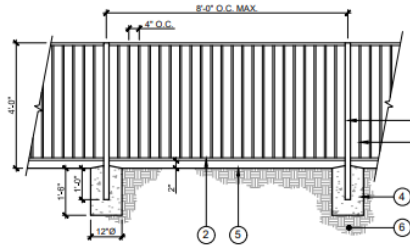
**FREESTANDING ENTRY MONUMENT WALL CAP COLOR:**  
SHALL BE KELLY-MOORE HEAT REFLECTIVE COLOR KMW43, WHITEST WHITE

**FREESTANDING ENTRY MONUMENT WALL STONE VENEER:**  
SHALL BE RIO GRANDE RIVER ROCK STONE VENEER BY DORADO STONE, OR EQUAL TO MATCH EXISTING MONUMENTS ON ORIOLE WAY AND MEADOWLARK ROAD.

## PRODUCT SUPPLIER LIST:

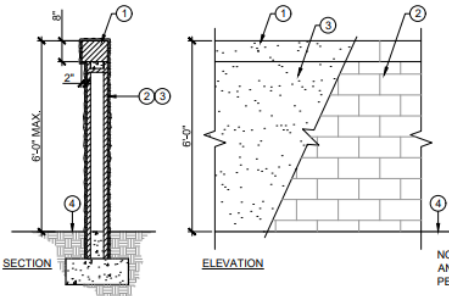
EL DORADO STONE  
3817 OCEAN RANCH BLVD.  
SUITE 114  
OCEANSIDE, CA 92056  
800-925-1491  
www.eldoradostone.com

KELLY-MOORE  
611 CRESTON RD.  
PASO ROBLES, CA 93446  
805-239-1285  
www.kellymoore.com/



- 2" SQ. TUBULAR STEEL POST WITH TOP CAP. INSTALL AT CHANGE IN ELEVATIONS, OR HORIZONTAL DIRECTION. EQUAL SPACING ALONG CONTINUOUS RUNS, MAXIMUM 8'-0" O.C.
- 1" SQ. TUBULAR STEEL HORIZONTAL RAILS.
- 5/8" SQ. TUBULAR STEEL PICKETS.
- CONCRETE FOOTING, 2500 PSI @ 28 DAYS. SLOPE TOP AWAY FROM POST TO DRAIN.
- FINISH GRADE.
- 95% COMPACTED SUBGRADE.

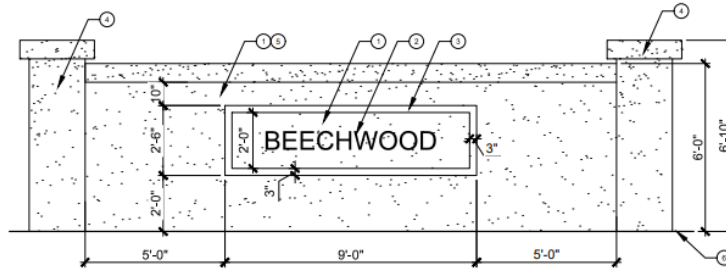
**A TUBULAR STEEL VIEW FENCE**



- 10X8X16 CMU SOLID SPLIT FACE TOP CAP, 2" OVERHANG ON PUBLIC SIDE
- 8X8X16 CMU
- PAINTED STUCCO FINISH ON ALL EXPOSED SURFACES.
- FINISH GRADE.

NOTE: DESIGN OF CONCRETE FOOTING AND STEEL REINFORCEMENT SHALL BE PER STRUCTURAL ENGINEERING PLANS

**C STUCCO PERIMETER WALL**

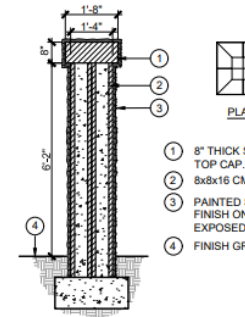


- SMOOTH STUCCO FINISH ON ALL EXPOSED SURFACES. COLOR TO BE KELLY MOORE MALIBU BEIGE
- COMMUNITY NAME TO BE "ARIAL" FONT, 8" HEIGHT, IN MATTE BLACK
- 3" THICK POPOUT
- WALL PILASTER PER DETAIL B, SHEET 45
- WALL PER DETAIL E, SHEET 45
- FINISH GRADE.

**E ENTRY MONUMENT - WALL MOUNT**

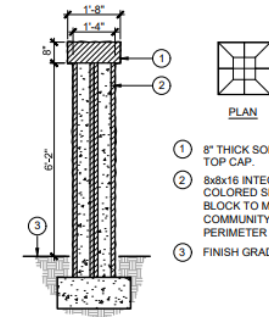
## NOTES:

- STEEL SHALL BE HIGH STRENGTH, COLD ROLLED STEEL, COVERED IN AN IN-LINE DIPPED GALVANIZED ZINC.
- PICKETS, RAILS, & POSTS SHALL BE FASTENED TOGETHER BY WELDING. WELD SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY, STRUCTURAL WELDING CODE, D1.1, LATEST EDITION. GRIND ALL WELDS SMOOTH.
- INSTALL ITEMS SQUARE, LEVEL, ACCURATELY FITTED, AND FREE FROM DISTORTION OR DEFECT.
- COMPONENTS SHALL BE CLEANED PRIOR TO PAINTING TO INSURE GOOD ADHESION OF FINISH.
- COMPONENTS ARE TO BE ELECTROSTATIC SPRAY PAINTED FOR COMPLETE AND EVEN COVERAGE, 2 MIL. THICKNESS WET COAT EPOXY PRIMER AND 2 MIL. THICKNESS WET COAT POLYURETHANE (POLYURETHANE) FOR DURABLE FINISH. PAINT TO MATCH OTHER METAL MEMBRANES.
- FENCE SHALL BE 4' HIGH OR GREATER WITH OPENINGS IN FENCE NOT TO EXCEED 4" IN ANY DIRECTION. THE BOTTOM OF THE FENCE SHALL BE WITHIN 4 INCHES OF THE FINISHED GRADE.



- 8" THICK SOLID CMU TOP CAP.
- 8x8x16 CMU
- PAINTED STUCCO FINISH ON ALL EXPOSED SURFACES.
- FINISH GRADE.

**COMMUNITY PERIMETER WALL PILASTER**

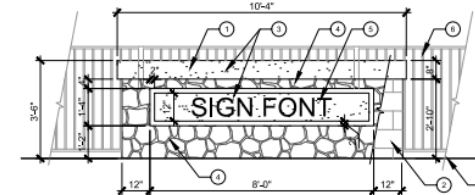


- 8" THICK SOLID CMU TOP CAP.
- 8x8x16 INTEGRALLY COLORED SPLIT FACE BLOCK TO MATCH COMMUNITY PARK PERIMETER WALL.
- FINISH GRADE.

**COMMUNITY PARK WALL PILASTER**

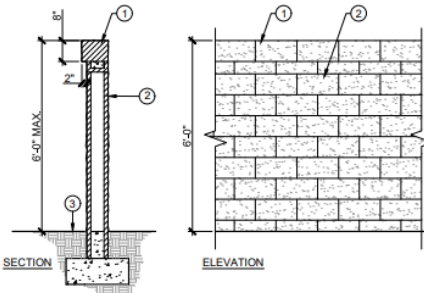
NOTE: DESIGN OF CONCRETE FOOTING AND STEEL REINFORCEMENT SHALL BE PER STRUCTURAL ENGINEERING PLANS

**B WALL PILASTERS**



- 12X8X16 CMU TOP CAP.
- 8x8x16 CMU
- PAINTED STUCCO FINISH ON ALL EXPOSED SURFACES. COLOR TO BE KELLY MOORE MALIBU BEIGE
- STONE VENEER PER FINISH SCHEDULE (VENEER TO BE PLACED ON MONUMENT FRONT AND SIDES)
- COMMUNITY NAME TO BE "ARIAL" FONT, 8" HEIGHT IN MATTE BLACK
- BACKGROUND FENCE PER WALL PLANS
- FINISH GRADE.

**D ENTRY MONUMENT - FREESTANDING**



- 10X8X16 CMU SOLID SPLIT FACE TOP CAP, 2" OVERHANG ON PUBLIC SIDE
- 8X8X16 INTEGRALLY COLORED SPLIT FACE BLOCK.
- FINISH GRADE.

