



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

Monday, February 10, 2025, 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. 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.

| | Pages |
|--|--------------|
| A. CALL TO ORDER | |
| B. ROLL CALL | |
| C. DISCUSSION ITEMS | |
| 1. Item 1 | 2 |
| File #: P25-0002 / SGN25-02 | |
| Requested Action: DRC Final Action | |
| Application: Request for a new hanging sign for Paso Robles Wine Country Alliance | |
| Location: 1314 Spring Street | |
| Applicant: Joel Peterson, PRWCA / Southpaw Signs | |
| 2. Item 2 | 5 |
| File #: P20-0088 / PD 20-18 / B22-0056 | |
| Requested Action: DRC Final Action | |
| Application: Finding of substantial compliance for fence materials. | |
| Location: 2931 American Way | |
| Applicant: John Wright, JWC Welding | |
| 3. Item 3 | 6 |
| File #: P24-0043 / SPR24-03 | |
| Requested Action: DRC Final Action | |
| Application: Commercial addition to Cregors | |
| Location: 611 Spring Street | |
| Applicant: Preston Jones on behalf of Feras | |
| D. ADJOURNMENT | |



**SOUTHPAW
SIGN CO**

Southpaw Sign Company, Inc.
1820 Railroad Street
Oceano, CA 93445
805.474.5700
southpawsigns.com

Customer: Jenna Hidingier
Project: Paso Robles Templeton
Chamber of Commerce
Visitors Center

Page 2 of 6

This artwork is property of Southpaw Sign Company and may not be reproduced without written permission from Southpaw Sign Company. A 50% deposit is required to start all work, balance due upon completion. The prices, specifications and conditions as described are satisfactory and are hereby accepted. Southpaw Sign Company is authorized to do the work as specified.

Date

**Spring Street
Building Elevation
Wall Signage**

A3



PASO ROBLES

WINE COUNTRY ALLIANCE

3

PASO ROBLES
WINE COUNTRY ALLIANCE

HOURS

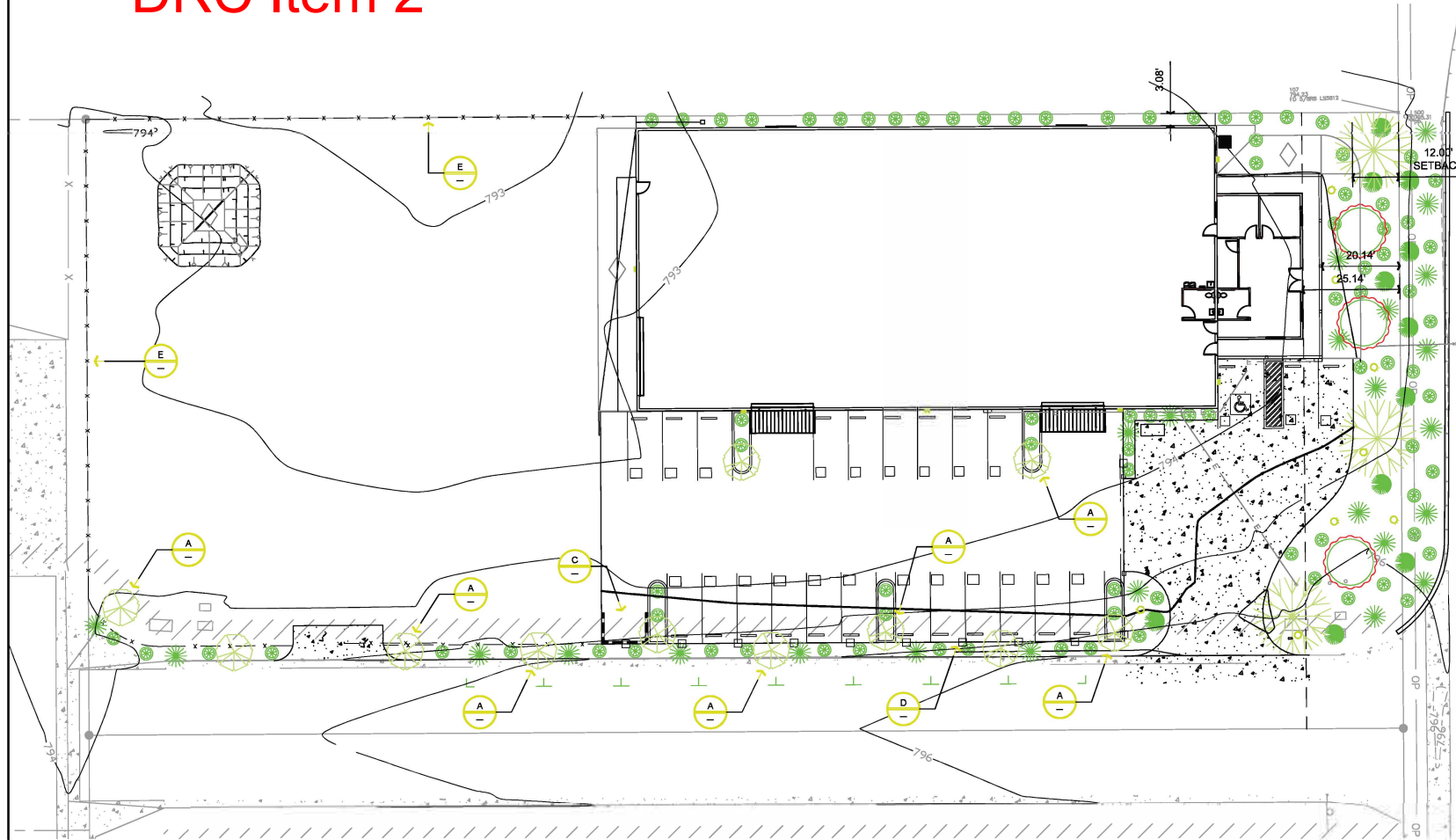
| | |
|-----------|-------------|
| Monday | 9:00 - 5:00 |
| Tuesday | 9:00 - 5:00 |
| Wednesday | 9:00 - 5:00 |
| Thursday | 9:00 - 5:00 |
| Friday | 9:00 - 2:00 |



