

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 93010 AMENDMENT (ESTRELLA WARBIRDS)

DATE: FEBRUARY 12, 2008

Needs: To consider a proposal, filed by Gary Corripo on behalf of the Estrella Warbirds Museum, Inc., to construct three approximate 4,800 square foot buildings.

- Facts:
1. The Museum site is located at 4251 Dry Creek Road (see attached Vicinity Map).
 2. The existing General Plan Land Use designation is Business Park, Airport Overlay (BP-AP). The existing zoning is AP-PD (Airport, Planned Development Overlay).
 3. Planned Development 93010 was originally approved by the Planning Commission on April 21, 1994, by Resolution 94-017 allowing the three original buildings to be constructed.
 4. The Planning Commission (approved an amendment to the master plan for the museum) on October 11, 2005 by Resolution 05-093 to allow for the recent construction of the office/public building.
 5. This project is a proposal to again amend the master plan to allow for the construction of three (approximately 4,800 square feet in area) buildings. The buildings are proposed to be used for warehouse/shop buildings to allow for plane repairs and for warehouse/storage. The intent is to construct one of the buildings immediately and provide for the ability to construct the other two buildings in the future.
 6. The proposed amendment was reviewed by the DRC at their meeting on January 22, 2008. The Committee was in favor of the proposed amendment, however, in order for the buildings to better comply with the City's Industrial Guidelines, as well as to be consistent with the existing museum master plan, the DRC suggested that architectural elements such as the trellis features, color scheme and landscaping be consistent with the most recent building. Conditions of approval have been added to the attached resolution that would require each building to submit final site plans, landscape plans, and architectural elevations to be approved by the DRC prior to issuance of building permits.
 7. The project has been reviewed by Roger Oxborrow, Airport Manager. Mr. Oxborrow did not have any issues with the proposed buildings.

8. The 2003 General Plan Update EIR, Figure 4.3-2 indicates that the Municipal Airport is considered “Infill”, and exempts projects in this infill area from San Joaquin Kit Fox mitigation measures. No other environmental impacts were identified with this project, and therefore, the project has been determined to be Categorically Exempt (Class 32) from environmental review per Section 15332 of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis and

Conclusion: With the additional design elements suggested by the DRC to enhance the three buildings with elements such as the trellis features, and paint/trim schemes, it would appear that the proposed project would appear to be consistent with the original development plan approved for the site as well as the Industrial Design Guidelines.

Consistent with other recent developments along Dry Creek Road, conditions of approval have been added to PD 93010 that would require the Estrella Warbirds to participate in future Airport Road and Highway 46 improvements, as well as participation in the future sewer line expansion in Dry Creek Road (See attached City Engineer Memo, Attachment 2).

Policy

Reference: California Environmental Quality Act (CEQA); Zoning Ordinance, Airport Land Use Plan.

Fiscal

Impact: There are no quantified fiscal impacts related to this development plan amendment.