NOTES:  
- DESIGN OF CONCRETE FOOTING AND STEEL REINFORCEMENT SHALL BE PER STRUCTURAL ENGINEERING PLANS  
- SPLIT FACE BLOCK COLOR TO MATCH PERIMETER WALL STUCCO COLOR. SUBMIT SAMPLES

**E SPLIT FACE PERIMETER WALL**

O.	BY	DATE	REVISION



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



Page 7

PROJECT NO: 19544 DRAWN/DESIGNED BY: SC  
DATE: 09/08/2024 CHECKED BY: PT

**RICK**  
1160 MARSH STREET SUITE #150  
SAN LUIS OBISPO, CA 93401  
805.544.0707  
rickengineering.com  
San Diego • Riverside • San Luis Obispo • Sacramento • Orange • Tucson • Phoenix • Las Vegas • Denver

CONSTRUCTION DOCUMENTS PREPARED FOR:  
**BEECHWOOD TRACT 3166  
PHASE 1**  
CITY OF PASO ROBLES

DRAWING TITLE  
**WALL AND FENCE  
DETAILS**

DRAWING NO. **45**  
SHEET NO. 45 OF 68

# DRC Item 1

## STANDARD WALL COLOR OPTIONS

THE COLORS PROVIDED BELOW ARE SUGGESTED COLOR OPTIONS FOR THE COMMUNITY PERIMETER WALL, BLOCK WALL, AND ENTRY MONUMENT WALL.

KELLY-MOORE HEAT REFLECTIVE COLORS:




KM561-L Snip of Tannin



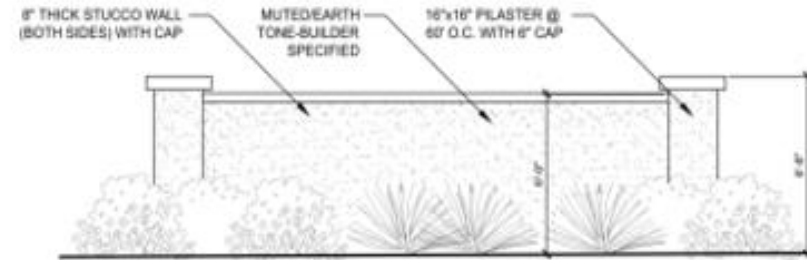
## WALL LEGEND

SYMBOL DESCRIPTION

 Proposed Community-Based Perimeter Wall Along Primary Roadways - 6' high Block Wall w/ Stucco Finish (both sides) and Blockcap @ 2" O.C. with 6" cap