DRC Item 1



DRC Item 2



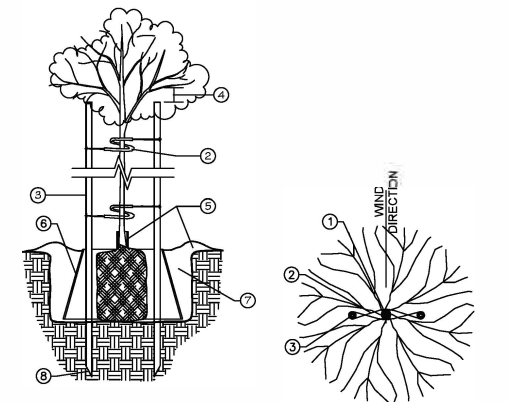
LANDSCAPE PLAN

1" = 20'



| LEGEND | |
|--------|--|
| | LANDSCAPE LIGHTING |
| | EXTERIOR DOWNCAST LIGHTING |
| | FENCING PER DETAIL "D", ON THIS SHEET. |
| | FENCING PER DETAIL "E", ON THIS SHEET. |
| | HVAC CONDENSOR |

| PLANTING SYMBOL LEGEND | | | | |
|------------------------|--|---------|-----|---------------|
| SYMBOL | COMMON NAME (BOTANICAL NAME) | SIZE | QTY | SPACING |
| | DWARF MAT RUSH (LOMANDRA LONGIFOLIA 'BREEZE') | 1 GAL. | 85 | 60"-120" O.C. |
| | FLAMENCO RED HOT POKER (KNIPHOFIA UVARIA 'FLAMENCO') | 1 GAL. | 28 | |
| | CLEVELAND SAGE (SALVIA CLEVELANDII) | 5 GAL. | 11 | |
| | LONDON PLANE TREE (PLATANUS ACERIFOLIA) | 24" BOX | 11 | |
| | ARBUTUS MULTI-TRUNK (ARBUTUS X 'MARINA') | 48" BOX | 3 | |
| | COAST LIVE OAK TREE (QUERCUS AGRIFOLIA) | 24" BOX | 3 | |
| | LIGHT GAUGE METAL LATTICE GRID w/ VINES | | 2 | |