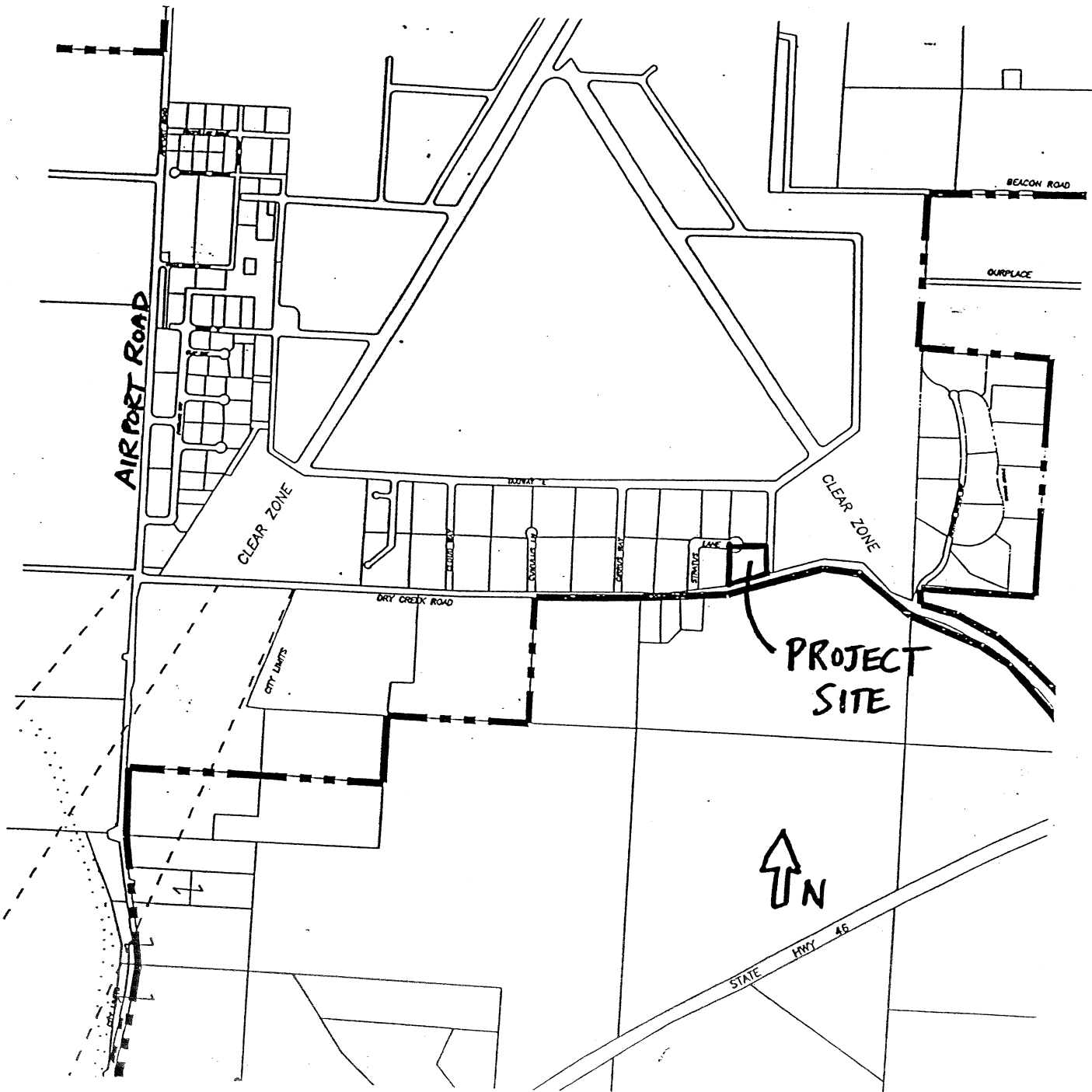
Options: After consideration of all public testimony, that the Planning Commission consider the following options:

- a. Adopt the attached resolution granting approval to PD 93010 Amendment, subject to standard and site specific conditions.
- b. Amend, modify or reject the foregoing option.

Attachments:

1. Vicinity Map
2. City Engineer Memo
3. Resolution approving PD 93010 Amendment
4. Newspaper and Mail Notice Affidavits

H:\darren\PD\PD930102008AmendmentWarbirds\PC Report



Attachment 1
Vicinity Map
PD 93-010 Amendment
(Estrella Warbirds)

LOCATION MAP

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 93-010, Warbirds Museum
DATE: January 31, 2008

Dry Creek Road

The conditions of the original PD as outlined in Resolution 94-017 (original PD approval) require that “structures or facilities that encroach into the future right-of-way of Dry Creek Road shall be removed”. It is important that the members of the museum are aware of this condition because it is likely that the new right-of-way for Dry Creek Road will involve a significant setback from its current location.

The museum must be responsible for frontage improvements on Dry Creek Road in accordance with the Municipal Code and Standard PD Conditions of Approval Nos. F-6 and H-8. I have recommended a condition as noted below.