PLAN VIEW



COMMUNITY PERIMETER WALL













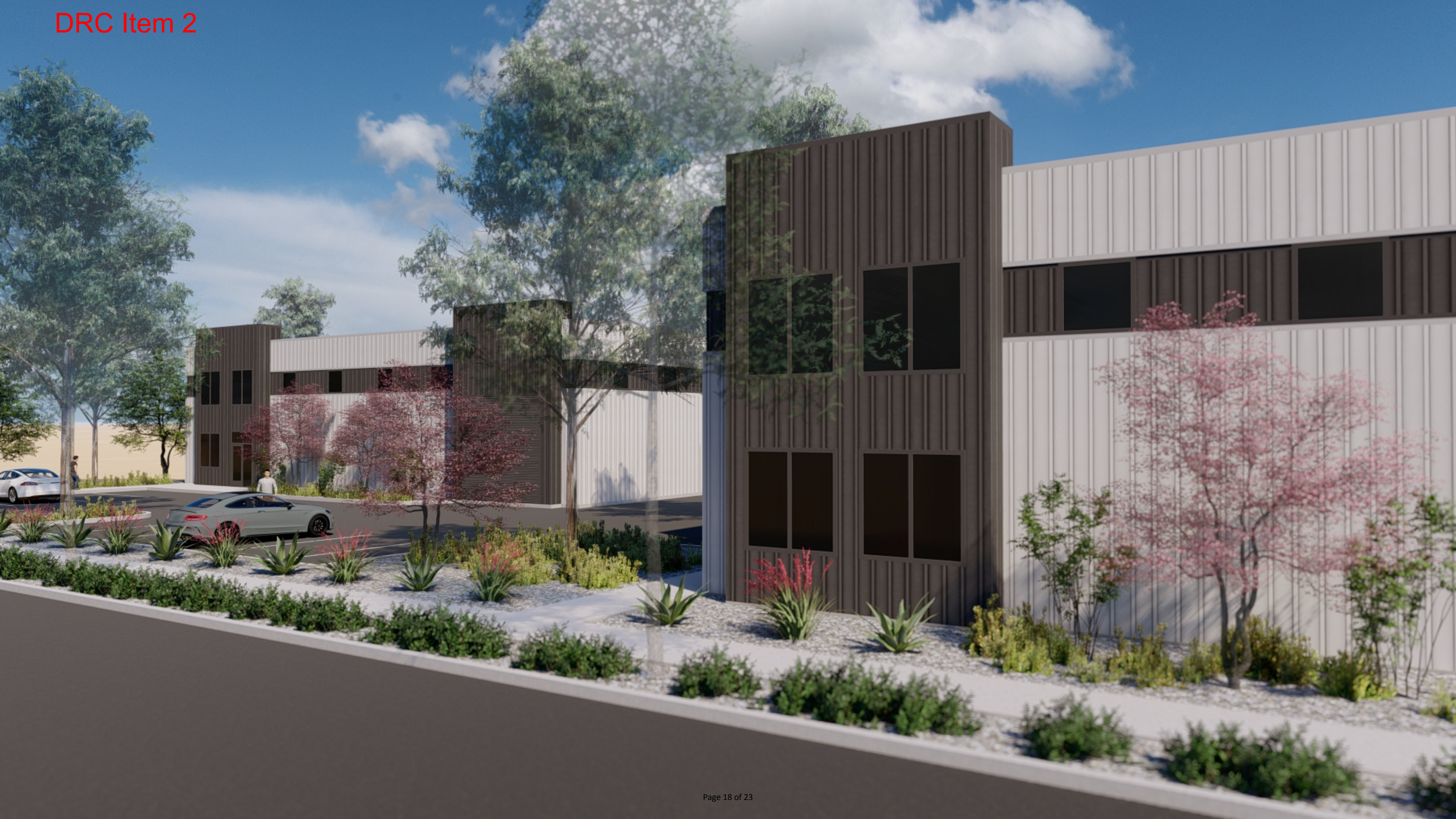




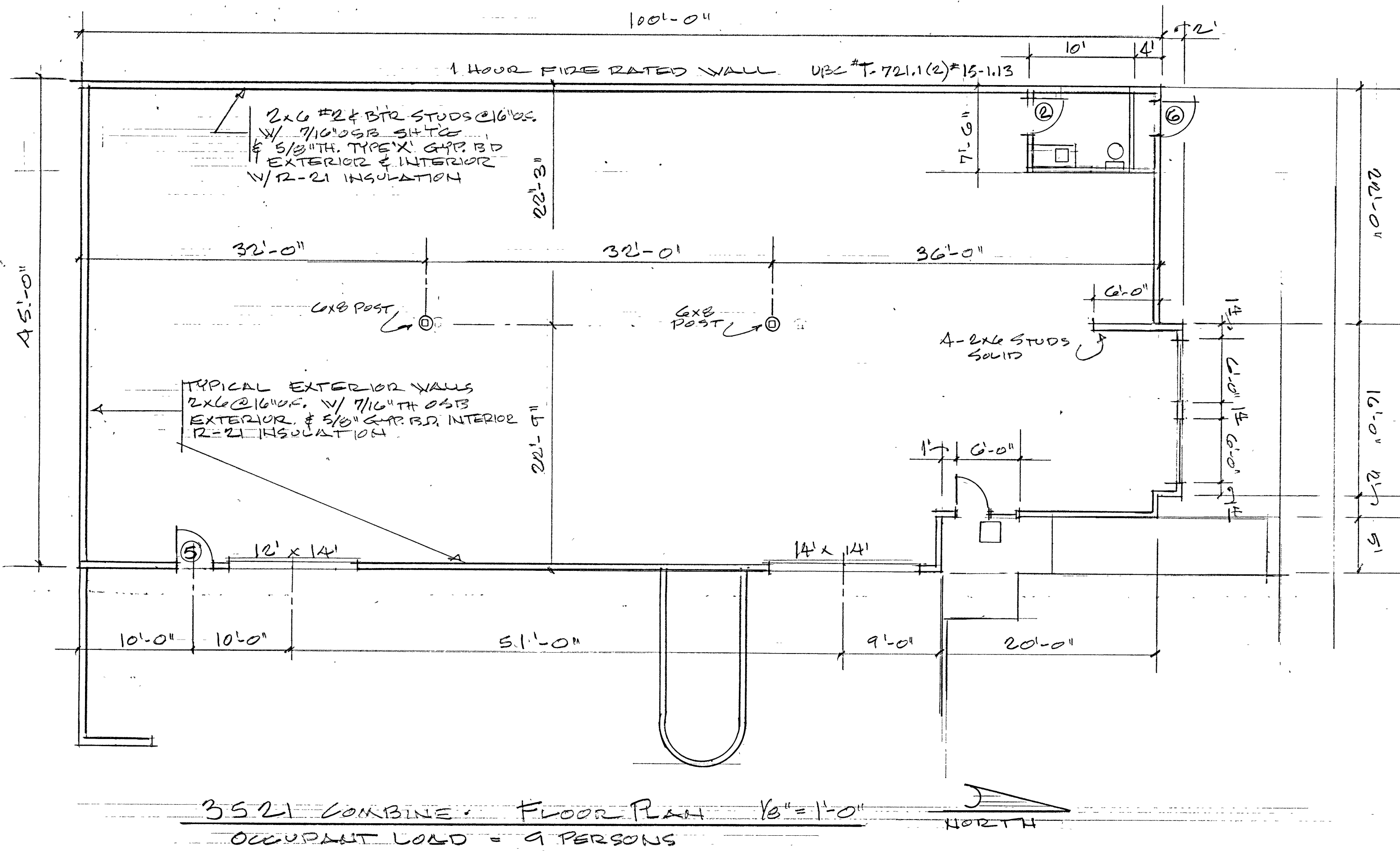
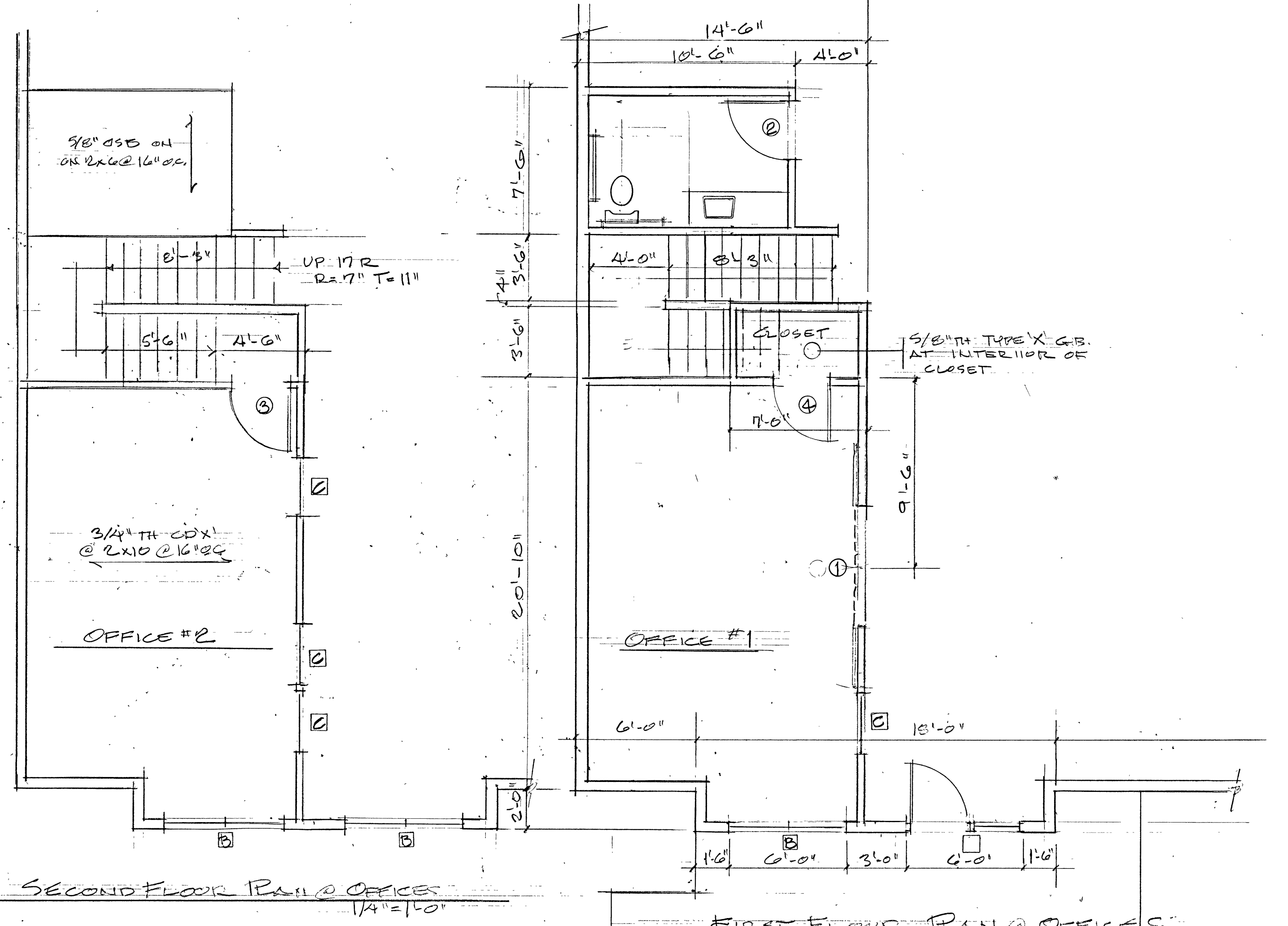
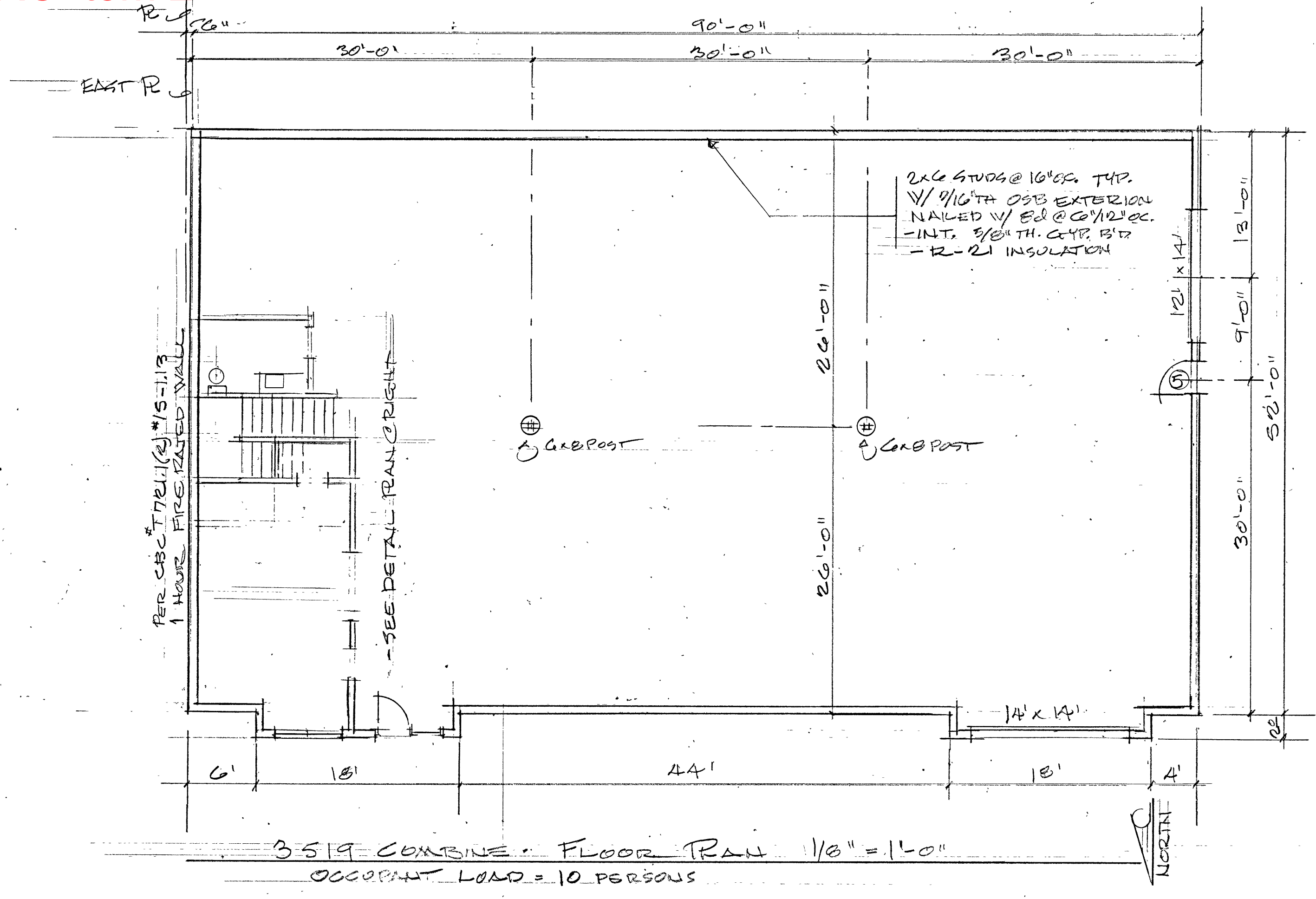