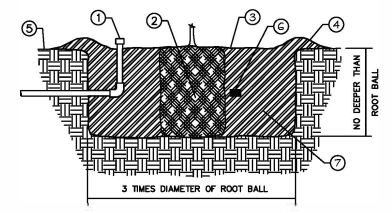
TREE NOTES

- TREE TRUNK
- V.I.T.'S "CLINCH TIES, OR EQUAL, FOUR REQUIRED. SECURE TIES TO STAKE WITH 6d GALVANIZED NAILS. (24" - 15 GAL., 18" - 5 GAL.)
- 2" DIAMETER LODGE POLE STAKES, LENGTH AS REQUIRED.
- PROVIDE 6" CLEARANCE FROM TREE BRANCHES TO TOP OF STAKES.
- IN LAWN AREAS, OMIT WATERING BASIN MOUNDS AND INSTALL V.I.T.'S "TRIM GUARDS" AROUND TREE TRUNKS BASE.
- INSTALL DEEP ROOTS NO. 22-30-18RP, DEEP ROOT BARRIER IN ALL PLANT PITS WHEN TREE'S WITHIN 8' OF PAVING.
- SEE PLANT PIT DETAIL "B", ON THIS SHEET, FOR REQUIREMENTS.
- DRIVE TREE STAKES OUTSIDE OF ROOT BALL AND A MINIMUM OF 12" INTO UNDISTURBED SOIL.

| GROUND COVERS | |
|---------------|---|
| | NEGRANTI, 1" - 2" SEE PLANTING NOTES. |
| | 30% DEER GRASS AND 70% SLENDER VELD'T GRASS MIX SEE PLANTING NOTES. |
| | MEXICAN PEBBLE, 2" - 4" DIA. SEE PLANTING NOTES. |
| | SYNTHETIC TURF |

- ### PLANTING NOTES
- CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITTAL PACKAGE FOR REVIEW AND APPROVAL. INCLUDE PHOTOS OF ANY SUBSTITUTES, CLEARLY LABELED.
 - ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION. SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.
 - CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
 - PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.
 - UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING.
 - ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.
 - SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.
 - ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.
 - LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.
 - ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.
 - TREES SHALL BE INSTALLED NO CLOSER THAN TEN (10) FEET FROM UTILITIES.
 - TREES TO BE PLANTED WITHIN FIVE (5) FEET OF HARD-SCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER.
 - ALL PLANTING AREAS TO RECEIVE 3" THICK MIN. LAYER OF 'STRINGY CEDAR' BARK MULCH UNLESS NOTED OTHERWISE. PROVIDE SAMPLE FOR APPROVAL.
 - REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.
 - PLANT ALL SPECIMEN TREES PER NURSERY RECOMMENDATIONS INCLUDING IRRIGATION AND DRAINAGE.
 - COMPOST TO BE ADDED TO LANDSCAPE AREAS AT A RATE OF NO LESS THAN 4 CUBIC YARDS/1000 S.F. TO A DEPTH OF 6 INCHES.

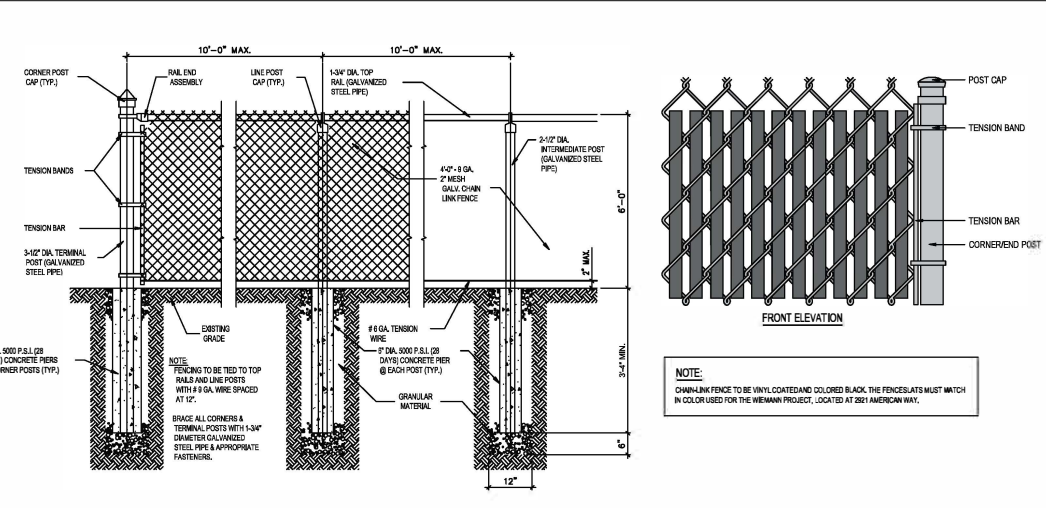
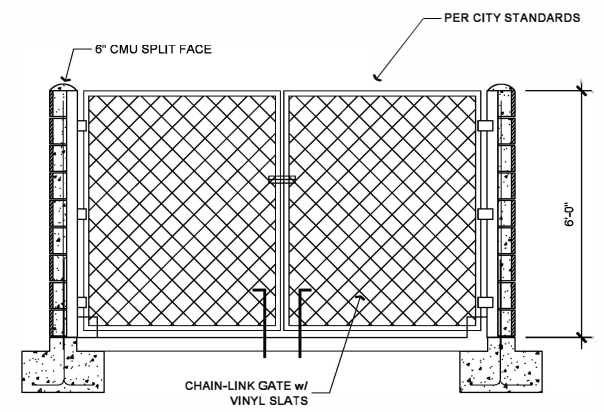
A DOUBLE STAKE AT TREE DETAIL



