

Planned Development & Vesting Tentative Tract Map

for former Lot #12, of the Golden Hill Business Park

Applicant – Brian Thorndyke

APN: 025-424-001 thru 008

Site and Building Guidelines for Future development

Thorndyke Business Park (PD Amendment & Vesting Tentative Tract Map 3191)

Project Description

The site is part of a previously approved Tract Map and Planned Development. This project proposes to re-subdivide the 2.68-acre site into 6 parcels; 8 parcels were created through Tract Map 2839. The recorded ingress and egress easements will be removed, and new ingress and egress easements are proposed. Design guidelines are provided to produce a uniform development that compliments the surrounding area and creates a cohesive development.

The applicant, Mr. Thorndyke, will be developing Lot 1. The other lots will be developed by future owners; their development will be guided by the Design included herein.

Tract Map and Improvements

This project proposes to create larger lots that are suitable for Light-Industrial / Manufacturing activities.

The proposed parcel sizes are:

- Parcel 1 – 20,498 sq. ft.; 0.47 acres
- Parcel 2 – 17,443 sq. ft.; 0.40 acres
- Parcel 3 – 20,199 sq. ft.; 0.46 acres
- Parcel 4 – 21,272 sq. ft.; 0.49 acres
- Parcel 5 – 18,363 sq. ft.; 0.42 acres
- Parcel 6 – 19,072 sq. ft.; 0.44 acres

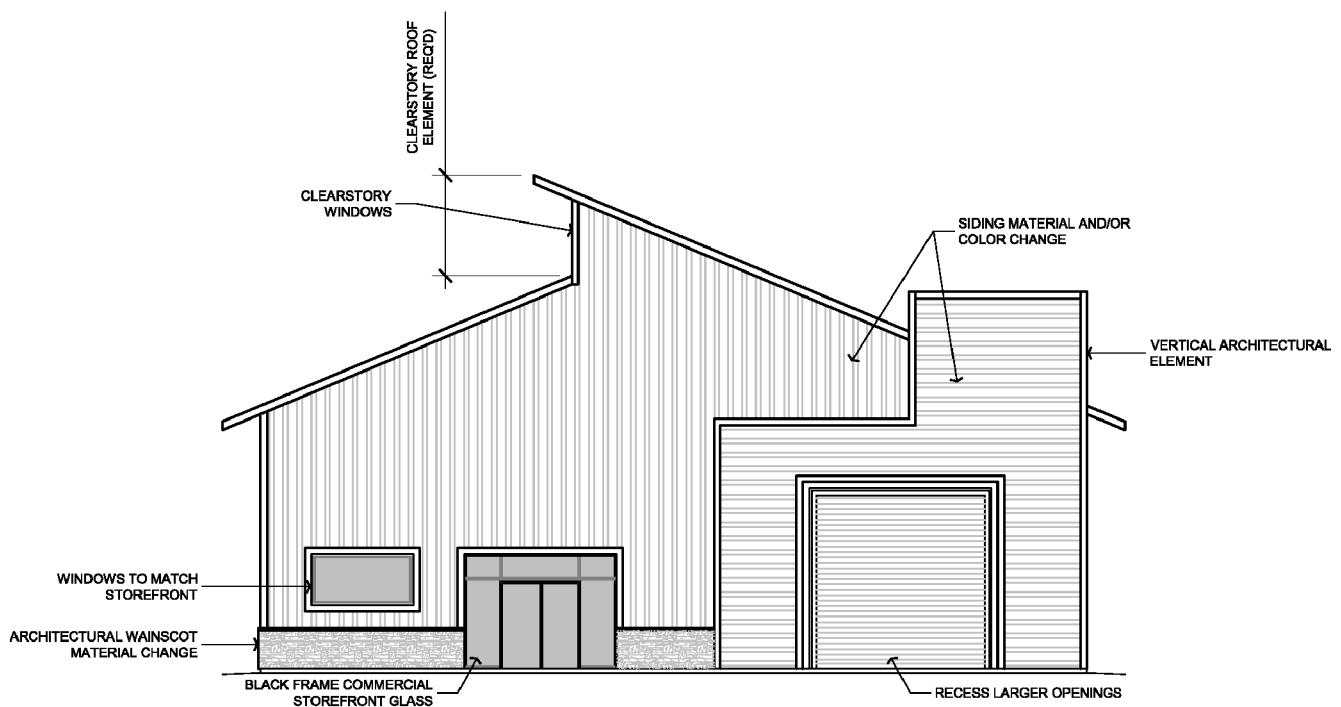
The applicant, Mr. Brian Thorndyke, will record the map creating the 6 lots, construct the access road from Germaine Way to the westerly property line and from the access road to Wisteria Lane. Utilities will be installed and stubbed out to each lot. Landscaping along the property frontage on Germaine Way and Wisteria Lane will be installed.

Lot 1 Development

Mr. Thorndyke will develop Lot 1 with a building as depicted on the attached architectural plans. The building is designed to have access to the interior courtyard and outside area/storage area. The 15 foot landscaping area abutting Wisteria will be landscaped with evergreen vegetation to screen the outside area/storage area from public view. Parking for the building will be provided and landscaped in compliance with the city's ordinance.