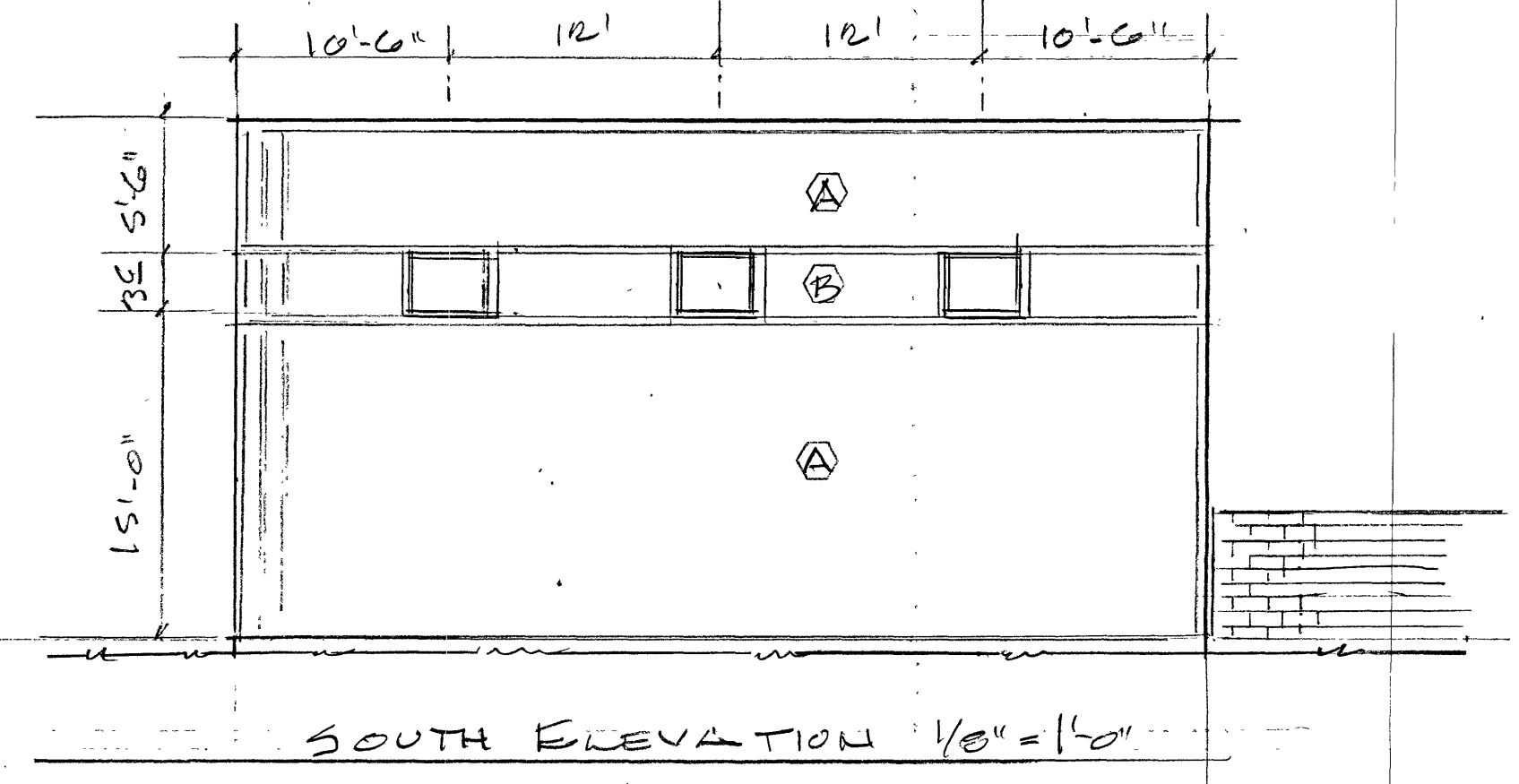
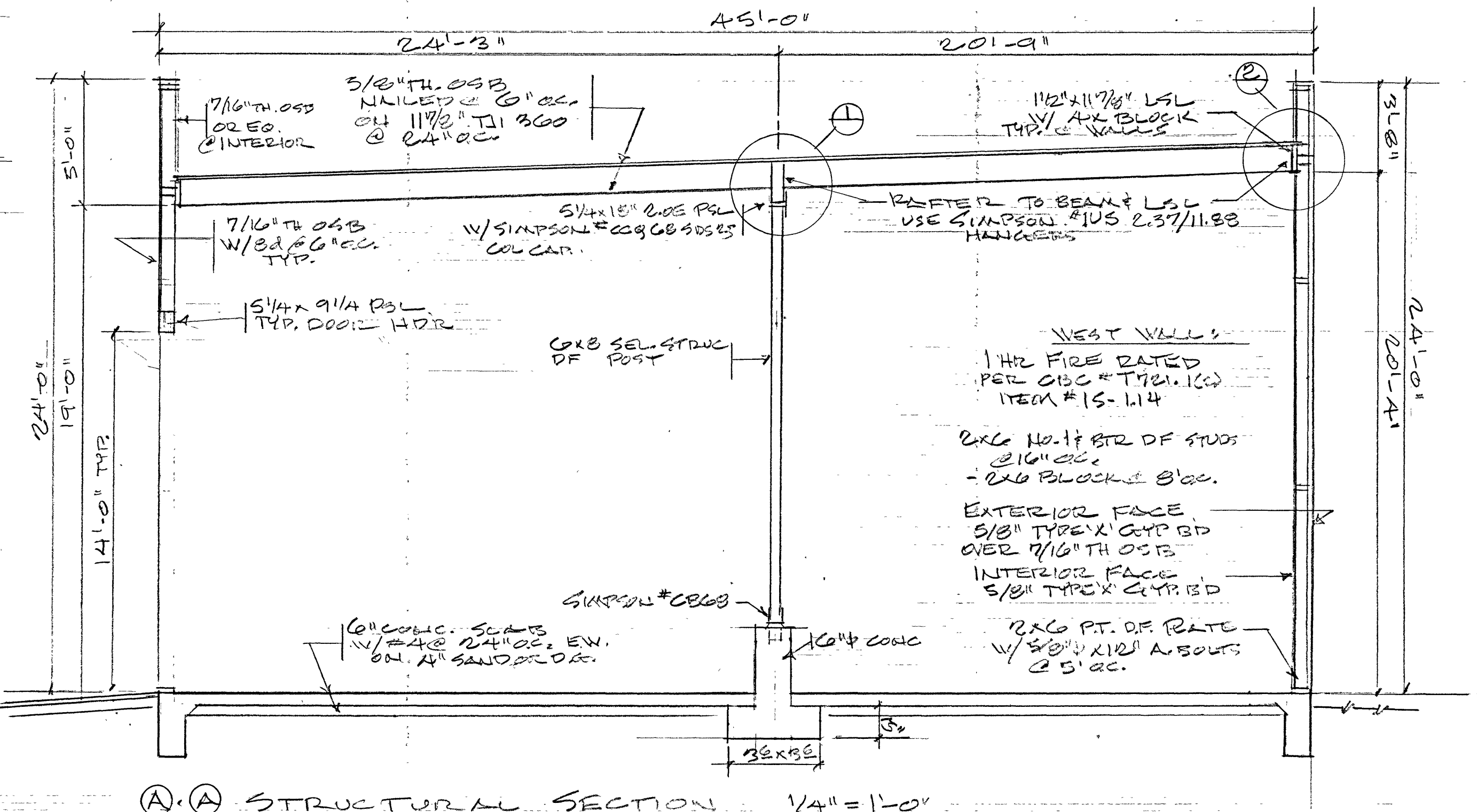
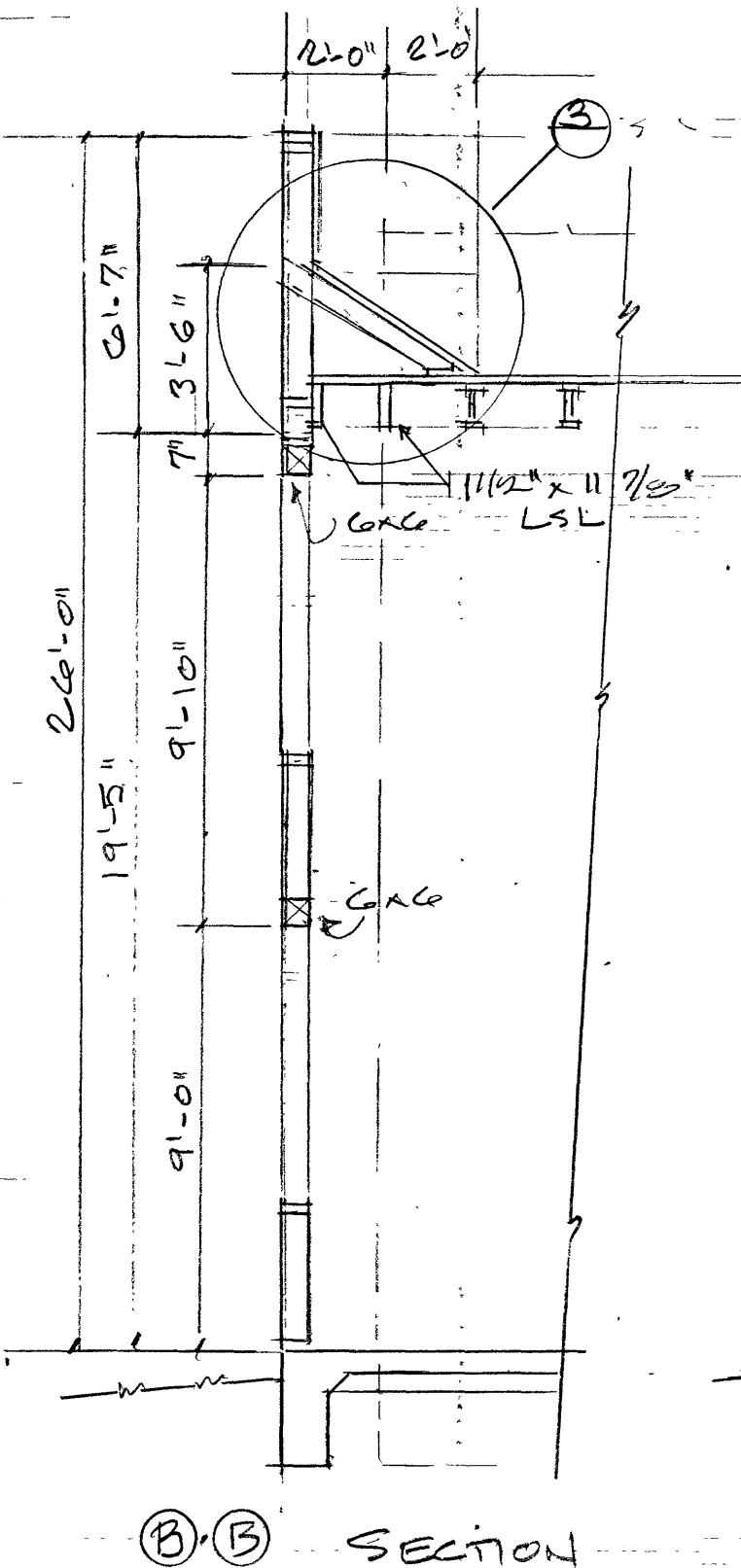
