

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 97-005 AMENDMENT (TREANA WINERY)

DATE: APRIL 24, 2007

Needs: For the Planning Commission to consider a request by Treana Winery to construct a new 4,800 square foot building for storage and shop uses.

Facts:

1. The project is located at the existing Treana Winery, at 4280 Second Wind Way (APN 025-471-015).
2. The 4,800 square foot building would be used for equipment storage and shop area for the existing facility.
3. The proposed project complies with the City Zoning Ordinance, development standards for setbacks, building height, and other on-site requirements.
4. The building would be constructed of metal and have similar architecture and colors as the existing buildings. Trellis structures, similar to the existing trellises, would be constructed on the south and east elevations of the new building.
5. The Development Review Committee (DRC) reviewed the project at their meeting on March 26, 2007 and based the relatively small size of the building and the large setback from the road, that the building as proposed with the trellis structures would be acceptable, and recommended that the Planning Commission approve the PD Amendment.

**Analysis
And**

Conclusions: The proposed 4,800 square foot building would be an accessory to and seems to be compatible with the existing winery facility. The proposed building would provide the opportunity to store materials and equipment which is currently being stored outside, indoors.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006
Paso Robles Economic Strategy and CEQA.

**Fiscal
Impact:** None.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

By separate motions:

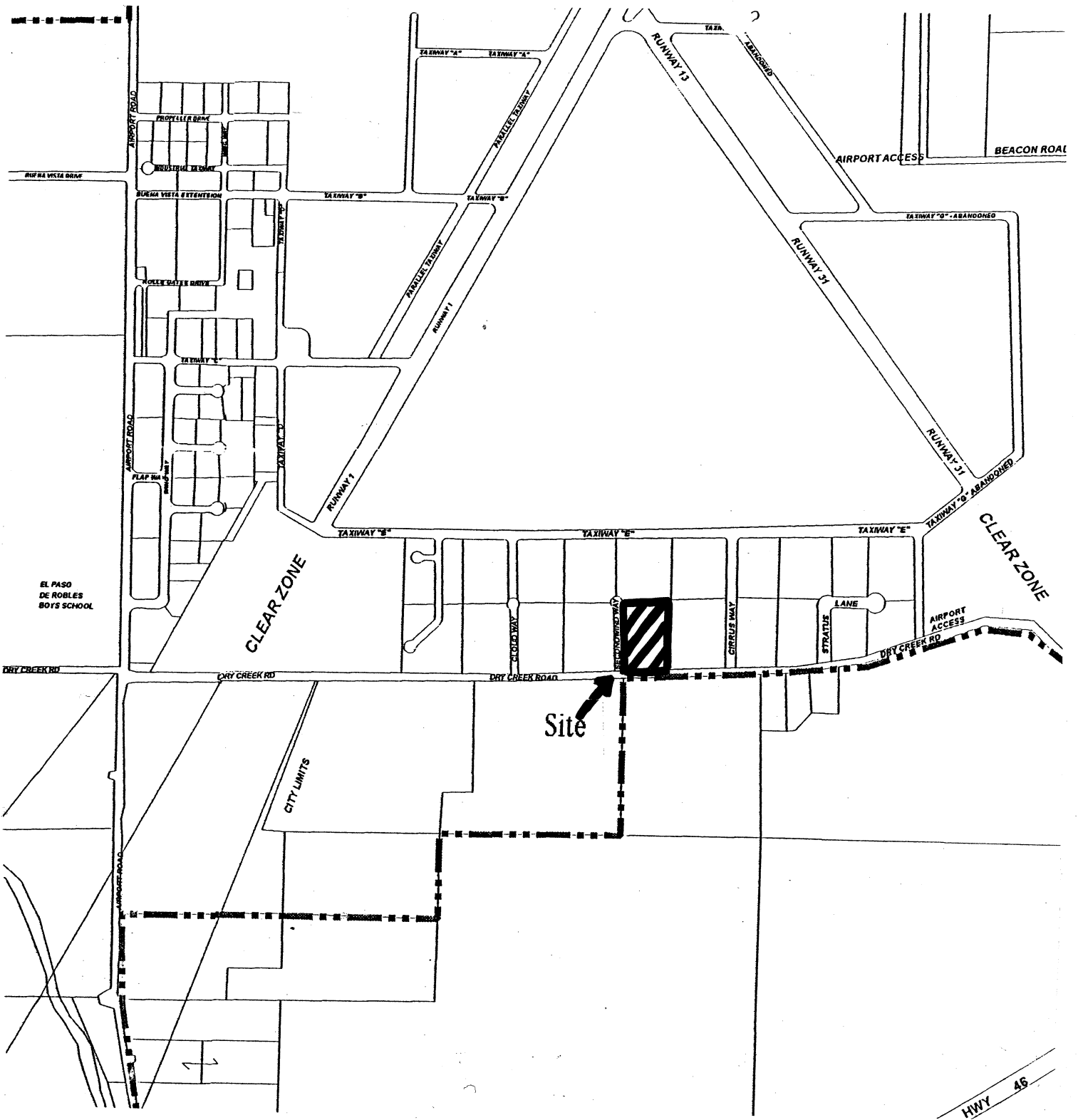
- a. Adopt the attached Resolution approving Planned Development 97-005 Amendment.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Prepared by:

Darren Nash
Associate Planner

Attachments:

1. Vicinity Map
2. Resolution to Approve the Planned Development 97-005 Amendment
3. Newspaper and Mail Notice Affidavits



**Amendment to PD 97005
(TREANA WINERY)**

LOCATION MAP

RESOLUTION NO.

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT 97-005
APN: 025-471-015
APPLICANT – TREANA WINERY**

WHEREAS, Planned Development 97-005 Amendment has been filed by Dennis Collins on behalf of Treana Winery to construct a new 4,800 square foot storage/shop building; and

WHEREAS, the Treana Winery is located at 4280 Second Wind Way; and

WHEREAS, the project complies with the BP (Business Park) General Plan land use designation and the Zoning Ordinance AP-PD (Airport, Planned Development) zoning district, and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 24, 2007 on this project to accept public testimony on the Planned Development application PD 97-005 and associated environmental review; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, based upon the 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 97-005 Amendment, subject to the following conditions:

1. 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	Site Plan
B	Site Plan/Conceptual Landscape Plan
C	Elevations

2. This PD 97-005 allows the construction of one 4,800 square foot building for storage / shop use at the existing Treana Winery site.
3. The project shall be designed and constructed to be in substantial conformance with Exhibits A-C, attached to this resolution.
4. Prior to certificate of occupancy of the new building, the existing trellis structures along Dry Creek Road and Second Wind Way shall be repaired and refinished as necessary.
5. Prior to or in conjunction with the plan submittal for a Building Permit, a final landscaping and irrigation plan shall be submitted for review.
6. Prior to or in conjunction with the plan submittal for a Building Permit, cut-sheets for exterior light fixtures shall be submitted for review to insure proper shielding.
7. Prior to the issuance of certificate of occupancy of the new building, a decorative masonry trash enclosure, including view obscuring gates will need to be constructed in proximity to the new building. (Note: plans do not show an existing trash enclosure, if there is an existing enclosure in close proximity to the new building, an additional enclosure may not be necessary).
8. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
9. Prior to issuance of a building permit, the applicant will be required to enter into an agreement not to protest the formation of an assessment district to participate in the future realignment of Airport Road and improvement of its intersection with State Highway 46, and enter into an agreement in a form to be approved by the City Attorney to participate in the cost of a Project Study Report and related environmental documentation and studies.
10. The applicant shall enter into an agreement to participate in an assessment district or other financing program to pay their share of improvements to Dry Creek Road.
11. Prior to issuance of a building permit, the applicant shall enter into an agreement not to protest the formation of an assessment district to participate in the future extension of sanitary sewer to the area.
12. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
13. No exterior materials shall be reflective.

