

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 10-002 (DERBY WINE ESTATES)
APN: 009-268-003 & 004

DATE: FEBRUARY 22, 2011

Needs: For the Planning Commission to consider a Development Plan (PD) application to establish a wine production facility with a wine tasting room, within an existing building historically known as the “Almond Growers Association Building”, more recently known as the Farmer’s Alliance building.

- Facts:**
1. The building is located at 525 Riverside Avenue (See Attachment 1, Vicinity Map).
 2. The proposed wine production and wine tasting use is consistent with the CS (Commercial Service) General Plan designation, and the zoning which is C2-PD (Highway Commercial, Planned Development Overlay). Additionally, it is consistent with the proposed Riverside Corridor (RC) zoning proposed in the Uptown/Town Center Specific Plan.
 3. In 2006 an application was submitted by Smart and Final requesting to demolish the building in order to accommodate a new Smart and Final store. As part of the CEQA process required for demolition, a Historic Evaluation was completed. The study concluded that the original building, built in 1922 is a historic resource. Based on the determination that the building is a significant historic resource, the City Council denied the request.
 4. The applicants are aware of the historic significance of the building and are proposing an adaptive reuse of the building in a manner that would be consistent with the Secretary of Interior Standards for Historic Buildings (See the applicant’s Project Description, Attachment 2).
 5. The project consists of restoring the exterior of the original building façade including: painting the exterior in the original color; replacing/repairing the existing windows to the original condition; restoring the historic lettering “Paso Robles Almond Growers Association Building” on the parapet; retaining the existing diamond frame and incorporate a new sign for Derby winery on the tower; retaining and utilizing the existing roll up doors; and reusing the existing loading dock along the front of the building.

6. Proposed new construction includes an addition at the northeast corner of the building to create an ADA accessible, and more attractive public entrance to the building. A new outdoor patio is also proposed at the north end of the building. An enclosed covered outdoor storage/work area is proposed at the south end of the building. The parking lot will be improved at the front of the site as well as new parking lot and frontage landscaping.
7. Interior work includes restoration of historic elements as recommended by the Historic Evaluation, and tenant improvements needed for the new use.
8. There is an oak tree located near the southern project entry that will be preserved as part of the project. An Arborist Report was prepared that concluded that the construction of the driveway within the oak tree root zone will not be an impact since there has historically been an asphalt driveway in the same location. The Arborist recommended protective fencing during construction and monitoring during driveway construction. (The Arborist Report is on file in the Community Development Department).
9. The Development Review Committee (DRC) reviewed the project at their meeting on January 31, 2011. The Committee was in favor of the project and recommended that the Planning Commission approve the project.
10. Based on the applicants proposing to re-use the existing building, which would include exterior and interior improvements that would be consistent with the Secretary of Interior Standards for Historic buildings, Section 15331 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), would allow the City to Categorically Exempt (Class 31) the project from environmental review.

**Analysis
and
Conclusions:**

Derby Wine Estate's proposal to operate their business within the historic building is a very exciting project for the City. Not only will the building be used for agricultural production which is the original use of the building, the Derby's are planning to rehabilitate the building in a manner that would accommodate their business, and comply with the Secretary of Interior Standards for Historic buildings.

Since it was determined that the building is a significant historic resource, State law requires that modifications and rehabilitation of a historic building be done in a manner that complies with the Secretary of Interior Standards. The applicants in their Project Description (Attachment 2) have documented each Secretary of Interior Standard and provided a detailed

description of how they plan on addressing each standard. What follows is a summary of how the project intends to comply with the Standards:

- The property is being used for agricultural processing, which is the historic use, except for now it will process grapes instead of almonds;
- The project avoids removal or alteration of features and spaces that characterize the property;
- The project preserves the historic architecture, and additions are designed in a manner that compliments the historic building;
- The project will retain the original 1922 footprint in order to uphold the connection of its historic significance;
- The project will retain its distinctive features and finishes by restoring the tower element, the four corners of the diamond symbol, and the historic lettering of the Almond Growers sign;
- All restoration methods, means, techniques, and processes will be implemented in compliance with the Standards;
- The new additions are designed to be secondary to the original building and architecturally different so that it does not take away from the historic character of the original building or the site;
- The additions are designed so that if they were removed in the future, that the essential form and integrity of the historic property and its environment would be unimpaired.