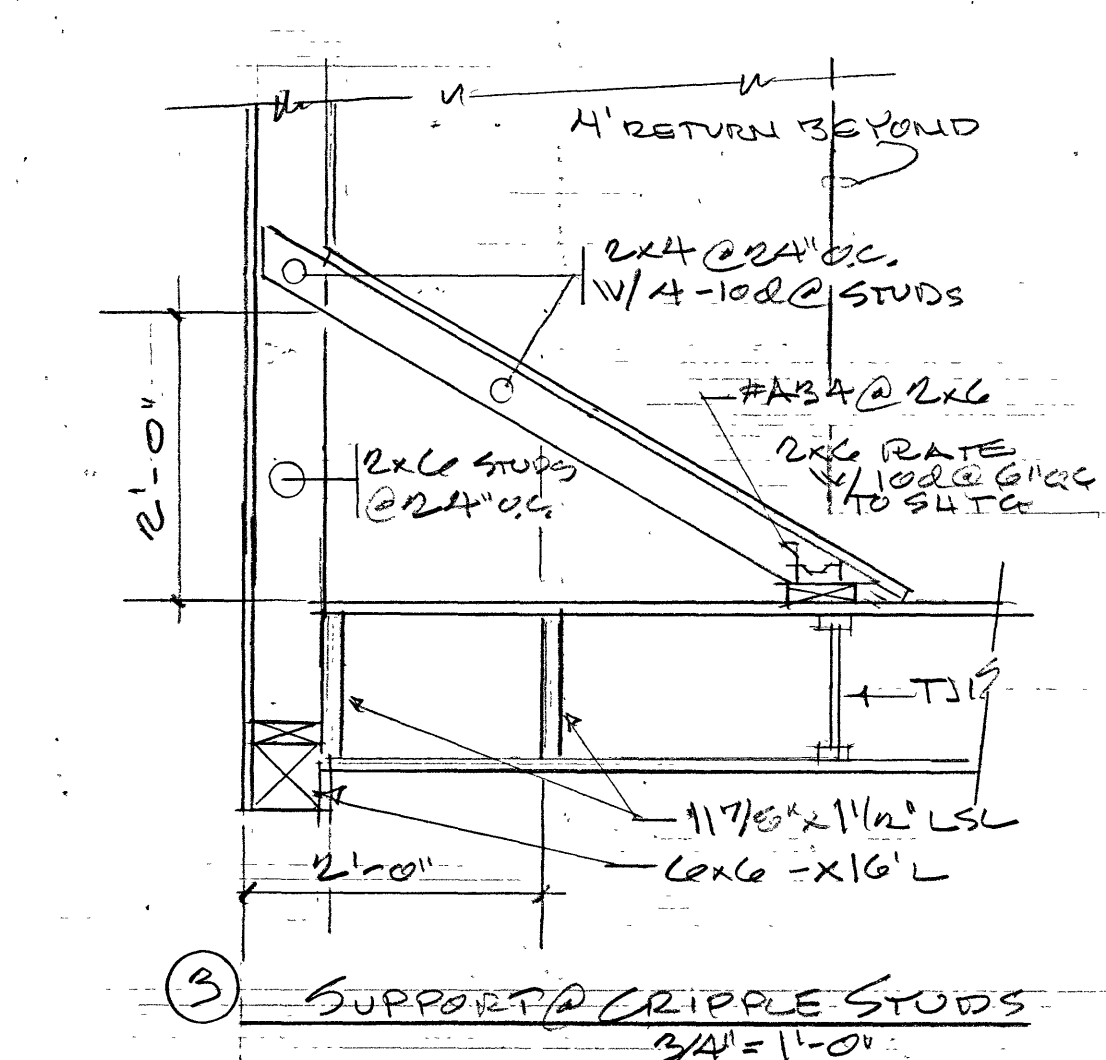
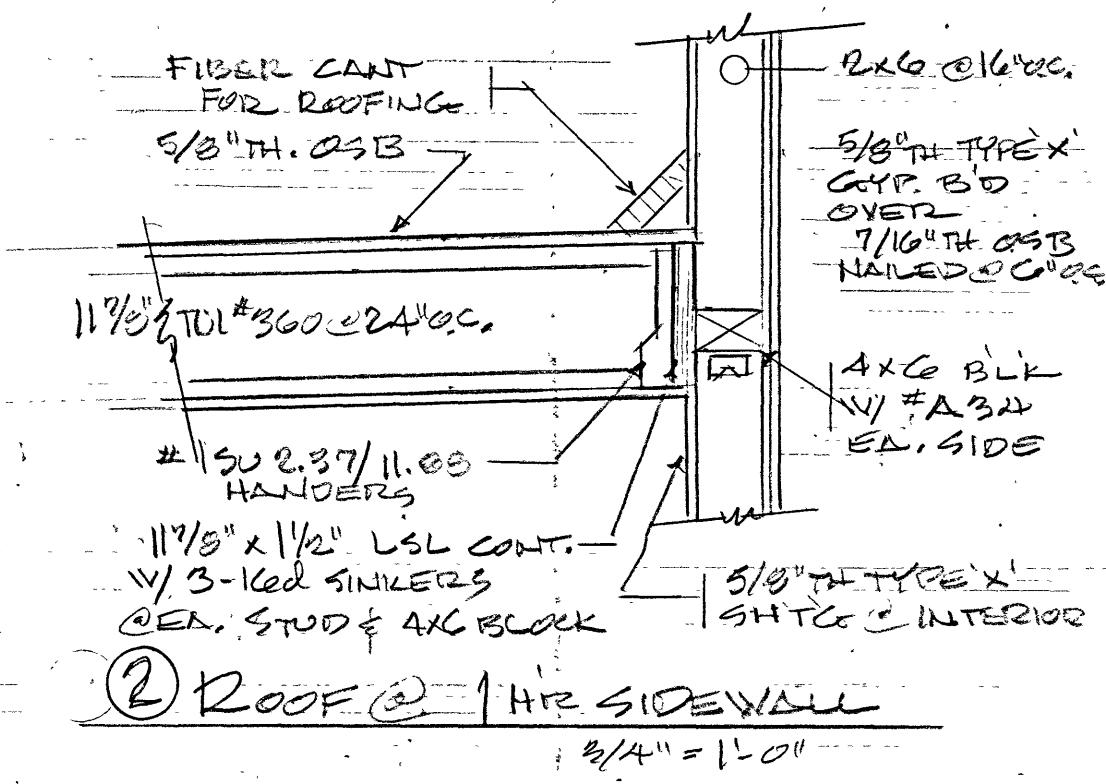