14. No electromagnetic emissions which will interfere with aircraft/airport operations shall be permitted.

PASSED AND ADOPTED THIS 24th day of April, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

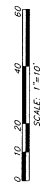
ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

- 1 TRELLIS WITH RESAWN DOUGLASS 4" X 4" OC
- 2 LANDSCAPE AREA TYPICAL
- 3 9' X 18' PARKING SPACE TYP.
- 4 9' X 18' HANDICAP VAN ACCESSIBLE SPACE
- 5 9' X 18' HANDICAP VAN ACCESSIBLE SPACE
- 6 HANDICAP PARKING SIGN
- 7 4" WIDE CURB TYPICAL
- 8 CONC. SIDEWALK TYP.
- 9 SEPTIC TANK & LEACH FIELD
- 10 ASPHALTIC CONCRETE PARKING LOT
- 11 24" DIAM. CONC. PATIO
- 12 8" DIAMETER TABLE & BENCHES



SITE/LANDSCAPE PLAN

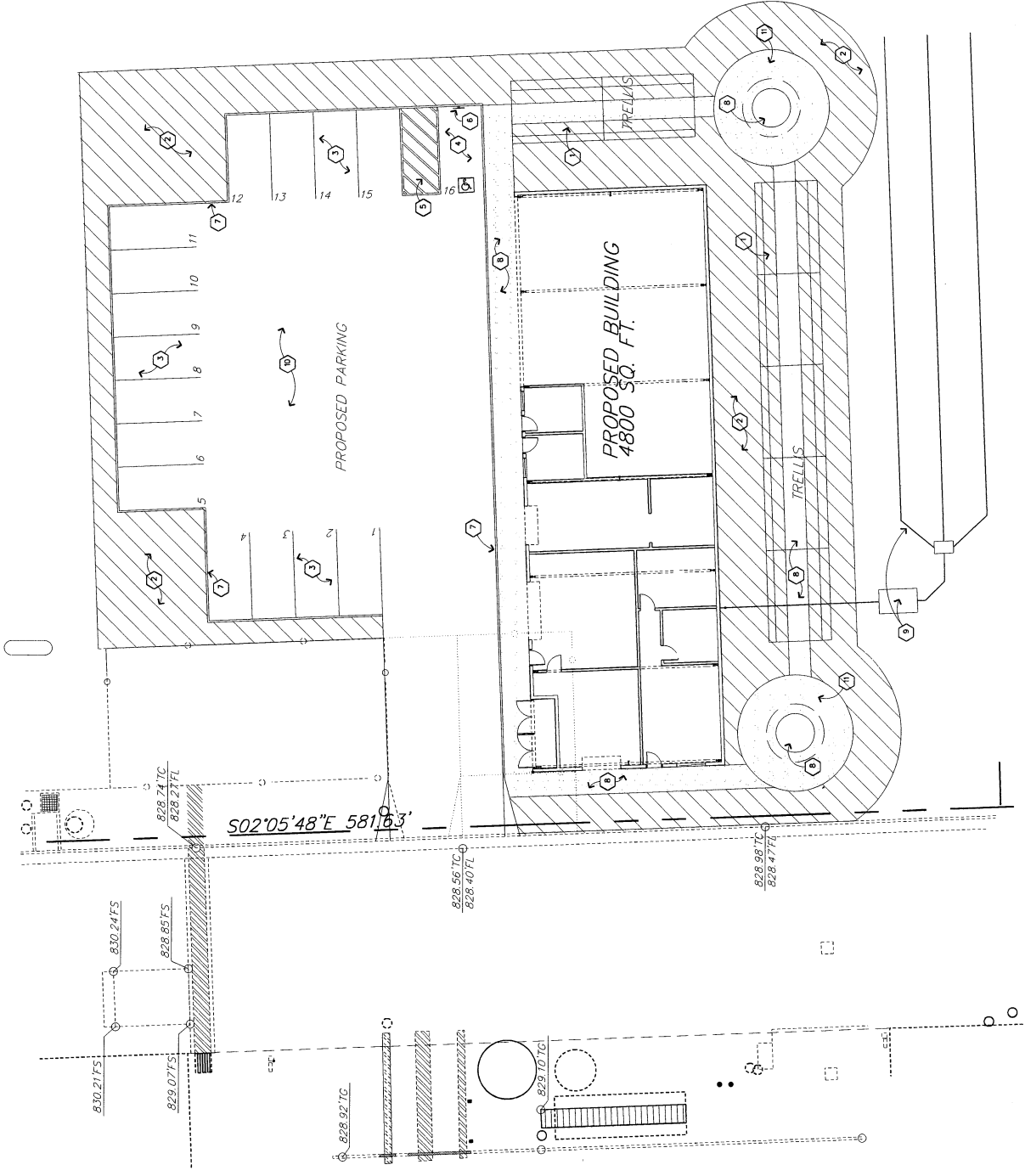
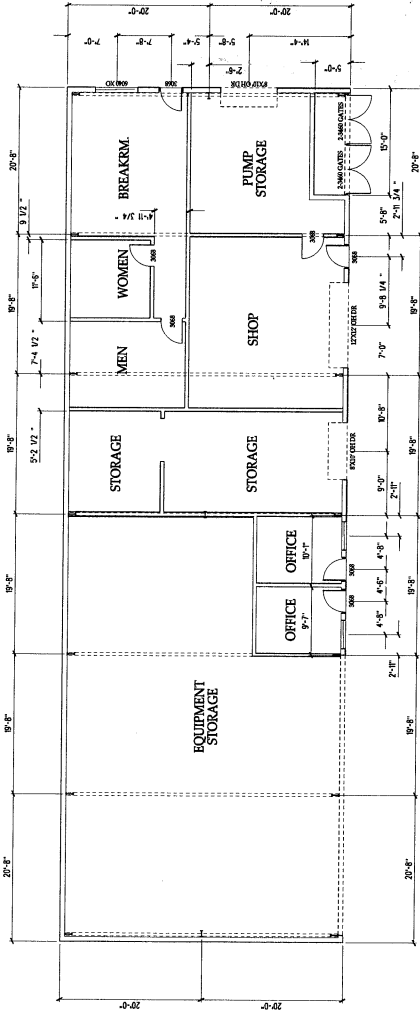