As a result of the applicants designing the project in compliance with the Secretary of Interior Standards, CEQA Guidelines allow the City to Categorically Exempt the project from environmental review.

This project is a good example of how a historically significant building can be adapted and re-used to meet the owner's needs, but still comply with local and State historic preservation requirements.

The project would comply with the General Plan and Zoning standards, as well as be consistent with the Economic Strategy, since it helps promote local industry, products, services and destinations.

Reference: Secretary of Interior Standards for Historic Buildings, 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:

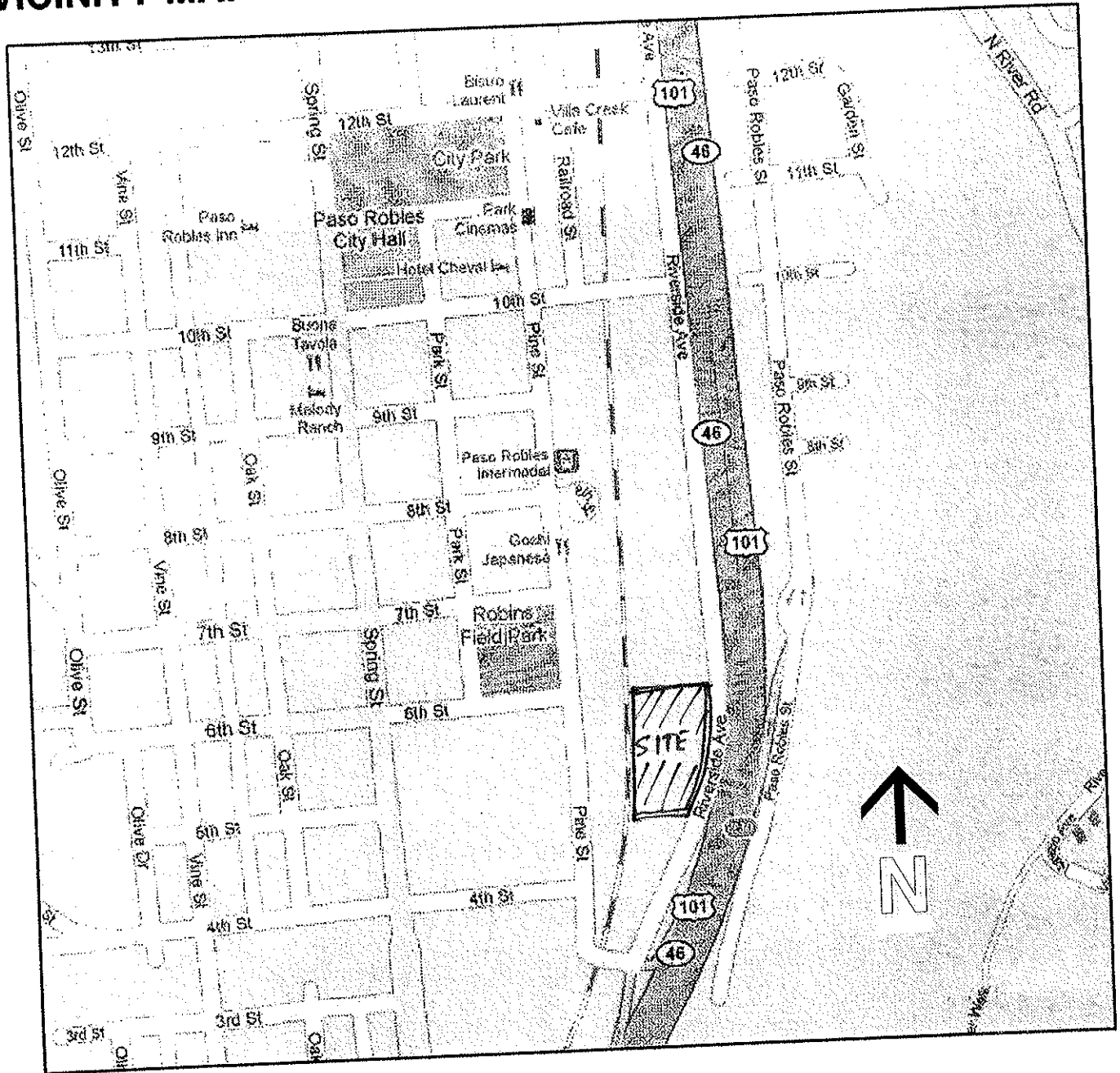
By separate motions:

- a. Adopt the attached Resolution approving Planned Development 10-002, subject to standard and site specific conditions of approval.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. City Engineer Memo
4. Resolution to Approve Planned Development 10-002
5. Newspaper and Mail Notice Affidavits

VICINITY MAP



Attachment 1
Vicinity Map
PD 10-002
(Derby)



Winery and Tasting

Almond Grower's Association Warehouse Adaptive Re-Use Proposal

Subject Property

The proposed project property is located at 525 Riverside Ave. Paso Robles, CA (APN 009-268-003/004). The parcel is 1.18 acres and has a General Plan land use designation as Commercial Service (CS). It is within the Manufacturing (M) zoning district with a Planned Development Overlay District (PD).

The property is situated west of Highway 101, southeast of the Southern Pacific Railroad tracks and is bordered on the north and south by industrial development and abandoned 5th and 6th Streets.

The existing "style", and vernacular, of the existing built-out development is of an "industrial" context and look. While more recent, existing buildings are less industrial, the historical look is of metal siding, warehouse windows, contiguous, monolithic roofs reminiscent of the historical railroad era type structures.

Environmental Setting

Existing Use

The subject property is relatively flat and is occupied by a one-story +/-16,000 square foot building that is compromised of two parts. The original building, built in 1922 (+/-11,250sf with +/-996sf tower), known as the Almond Grower's Association Warehouse/Farmer's Alliance Building and a later addition of an attached metal structure to the north facade, +/- 4,880sf (built in 1942). The main building, original 1922 footprint, is slab-on grade construction with reinforced concrete columns and a concrete, stucco covered exterior. Centered in the middle is the dominant 34 feet by 32 feet, vertical, concrete, almond storage tower. It is approximately 68 feet high, above the finish floor. The attached metal building has a slab foundation and metal siding. There was previously another attached metal structure (18,723sf) to the southern facade constructed in 1937 but a portion of it was demolished. The remaining, southern portion of the building is located on a separate parcel (009-268-005) 501 Riverside.

The site was historically used as an almond processing plant from the time it was built in 1922 until 1936. At that time it was purchased by the Farmer's Alliance Business Association and used as a grain and feed processing plant until 1975 when it closed its doors. Since that time it has been occupied by various businesses, most recently by a drywall contractor. The dry wall contractor closed its doors in January 2005. Smart & Final purchased the property in March 2005 and had an unsuccessful proposal to demolish the building and rebuild as a grocery store. The

Attachment 2

Applicant's Project Description

PD 10-002

(Derby)

property was recently purchased from Smart & Final in October 2010 by DWE Holdings, LLC, who is the applicant for the new winery.

Existing Utilities: Utilities are located along the western property boundary along a 10' P.U.E. easement. Services such as: electricity, telephone, gas, storm water drainage inlets, water connection, fire connection, etc existing but are unknown if they are connected. A sewer connection has not been established and will need to be as part of the project. The closest connection is on Riverside Ave into the City's 8" main sewer line. During Phase II, winery wastewater will need to be pre-treated, according to City Pollutant limitation standards, before entering into the City system.

Context: The site is surrounded by manufacturing uses and/or thoroughfares. The southern boundary is bounded by the Highway 101 freeway and a Manufacturing Planned Development (M-PD) zoned property with a vacant processing building (previously AJ Contractors, then a rental yard) onsite; western boundary is the Union Pacific Railroad with Planned Industrial-Planned Development (PMPD) zoned properties on the other side; northern boundary is another Manufactured Planned Development zoned property which is currently occupied by the City of Paso Robles Fleet Maintenance yard and the eastern boundary is bounded by Riverside and the Highway 101 freeway.