Sewer

Condition No. 29 of Resolution 94-017 states that the museum must hook up to sanitary sewer when it becomes available. Condition No. 4 of Resolution 05-093 (amended PD) requires participation in the cost of a new sewer line. The museum should be aware that plans for a new sewer line are being discussed by Gearhart and the Black Ranch. It’s conceivable that sewer may be extended to the site in the next year. The museum should plan accordingly.

Recommended Conditions

Prior to occupancy of any building permit the applicants shall enter into an agreement to construct the north half of the new Dry Creek Road along the frontage of the property.

Prior to occupancy of any building permit, an on-site private sewer collection system shall be constructed to serve all buildings on the site and shall be stubbed out to the proposed location of the new sewer line in Dry Creek Road.

RESOLUTION NO. _____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 93010 AMENDMENT
(ESTRELLA WARBIRDS MUSEUM, INC.)
APN: 025-471-011

WHEREAS, Planned Development 93010 Amendment has been submitted by Gary Corripo on behalf of the Estrella Warbirds Museum, Inc., for the construction of three new 4,800 square foot buildings, and

WHEREAS, the project is located at 4251 Dry Creek Road, and

WHEREAS, the buildings would be an addition to the existing facility which includes three existing metal buildings, and

WHEREAS, the proposal is to build one of the buildings as soon as possible, and the other two buildings in the future; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development amendment is consistent with the goals and policies established by the general plan since it would provide the museum the necessary facilities to continue expanding and improving the museum;
2. That the proposed Planned Development amendment is consistent with the zoning code;
3. That the proposed Planned Development amendment will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development amendment will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development amendment, with the conditions of approval outlined in this resolution which would require the addition of architectural elements and landscaping, accommodates the aesthetic quality of the city as a whole;

6. That the proposed Planned Development amendment is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development amendment 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 resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Grading /Drainage & Site Plan
B	Architectural Elevations

*Large copies of plans are on file in the Community Development Department

2. The conditions of approval within Resolution 94-017 and 94-043 shall remain in full effect.
3. The approval of this project would allow for the construction of the three approximate 4,800 square foot warehouse/shop buildings as an amendment to the existing Warbirds Museum master plan with associated parking and landscaping.
4. Prior to the issuance of a building permit, the following items need to be provided for review by the Development Review Committee (DRC):
 - a. Site/landscaping plan;
 - b. Architectural elevations;
 - c. Trellis plans;
 - d. exterior light cut-sheets.
5. Any new signage will need to be reviewed by the Development Review Committee (DRC).
6. Prior to occupancy of any building permit the applicants shall enter into an agreement to construct the north half of the new Dry Creek Road along the frontage of the property.
7. Prior to occupancy of any building permit, an on-site private sewer collection system shall be constructed to serve all buildings on the site and shall be stubbed out to the proposed location of the new sewer line in Dry Creek Road.

PASSED AND ADOPTED THIS 12th day of February 2008, by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