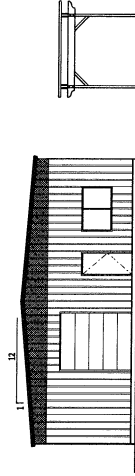
Exhibit B
 Site/Landscape Plan
 PD 95-007 Amendment
 (Treana)

PROJECT

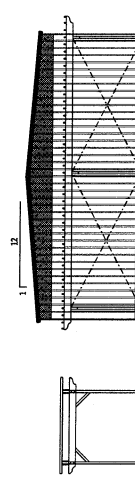
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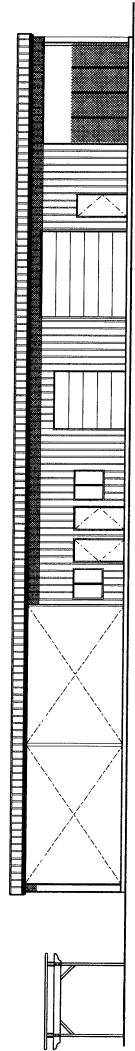
FLOOR PLAN
 1/8"=1'-0"



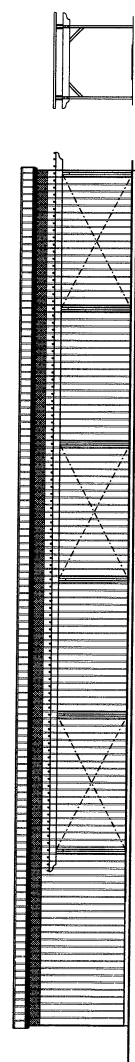
WEST ELEVATION
 1/8"=1'-0"



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



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



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

Exhibit C
 Elevations
 PD 95-007 Amendment
 (Treana)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

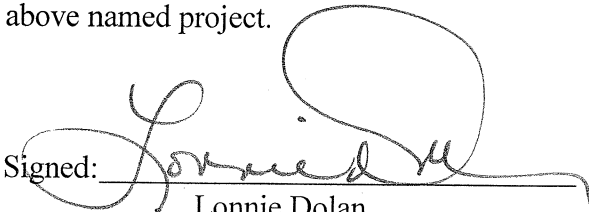
Newspaper: Tribune

Date of Publication: April 12, 2007

Meeting Date: April 24, 2007
(Planning Commission)

Project: Planned Development 97-005
Amendment (Treana Winery)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Lonnie Dolan

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider an amendment to PD 97-005, an application filed by Dennis Collins on behalf of Treana Winery, to construct a new 4,800 square foot equipment storage building. The site is located at 4280 Second Wind Way.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, April 24, 2007, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The staff report for the proposed amendment to PD 97-005 will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the amendment application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

April 12, 2007

6565444

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 97-005 Amendment, a request to construct a 4,800 square foot storage at an existing winery facility, (Applicant, Dennis Collins on behalf of Treana Winery) on this 12th day of April, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Talin Shahbazian

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