Soils: Soils onsite are mapped as Lockwood shaly loam series, 2 to 9 percent slopes (*Soil Survey of San Luis Obispo County, California*, dated 1969, issued by the United States Department of Agriculture, Soil Conservation Service). Lockwood series soils are very deep, well drained soils that form in alluvial material from dominantly shales. They are found on alluvial fans and bench terraces and have slopes of 0-15%. They are well-drained with low to high run-off and have moderately slow permeability.

Historical Significance

A historic resource evaluation was prepared for the Almond Grower's Association Warehouse/Farmer's Alliance Building in June, 2006 by Historic Resources Group. It was required by the City when the Smart and Final proposal was in process. Its conclusion determined that the 1922 Almond Grower's Association building footprint is a 'historic resource' by CEQA definition and is eligible to enroll as a listing under the California Register Historic Resource (CRHP) and National Register of Historic Places (NRHP). It has not been enrolled in either of these as of date.

The historical significant building that meets the CRHP and NRHP criteria is defined as:

Therefore, the structure built in 1922 (the original footprint (the tower and two wings); the interior remnants of the stairs to the tower; the shoots; the conveyor and the scales; the cement impressed lettering on the east façade; the four diamonds on the tower and all other character-defining elements on both the exterior and interior of the building) and known as the Paso Robles Almond Grower's Association Warehouse/Farmer's Alliance Building meets the criteria for listing in the NRHP and the CRHP, and is a historic resource subject to the CEQA process.

It suggested by this evaluation that the structure's features defined above be retained. Should any exterior rehabilitation occur, the improvements made must comply with the Secretary of

Interior's Standards for the treatment of Historic Resources. The cover/title sheet, to the prepared plans, lists these standards and the proposed improvements comply with their intent.

Proposal

The proposed project involves the adaptive re-use of this historical building to be updated as an Ag processing use of the structure in order to utilize it for wine processing. This is a modernized re-use from its historical use as an agriculture processing facility for almonds, dairy, grains, etc.

Permit Sequence

1. Demolition of Metal Building Addition(Building Permit)- In progress
2. Clean-Up Permit (Building Permit)- Remove the following existing materials:
 - o site debris,
 - o interior electrical and false walls installed by drywall contractor,
 - o ships ladder to tower in order to provide updated accessibility to second level
 - o exterior loading chute to allow loading dock accessibility
3. Planned Development Land Use Permit for Adaptive Re-use of Historic Structure for purposes of Phased Wine Processing Production and Tasting
4. Building permit for Tenant Improvements- upgrades for code compliance, etc.

Winery Use Area Breakdown

Warehouse/Case Goods Storage: 7,064sf
Production: 1,976sf
Tasting Room/ Wine Library: 1,035sf
Wine Bar (tower) Tasting Room: 722sf
Office/Lab: 768sf

Outdoor Tasting and Landscaped Garden Area: 1,054sf
Covered Crush Pad: 5,073sf

Parking Spaces provided: 32 spaces

Phased Production:

Initial Production (1-5yrs): 10,000 cases
Wastewater will be treated onsite and taken off-site to be re-used recycled on a site approved by RWQCB
Future Production (5+yrs): 25,000 cases
Wastewater will be treated onsite and discharged into City Wastewater system

Operation: The anticipated tasting room operation will be for 7 days per week from around 10am to 6pm. Off season winery processing hours are planned from 7am to 5pm. Harvest winery hours will be 6am to 10pm with limited access after 10pm for punchdowns and pumpovers. The winery is planning to have about 14 permanent employees (winery and tasting room) with an additional 2-3 seasonal employees used for harvest periods. Anticipated hospitality employees: 2-3 full-time (Hospitality Mgr, Wine Club Mgr, Tasting Room Supervisor) and 5-7 part-time (Tasting Room Attendants). Anticipated production's employees: 2-4 full-time (Winemaker, Cellar Master, Enologist, Cellar Worker) and 2-3 temporary seasonal full-time (Cellar Workers).