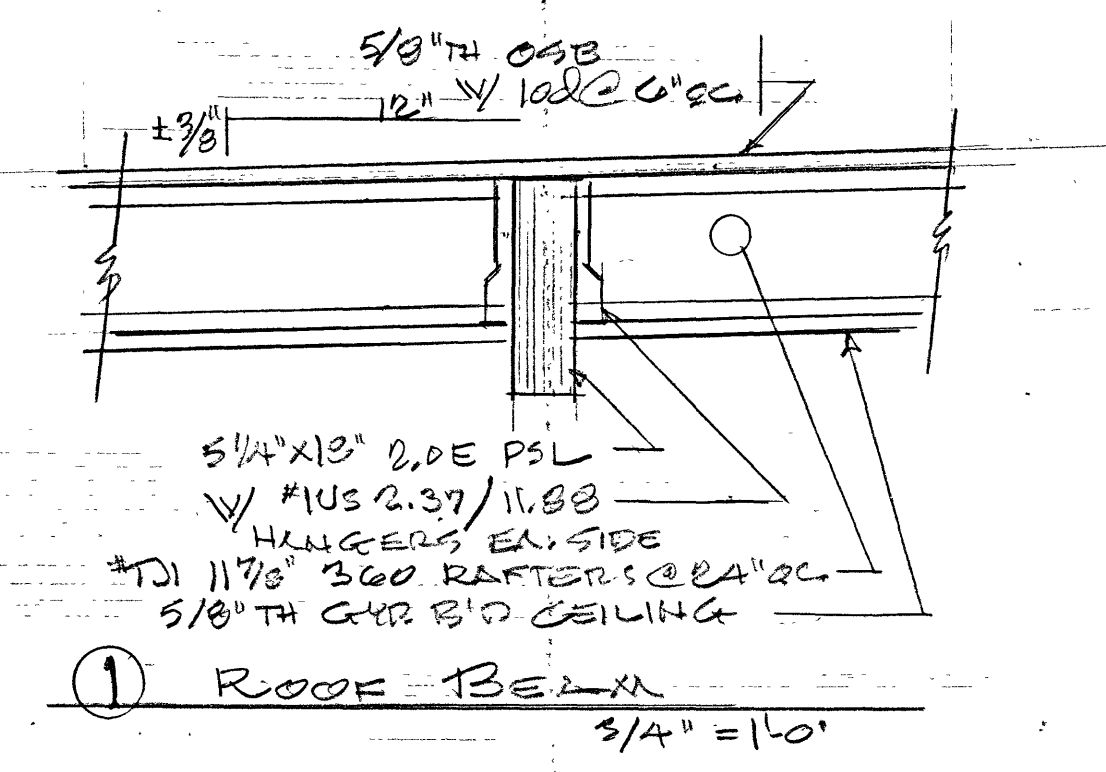
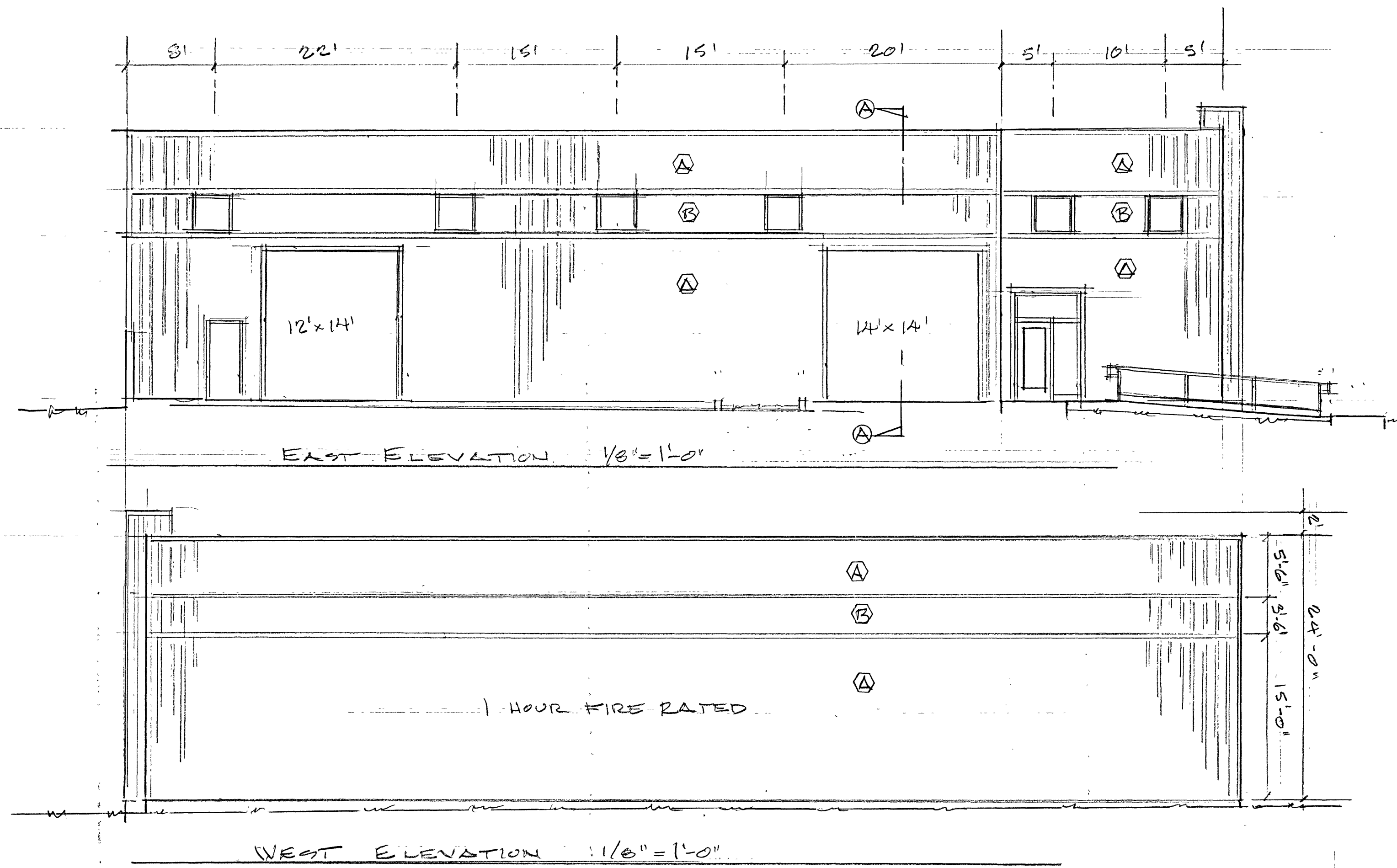
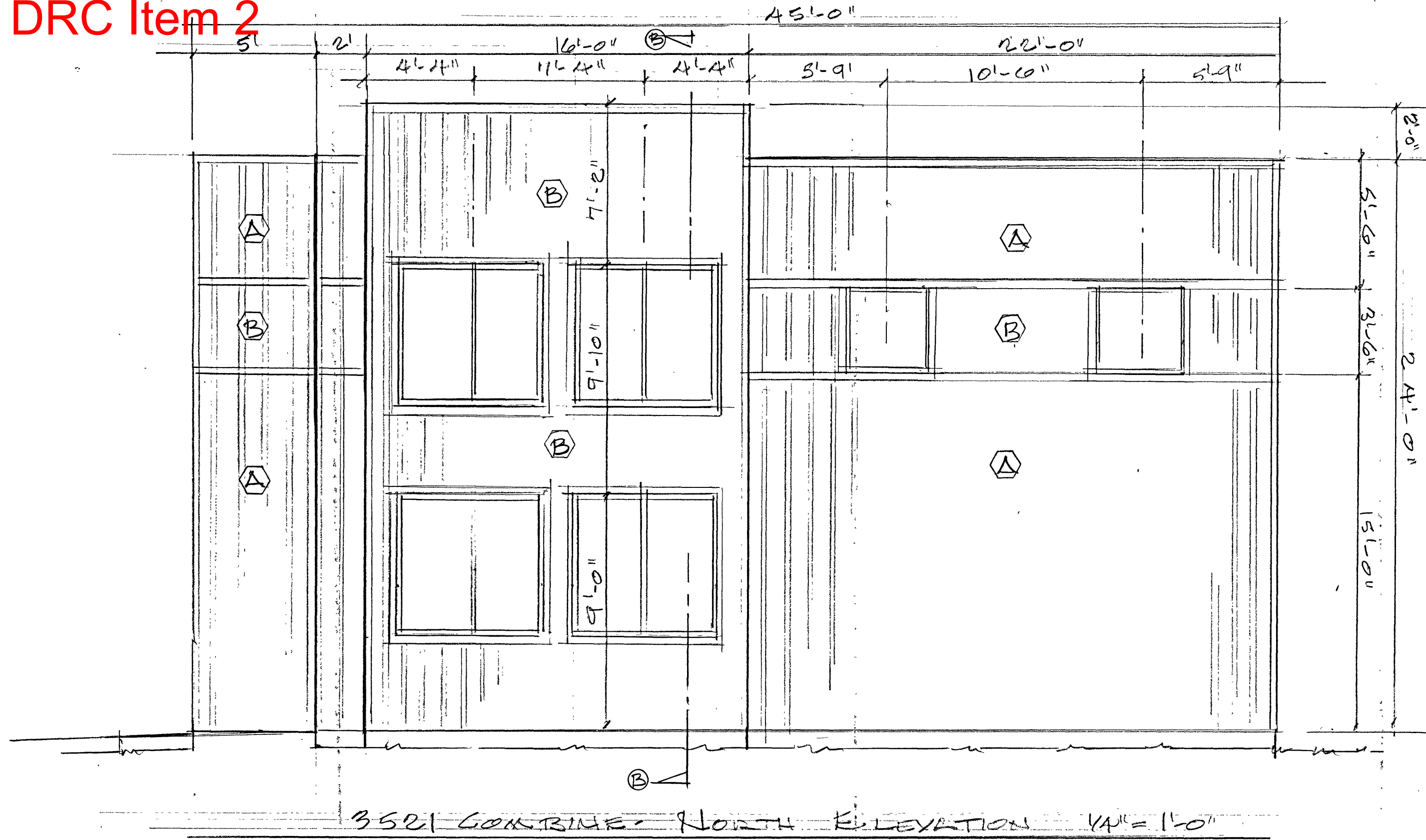