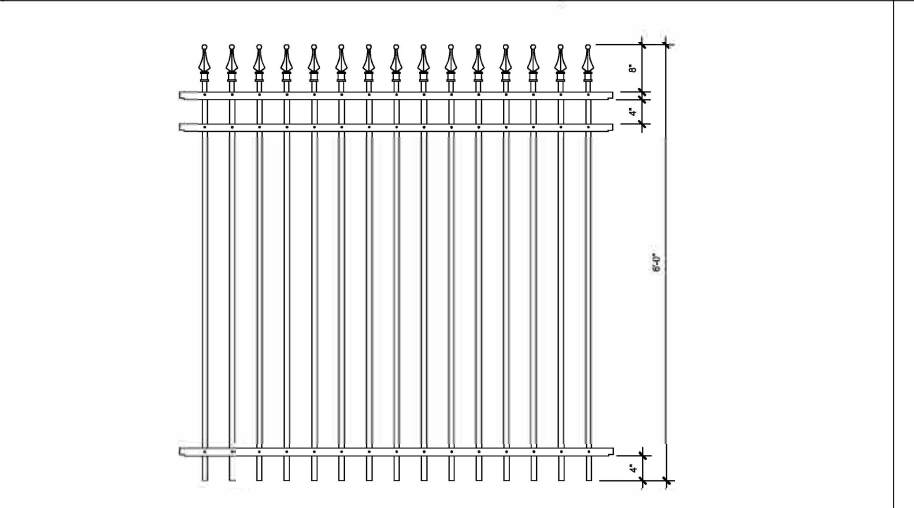
PLANTING NOTES

- BUBBLER OR DRIP EMITTER LOCATION INSIDE WATERING BASIN.
- ROOT BALL.
- 1" LAYER OF NITROGENIZED REDWOOD MULCH, OR SEE PLANS ON TYPE OF MUGH TO APPLY. KEEP A 3" CLEARANCE AROUND TRUNK(S) OF ALL SHRUBS AND TREES.
- CONSTRUCTED TAMPED EARTH MOUND FOR WATERING BASIN. LOCATE AT OUTSIDE EDGE OF PLANT PIT. 2" HIGH FOR 1 AND 5 GALLON PLANTS, 4" HIGH FOR 15 GALLON, AND LARGER PLANTS. OMIT IN LAWN AREAS.
- FINISH GRADE.
- "AGRIFORM" 20-15 PLANTING TABLETS. PLACE TABLETS HALFWAY UP AND 1" AWAY FROM ROOT BALL. USE 1 TABLET FOR 1 GALLON, 2 TABLETS FOR 5 GALLON, 3 TABLETS FOR 15 GALLON AND FOR LARGER PLANTS. USE 1 TABLET FOR EACH 1/2" OF TRUNK DIAMETER. PLACE TABS EQUALLY SPACED AROUND ROOT BALL.
- PLANT PIT BACK-FILL. USE NOT AMENDMENTS UNLESS STATED DIFFERENTLY IN PLANTING NOTES. BACK FILL SHALL BE NATIVE SOIL BROKEN UP FINELY AND ROCK (1" OR LARGER) AND OTHER DELETERIOUS REMOVED. REMOVE ALL CLAY SLICKS FROM WALL OF PLANT PIT AND SCARIFY SIDES AND BOTTOM. WATER SETTLE PLANT PIT ONCE BACK-FILLING IS COMPLETE.