An additional 1-2 employees may be needed during harvest when case production increases at Phase II.

Circulation: The project will be accessed by a 28' wide semi-circular driveway in front of the existing building. A truck loading/unloading bay, that can accommodate a 20', 45' and 53' trailer, is provided in between the visitor access and the existing building.

Phase I (10,000 case production) harvest circulation will involve about 15 additional trips total (* based on a 24' long truck, if larger truck, less trips) (1 ton of grapes= 65 cases; 10,000 cases=154 tons of grapes; A 24' flatbed truck can accommodate about 10 tons of fruit per trip, which for a 10,000 case production would require about 15 trips during harvest). Derby Wine Estates currently grows about 23 different varieties which means that they are typically harvested at different times; thus spreading out total loading trips over about 15 weeks (equates to about 1 additional trip per week during harvest).

Based on the same estimates, Phase II production at 25,000 cases would yield about 30-45 total harvest trips (over 15 week harvest period it equates to about 2-3 trips per week). Winery wastewater trips would be eliminated during this phase since it will be treated and entered into the City's sewer. Tasting Room trips are expected to be around 15-20 daily trips with about 6 of those trips during peak hours. (based on 2.71 pht/1000sf of tasting area)

Biological: The project does not involve any oak tree removal. No identified special species are known to occur on site.

Visual: The building proposed for winery use is a historical building and its exterior modifications will comply with those suggested in the historical evaluation prepared for the previous Smart & Final project. Furthermore this building is within the Riverside Design District and is subject to its design guidelines.

Landscape: The project proposes landscape enhancement to this rather bare sight through means of a new frontage parkway, parking landscape and an outdoor garden feature (refer to preliminary landscape plan). In addition, this property is mentioned in the Paso Robles Uptown/Town Centre Specific Plan (July 2010) and has the opportunity to mark an impression as a gateway to Downtown while enticing visitors from the Highway 101 corridor.

Lighting: Exterior landscape lighting is proposed to replicate the design discussed in the historical evaluation, excerpt from the Paso Robles Nutcracker, Official Publication Paso Robles Chamber of Commerce, *Almond Warehouse Is Completed*, August 20, 1922, pages 1-4, "...the exterior is handsomely finished with cement stucco of warm red tint...Two great floodlights will illuminate the whole face of the building every night so that the great building will draw the admiration of the travelers along both the State Highway and the railroad." Replicated lighting is consistent with the General Plan Conservation Element Goal C-5 Visual Resources, Policy C5A: Visual Gateways and Landmarks 'it is important to identify visual resources along the city's main transportation thoroughfares.' The Nutcracker article and research proves that the building was constructed as a visual symbol that demonstrated the success the City received for its

thriving almond industry in the 1920's. It is appropriate to continue this lighting and allow the building to now signify the areas thriving, the wine industry.

Signage: The proposal includes a wall sign on the existing tower and a monument sign at the entrance. The wall sign will incorporate the existing diamond frame by putting a monogram 'D' to stand for Derby Wine Estates. The remainder of the wall sign includes the name 'Derby' +/-42sf above the existing diamond and 'Wine Estates' +/- 35sf under the diamond (total new wall signage 77sf), refer to sheet A-1.0 for wall signage detail. The proposed wall signage is consistent with ordinance standards since the building face equates to 150' linear feet and wall signage is allowed for 1sf per 1' linear foot= 150sf. The proposal also includes restoration of the historical Almond Grower's Association sign on the building parapet along the front of the building.

Fencing: A new 6'-0" high wall with masonry elements and decorative metal fencing is proposed to block the parking lot, but still allow a visual line-of-sight to view the building and the improvements. It will be broken up with spaced, decorative masonry pilasters and placed across the entire property frontage. The fence includes sliding gates at both points of ingress/egress for security purposes. The fence will be lined with City approved street trees. An outdoor garden/tasting area is planned on the north side of the building. It will be encompassed by a 10' perimeter wall/fence around the outdoor tasting area that will be a concrete wall with a solid wood fence (horizontal cedar siding, both sides). The area will be about fence to provide as a screening mechanism, a noise buffer from the adjacent railroad and will be treated with landscape as an aesthetic enclosure for tasting room patrons.