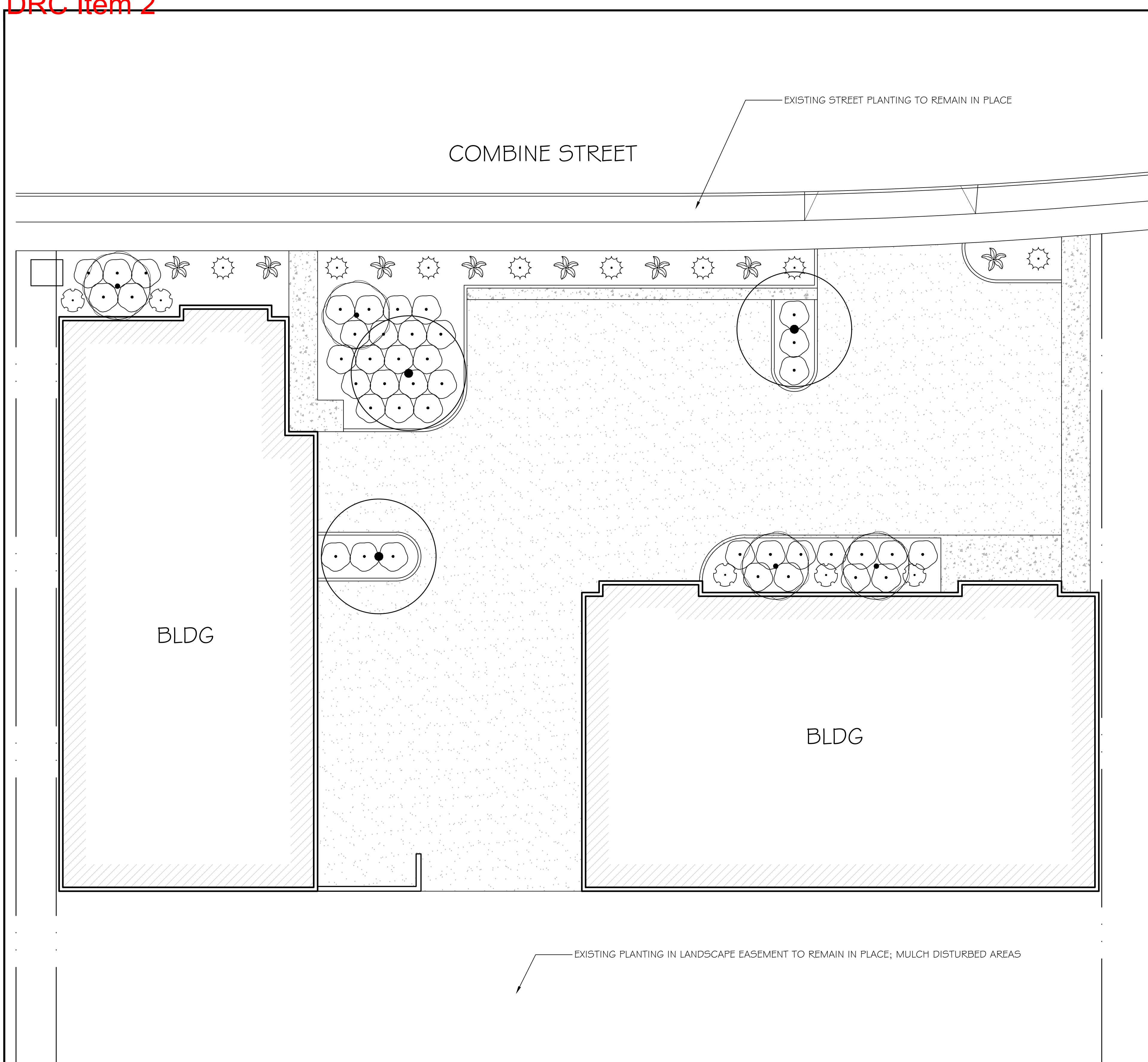


- DOOR SCHEDULE:**
- ① PAIR 32x62 1 3/8" TH SOLID CORE W/ HARD BOARD FACES & PENKO #280A OVERHEAD SLIDING HDWARE OR EQ. - LOCKSET BY OWNER
  - ② 32x62 1 3/4" TH SOLID CORE W/ HD'RD FACES - SCHLAGE #540 LOCKSET W/ JUPITER LEVER
  - ③ 32x62 1 3/4" TH SOLID CORE W/ HD'RD FACES - SCHLAGE #51PD LOCKSET W/ JUPITER LEVER
  - ④ 28x62 1 3/8" TH SOLID CORE W/ HD'RD FACES - SCHLAGE #510D W/ JUPITER LEVER
  - ⑤ 32x62 1 3/4" TH FOAM CORE 20 GA STEEL DR #18 GA JAMB - SCHLAGE #551PD W/ JUPITER LEVER
  - ⑥ 32x62 1 3/4" TH FOAM CORE 20 GA STEEL DR #18 GA JAMB - SCHLAGE #L46AD, KEY ONLY @ EXTERIOR