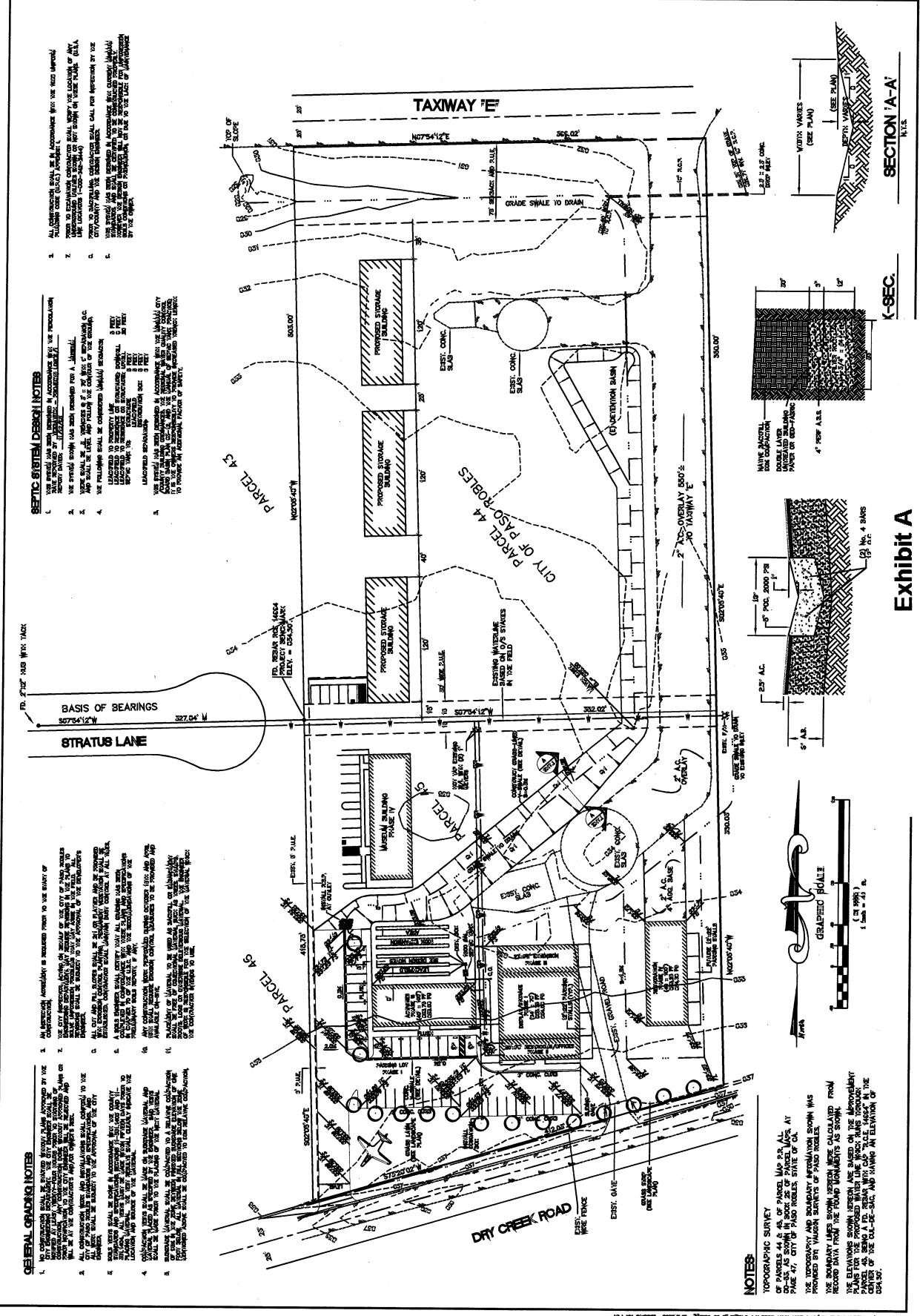
ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:\darren\pd\PD930102008Amendment\pdres.



SEPTIC SYSTEM DESIGN NOTES

1. THE PROPOSED SEPTIC SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PASO ROBLES, CALIFORNIA, AND THE CALIFORNIA HEALTH CARE REGULATIONS, TITLE 17, CHAPTER 3.
2. THE SEPTIC SYSTEM SHALL BE DESIGNED FOR A 1500-GP.D. FLOW RATE.
3. THE SEPTIC SYSTEM SHALL BE DESIGNED FOR A 20-YEAR DESIGN LIFE.
4. THE SEPTIC SYSTEM SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROPOSED BUILDINGS.
5. THE SEPTIC SYSTEM SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROPOSED BUILDINGS.

GENERAL GRADING NOTES

1. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THE PROPOSED GRADING SHALL BE DESIGNED TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM BUILDINGS.
3. THE PROPOSED GRADING SHALL BE DESIGNED TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM BUILDINGS.
4. THE PROPOSED GRADING SHALL BE DESIGNED TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM BUILDINGS.

NOTES

TOPOGRAPHIC SURVEY OF PARCELS 44 & 45 OF PARCEL MAP 228, A.L.C. AT PASO ROBLES, CITY OF PASO ROBLES, STATE OF CALIFORNIA, PROVIDED BY WALTON SURVEYORS OF PASO ROBLES, RECORD DATA FROM THE ROAD RIGHT-OF-WAY AS SHOWN.