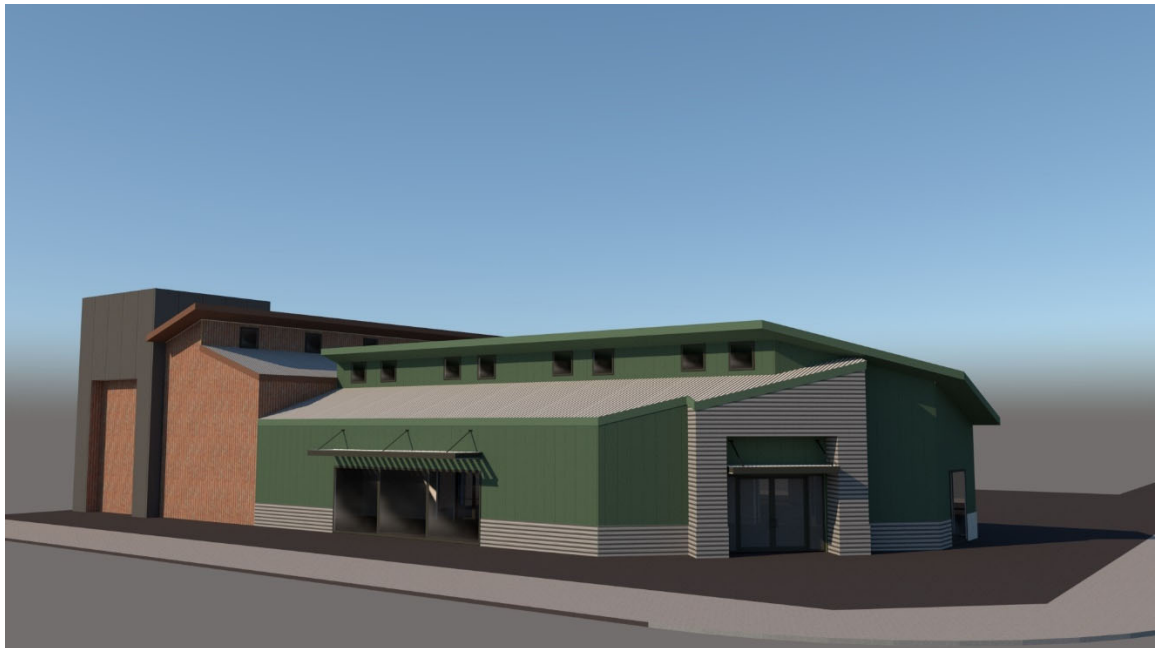
Architectural Style Requirements¹

1. Clearstory roof element with 3' minimum overhangs
2. Minimum 2 material types for siding
3. Minimum 3 exterior colors for body/wainscot
4. Contrast in vertical and horizontal elements with color and/or materials
5. Metal roofing for sloped roofs
6. Rooflines for large buildings should be broken up and varied by providing a change in height or other articulation
7. Any roll-up doors or large industrial openings to be designed in a manner that does not distract from the main entry and/ or is recessed with an architectural element to prevent a flat wall surface viewable from the street
8. Exterior lights and landscape lighting will be as shown on the cut sheets or as approved by DRC. See lighting examples below.
9. Entries should incorporate overhangs, recessed openings, canopies, or other features to emphasize the entrance area.

**ELEVATION EXAMPLE**

MODERN INDUSTRIAL THEME

Alternate design ideas²



Site Design Requirements³

1. Buildings are to provide an entrance from the interior access road to create a cohesive single development appearance.
2. Buildings with frontage along Germaine Way or Wisteria Lane must have an entrance facing the frontage street too.
3. Parking lots – landscaping/shading requirements and number of spaces - shall be designed to comply with the City of Paso Robles ordinance.
4. Any outside area / storage area fronting Wisteria Lane or Germaine Way will provide special screening. The buffer is to be of evergreen plants and the landscaping is to be tiered within the 15-foot area between the fenced storage area and the frontage street. Tiered landscaping includes trees, shrubs, and groundcover to create visual interest and screen the outside area/storage area from public view.
5. Fencing is to be consistent throughout the development on the perimeter and interior property lines. The fencing is to be steel post on interior side of fence with a modern industrial theme as show on the fencing example. Height is to be a minimum of 4 feet and a maximum of 6 feet.
6. Landscaping specimens should adhere to the list provided but may be substituted with DRC approval
7. Any outdoor storage area shall be an accessory to the on-site business and shall comply with the screening standards.
8. Trash enclosures should not be visually prominent. The trash enclosures should be in a screened service areas away from public viewing.
9. Lots 1,3, and 5 should locate parking areas along the interior access road and the side of the building, preferably not along Wisteria Lane. If parking extends the length of the building to Wisteria Lane, then the evergreen tiered landscaping should be installed as detailed in Guideline # 4 above.
10. Parking is not to be the dominant feature of the individual parcels. This can be achieved by providing landscaping and placing parking behind the building to make the building the dominant feature.

Site Fence⁴

Exterior Lighting⁵



Landscape Lighting



Wall Mount Lights



Eave Lights

Plant list for Site Development⁶**Street Tree**

Fraxinus angustifolia “Raywood” – Raywood Ash; deciduous -

**Medium Flowering Shrubs**

Arctostaphylos densiflora ‘Howard McMinn’ – Manzanita; evergreen



Raphiolepis indica ‘Clara’ - Indian Hawthorn; evergreen



Lavendula angustifolia ‘Hidcote’ - Lavender – evergreen



Small Flowering Shrubs

Dietes bicolor – Fortnight Lily - perennial

**Small Ornamental Grasses**

Care divulsa - Berkeley Sage – perennial



Helictotrichon sempervirens -Blue Oat Grass – perennial

**Flowering Groundcovers**

Myoprum parvifolium ‘Putah Creek’ – Creeping Myoprum - evergreen



Storage Area (screening plants)

Olea europaea 'Majestic Beauty' – Olive tree; evergreen



Photinia x fraseri – 'Red Robin'; evergreen



Dietes bicolor – Fortnight Lily - perennial

