

RESOLUTION NO. 97-116
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO PLANNED DEVELOPMENT 93010
(ESTRELLA WARBIRO MUSEUM)
APN: 25-471-11

WHEREAS, on April 21, 1994, the Planning Commission adopted resolution 94-017 to grant approval for the construction of approximately 16,800 square feet of aircraft display, group assembly and hangar restoration space in three phases, located on the north side of Dry Creek Road, west of Aerotech Way at the Paso Robles Municipal Airport, and

WHEREAS, on November 7, 1994, the Planning Commission adopted resolution 94-043 to amend the phasing of Planned Development 93010 which would include completing the project in four development phases, and

WHEREAS, on July 14, 1997, Glen Thomson, representing Estrella Warbirds, attended the Development Review Committee (DRC) meeting and requested that the DRC approve the elevations and landscaping as installed, and

WHEREAS, the DRC referred the matter to the full Planning Commission, and

WHEREAS, on July 22, 1997, Planning Commission considered the matter as an expansion of DRC review. The Commission discussed the matter and arrived at the following consensus:

- Approved deletion of two of 13 required London Plane Trees in the location that the missile stages are proposed to be located.
- Jet engine storage cases for may be used as temporary planters in front of the Phase 1 building.
- The existing half-barrel canvas awning may be used as a roof overhang at the entrance door for Phase 1. However, the elevations for Phase 2 must be as per the approved plans.
- The existing wall-mounted sign may be used during Phase 1. However, the sign with individual letters mounted on the south wall must be installed for Phase 2 per the approved plans.
- Conditions #21 and 24 of Resolution 94-017 must be complied with before occupancy is granted for Phase 1 and before building permits are granted for Phase 2. Any landscaping and fencing to be used for screening must first be approved by the DRC.
- The missile stages may be displayed as proposed but not until Conditions #21 and 24 of Resolution 94-017 have been complied with.

and

WHEREAS, on August 6, 1997, a City Council member filed an appeal of the Planning Commission's action and Glen Thomson, representative of the Estrella Warbirds Museum, filed a letter outlining concerns regarding the action taken by the Planning Commission at their July 22, 1997 meeting, requesting that the required trees be deleted or postponed, and Titan Missile display be allowed to proceed without further screening, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, modification of an approved development plan would require that these modifications be reconsidered by the previously approving body, and

WHEREAS, a Negative Declaration was adopted by the Planning Commission at the time the planned development was originally approved, in accordance with the California Environmental Quality Act, and

WHEREAS, the appeal does not affect the circumstances under which the Negative Declaration was issued for this project, therefore, no additional environmental review is required, and

WHEREAS, a public hearing was conducted by the City Council on September 2, 1997, to consider facts as presented in the staff report prepared for this appeal and project amendment, and to accept public testimony regarding this proposed development plan amendment, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the City Council makes the following findings:

1. The proposed Planned Development amendment is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
 - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby approve an amendment to Planned Development 93010 subject to the following conditions:

1. That Resolution 94-043 which amended the phasing plan shall remain in full force and effect except as modified or clarified.

2. That Resolution 94-017 which established the initial approval for project shall remain in full force and effect except as modified or clarified.
3. That all landscaping adjacent to the Dry Creek Road frontage shall be installed prior to occupancy of the phase two. London Plane trees may be replaced with alternative plant material; however, landscaping shall be provided as required by Section 21.22.060.E.3.
4. That the missile stages may be displayed as shown on Exhibit A.
5. That the missile stages are considered a primary exhibit of the museum and full screening of the missile stages is not required.

PASSED AND ADOPTED THIS 2nd day of September, 1997 by the following Roll Call Vote:

AYES: Baron, Iversen, Macklin, Swanson, and Picanco

NOES: None

ABSENT: None

ABSTAIN: None

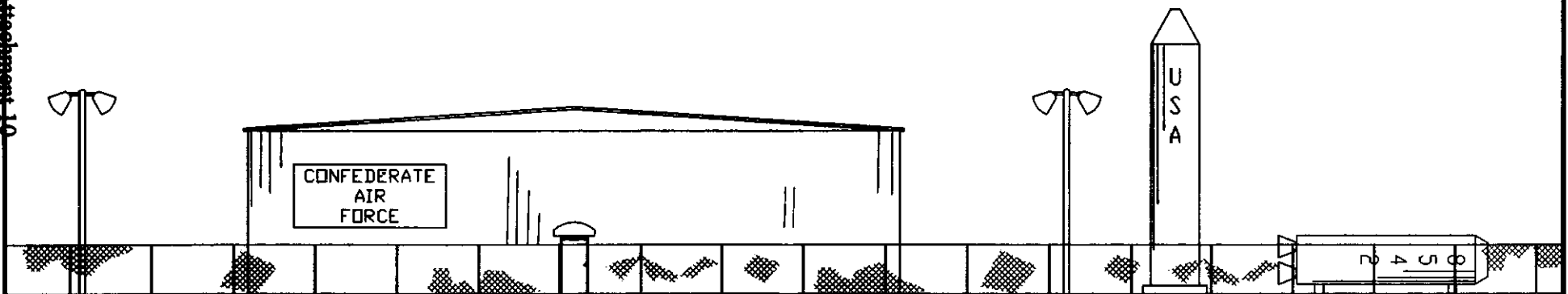

MAYOR DUANE PICANCO

ATTEST:


MADELYN PAASCH, CITY CLERK

73-15741-10000
10/1/97
10/1/97 (Date of Revision)

Attachment 10



PROPOSED MISSILE EXHIBIT
ESTRELLA Warbirds

Exhibit A - Amendment to PD 93010
September 2, 1997

3-12