- WINDOW SCHEDULE:**
- A 3'-6" x 3'-6" DUAL GLAZED ALUMINUM - DARK BRONZE MIL GARD SERIES 920 C
  - B 6'-0" x 6'-0" DUAL GLAZED ALUM MIL GARD SERIES 920 C - TRUE DIVIDED LIGHT
  - C 3'-0" x 4'-0" 1/8" OSB - 12 AFF HEAD INTERIOR FIXED CLEAR GLASS W/ PT GR. VROD FRAMES & STOPS.
  - D STORE FRONT ENTRY - OLDCASTLE OR EQ. DUAL GLAZED ALUM - DARK BRONZE MEDIUM SILE DOOR 3272 W/ MIN. 10" SILL - 1" IN SWING! & HEAD MOUNT CLOSER & ADAMS RITE KEY ONLY LOCKSET & DEAD BOLT & 9" PULLS EA. SIDE







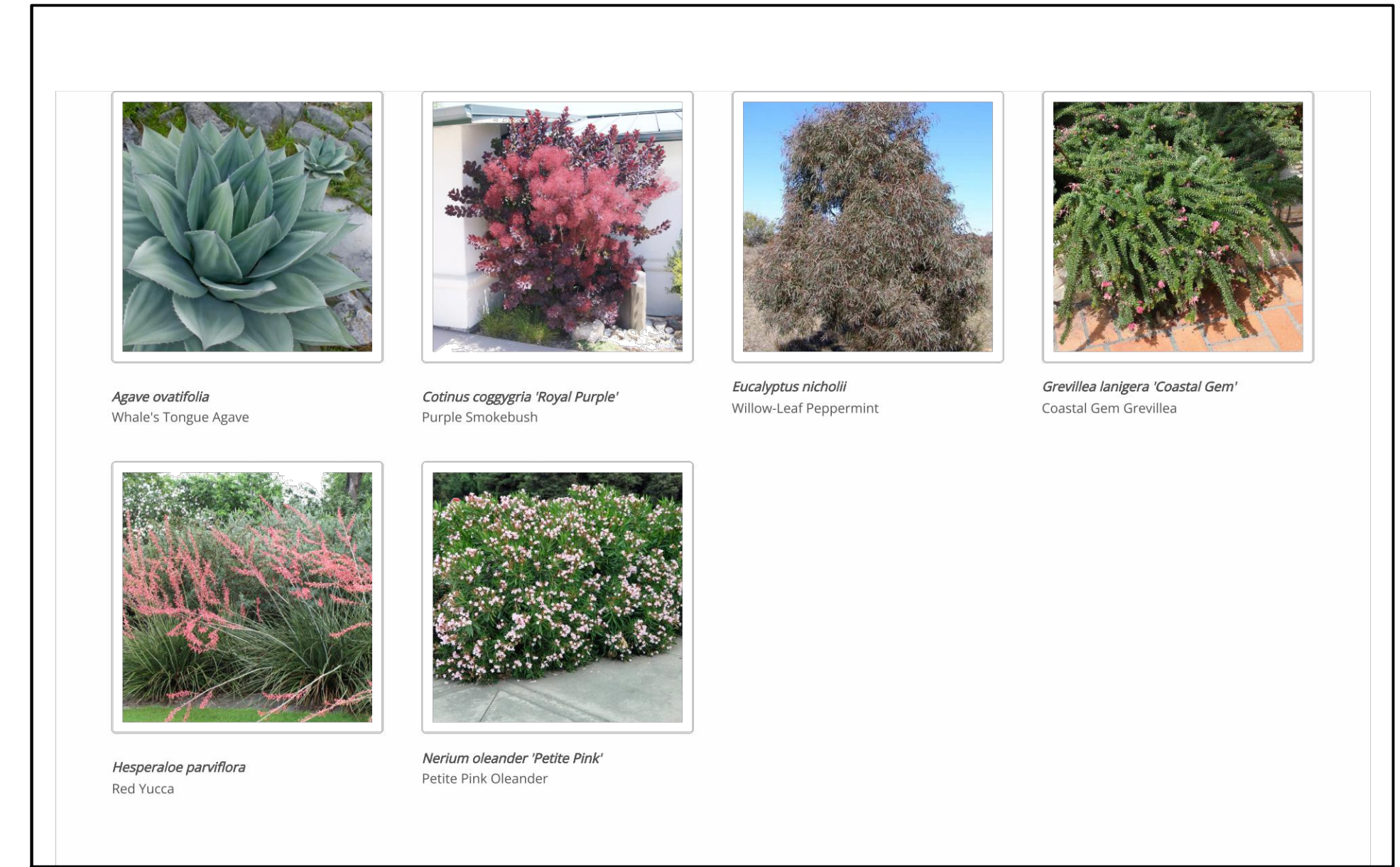
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	H X W
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	4	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	15 GAL	12-15' H X 10-15' W
	3	EUCALYPTUS NICHOLII / NICHOLS WILLOW-LEAFED PEPPERMINT	24" BOX	30-40' H X 20-30' W

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W
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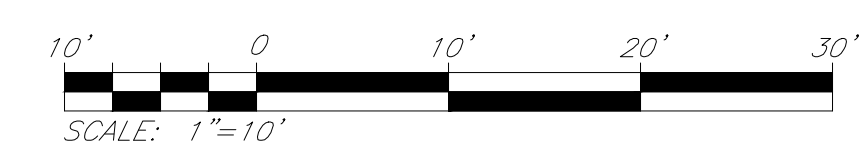
	41	GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	1 GAL	1-2' H X 4-5' W
	6	NERIUM OLEANDER 'PETITE PINK' / DWARF PINK OLEANDER	5 GAL	3-5' H X 3-5' W
	8	AGAVE OVATIFOLIA / WHALE'S TONGUE AGAVE	5 GAL	3-4' H X 3-4' W
	8	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	3-4' H X 2-4' W



GENERAL NOTES:

- ALL PLANTED AREAS TO RECEIVE 2" LAYER OF 3/4" ROCKY CANYON GRAVEL MULCH WITH WEED BARRIER OR OWNER APPROVED EQUAL UNLESS OTHERWISE NOTED.
- FINAL LANDSCAPE PLANS TO SPECIFY AUTOMATIC DRIP IRRIGATION SYSTEM WITH APPROPRIATE ZONES FOR ALL PLANTING AREAS.
- TREES WITHIN 5 FT. OF PAVING, CURBS OR FOUNDATIONS SHALL HAVE ROOT BARRIERS INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- INSTALL (2) 3" DIA. PRESSURE TREATED TREE STAKES, AND (4) 'CINCH-TIES' AT EACH STANDARD TREE.
- ALL SHRUBS AND TREES LESS THAN 24" BOX TO BE INSTALLED WITH GOPHER BASKETS.
- THE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME SHALL THE CONTRACTOR APPLY WATER AT THE RATE OF FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.

THIS LANDSCAPE PLANTING PLAN COMPLIES WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.



8045 Morro Road  
Atascadero, CA 93422  
805-466-6263  
www.madronelandscape.com  
C-27 Lic. 713969

All reports, drawings, specifications, computer files, field data, notes and other documents prepared by MADRONE LANDSCAPE as instruments of service shall remain the property of MADRONE LANDSCAPE, and all common law, statutory and other reserved rights, including the copyrights thereto, shall be retained.

SHEET TITLE  
**LANDSCAPE CONCEPT PLAN**

PROJECT NAME & ADDRESS  
**BEJAR RICO LLC  
COMBINE STREET  
PASO ROBLES, CA 93446**

REVISION	DATE
CONCEPT	7.24.24
REVISION 1	
REVISION 2	

DRAWN BY  
  
OWNER APPROVAL

STAMP  
**NOT FOR CONSTRUCTION**

PROJECT NUMBER

FILE NAME  
Bejar; Concept

PLOT DATE  
JULY 24, 2024

SHEET NUMBER  
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