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE MEAN SEA LEVEL DATUM, 1988. THE ELEVATIONS SHOWN IN THE CENTER OF THE CUL-DE-SAC AND ALONG AN ELEVATION OF 208.00.

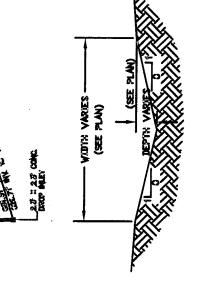
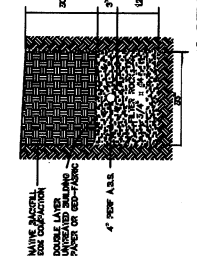
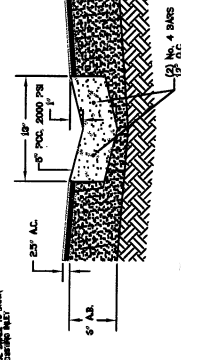
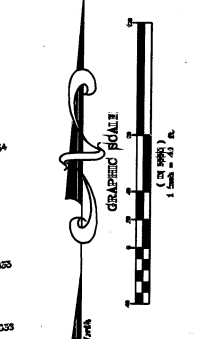


Exhibit A

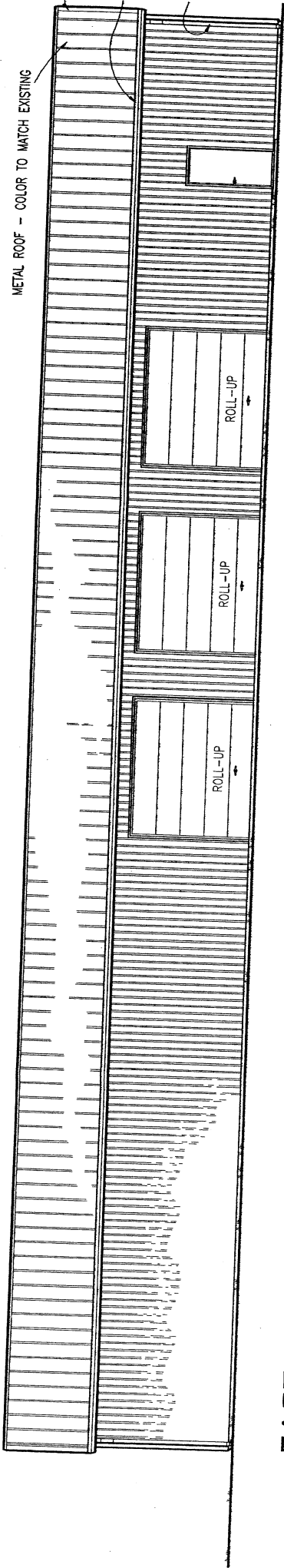
Grading/Drainage & Site Plan

PD 93-010 Amendment

(Estrella Warbirds)

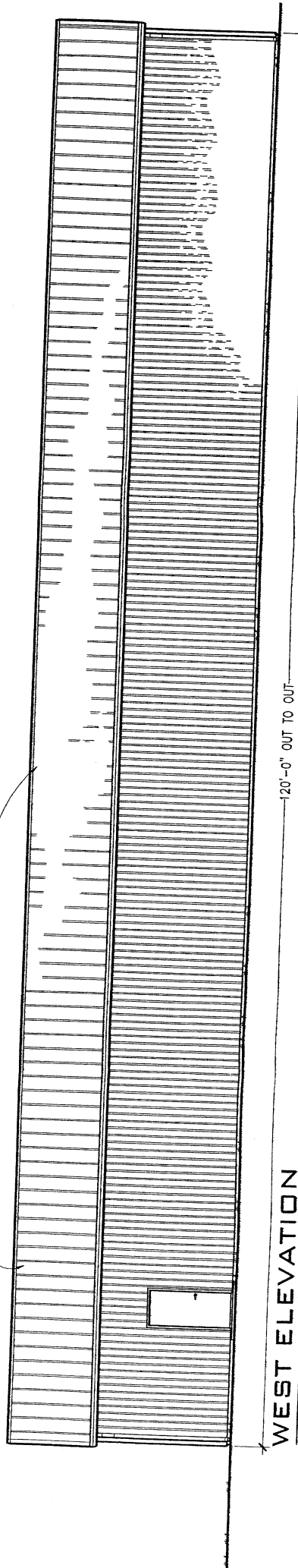
DRAWN BY: JESSICA L. GIBBER, P.E. DATE: 12/11/07. CHECKED BY: RON M. GIBBER, P.E. DATE: 12/11/07. PROJECT NO. 04-542.