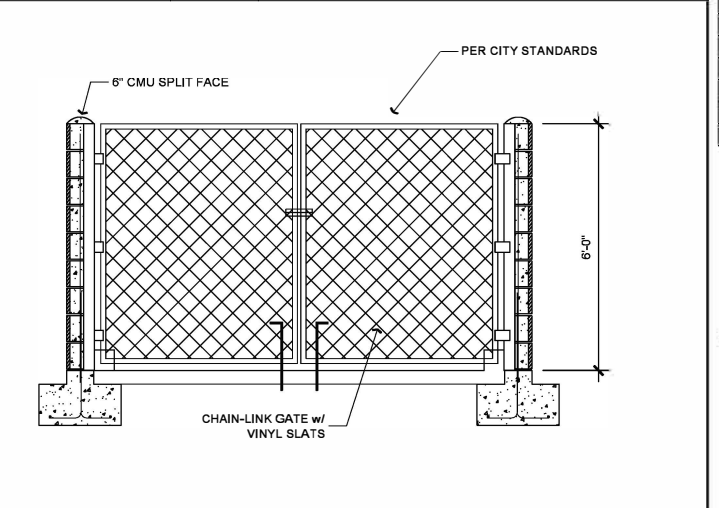
B PLANT PIT DETAIL



E CHAIN-LINK FENCING DETAIL



D IRON ROD FENCING DETAIL



C TRASH ENCLOSURE

JB
DRAFTING & DESIGN
CAD DESIGN - AS BUILTS
RESIDENTIAL PLANS
610 10TH ST. SUITE "D"
PASO ROBLES, CA
93446
BUS # (805) 237-0850
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Engineering
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Paso Robles, CA 93446
805-468-9397



PLAN PREPARED FOR:
JOHN WRIGHT
2931 AMERICAN WAY
PASO ROBLES, CA 93446

| REVISION LOG | | |
|--------------|-------------|------|
| REV. | DESCRIPTION | DATE |
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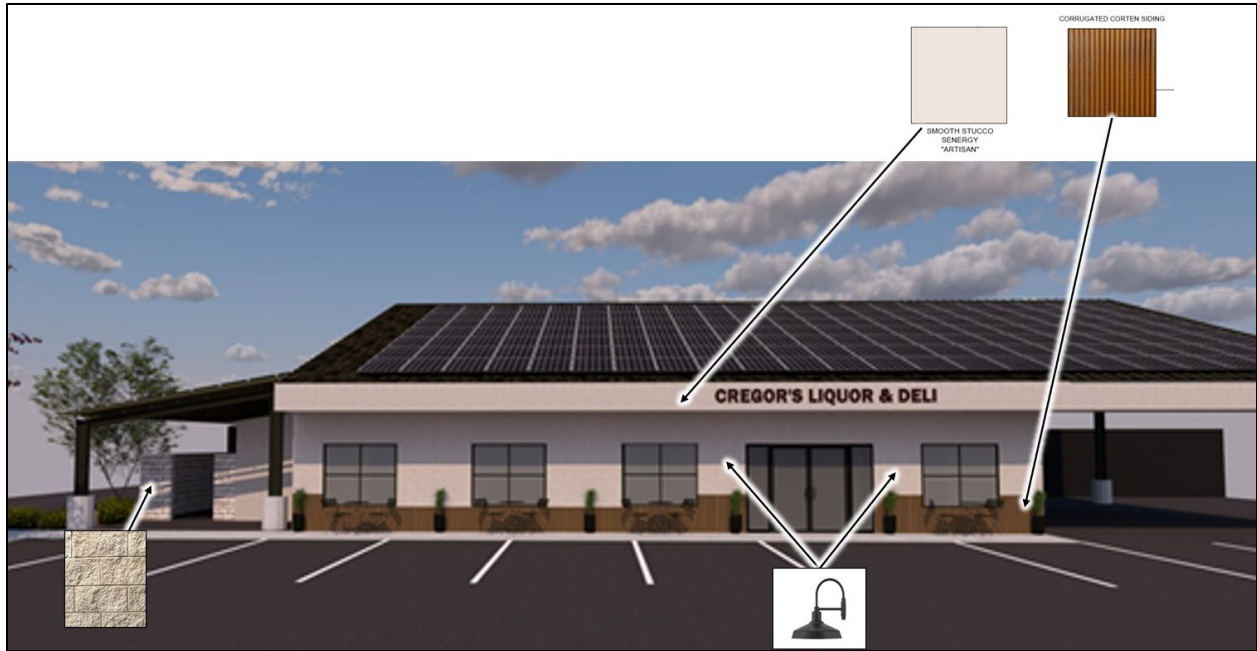
These drawings are the exclusive property of JOHN P. MAGGI Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.B. Drafting & Design and John Butler II is prohibited.

PROJECT NO. —
FILE NAME WRIGHT, JOHN - CIVIL FINAL.DWG
DRAWN BY JMB # C.D.
DATE 9/26/2022 8:48 PM

SHEET TITLE:
LANDSCAPE PLAN
B22-0056
City of Paso Robles
Building Department
9/20/2022
C-6.1

DRC Item 3

Front Perspective Rendering



Front Perspective Rendering – close up