METAL ROOF - COLOR TO MATCH EXISTING



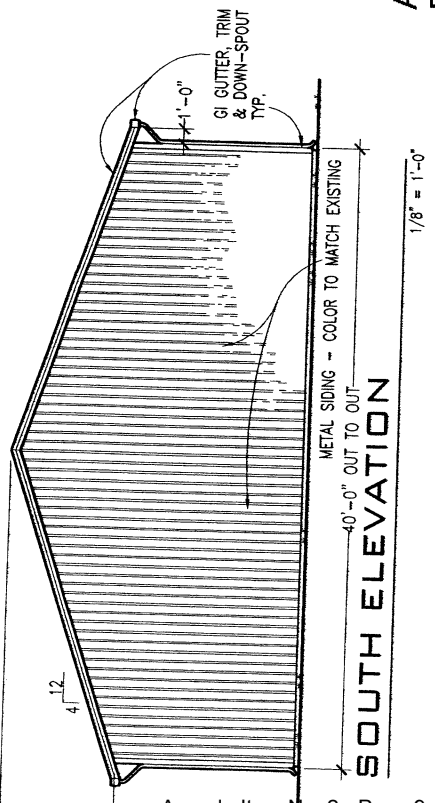
EAST ELEVATION

METAL ROOF - COLOR TO MATCH EXISTING

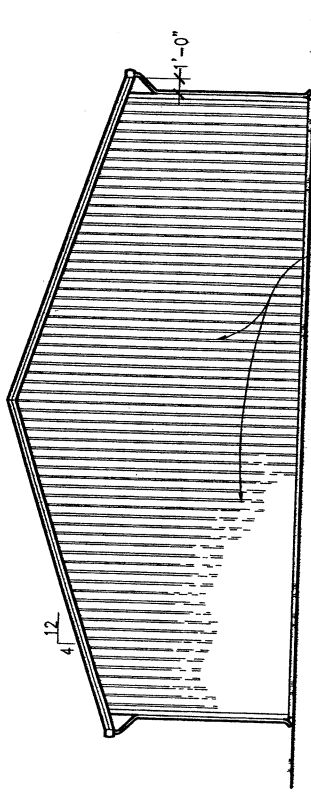


WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION



NORTH ELEVATION

1/8" = 1'-0"

Exhibit B
Architectural Elevations
PD 93-010 Amendment
(Estrella Warbirds)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

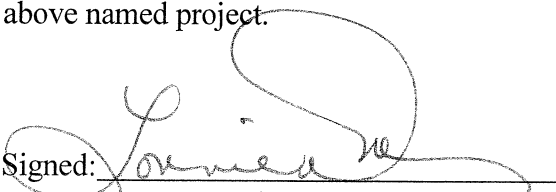
Newspaper: Tribune

Date of Publication: January 30, 2008

Meeting Date: February 12, 2008

Project: Planned Development 93010
Amendment (Warbirds Museum)

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

forms/newsaffi.691

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following application:

PD 93010 Amendment: a request filed by Gary Corripio to amend the existing master plan for the Warbirds Museum to allow for the construction of three 5,000 square foot warehouse/storage buildings to be located at the museum located at 4251 Dry Creek Road.

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, February 12, 2008, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15332 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 proposed project 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 planned development 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.

Darren Nash, Associate Planner
January 30, 2008 6687991

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for a PD 93-010 Amendment (Gary Corripio – 4251 Dry Creek Road) on this 1st day of February 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

forms\mailaffi.691