Setbacks: Front: 94'; Side: 70'; Side: 46'; Back: 0'

List of Modifications to Existing Building

Demolition

1. Removal of interior electrical and false walls installed by drywall contractor,
2. Removal of ships ladder to tower in order to provide updated accessibility to second level
3. Removal of exterior loading chute to allow loading dock accessibility
4. Removal of existing concrete pad to the south of the structure
5. Removal of existing retaining wall onsite

Addition

1. New Addition at northern side of the (previously occupied by corrugated metal 1942 addition)to structure to provide for ADA compliant restrooms and accessibility to tasting room

Exterior Restoration/Rehabilitation

1. Existing windows at tasting room area, to be replaced to match existing, sheet A-1.0
2. Restore historic lettering on parapet "*Paso Robles Almond Growers Association, Member of California Almond Growers Exchange*", sheet A-1.0
3. Retain existing diamond frame on tower, include monogram 'D' within diamond as part of wall signage, sheet A-1.0
4. Reglaze/new matching window frames in existing window openings on tower, sheet A-1.0
5. Retain and utilize existing roll up doors, in front, for supply delivery
6. Retain and utilize existing roll up doors, in rear, to existing concrete loading dock for worker access

Interior Restoration/Rehabilitation

1. Replace/install clerestory windows entire length both sides near barrel storage, sheet A-1.0
2. New girder to replace existing trusses
3. Remove existing framing at top of tower and lower floor to accommodate head room, sheet A-1.0
4. Install new elevator, glass cab within tower shaft
5. Provide new exit stair to ground, sheet A-1.0

Consistency with The Secretary of Interior's Standards For Historic Building Rehabilitation and California Historic Building Code:

As mentioned above in the historical significance section, The Almond Growers Association Warehouse, was found to have historical significance based on CEQA's definition and meets the criteria eligible for enrolling the structure as a listing for the California Register Historic Resource (CRHP) and National Register of Historic Places (NRHP) based on the historic evaluation (*Historic Resource Evaluation and Preliminary Impact Analysis, Paso Robles Almond Growers Association Warehouse and Farmer's Alliance Building*”, prepared by Historic Resources Group, for a previous application for Smart and Final). In the report (pg. 23) its conclusion suggested an option for entitlement be to propose a project (adaptive reuse of the building) that incorporates rehabilitation consistent with provisions set forth in The Secretary of Interior's Standards for Historic Building Rehabilitation.

If the proposed project is revised to be a *rehabilitation* according to the Secretary of the Interiors Standards for the Treatment of Historic Properties, then a Mitigated Negative Declaration can be an appropriate level of environmental review because the adverse effect to the historic resource will be reduced to a less than significant impact. Note that projects which adhere to the Secretary of the Interior's Standards may be determined categorically exempt in that by definition they have been determined not to have a significant effect on the environment. The Standards allow for adaptive reuse of a building such as the subject property. The Standards incorporate guidelines for replacement of mechanical systems, interior and exterior alteration and code compliance. The State Historical Building Code also provides relief in this area.

The project proposed, complies with rehabilitation standards and preserves the building's historic significance. In addition it plans to utilize incentives and relief provided in the State Historical Building Code for adaptive re-use of historical structures.

The Secretary of Interior's Standards for Historic Building Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The project includes adaptive re-use of the structure from agricultural processing almonds to the agricultural processing of grapes.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

No historic materials or alteration of features and spaces that characterize the property are being proposed. The structure, all its windows, fenestrations elements and details are being retained.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- The project preserves the historic architectural features that were recognized in the historical evaluation prepared. The project does include an addition to the building for purposes of meeting ADA accessibility and restroom requirements. This addition does not create a false replica but does contribute as a compliment to the building and conforms to the general context of the industrial character of the area.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- The property has been utilized by several businesses, yet the exterior has been preserved over the years to hold true to its original 1922 footprint. The structure's original 1922 footprint signifies the historical value and success of the almond processing industry. This project proposes to continue to retain the original 1922 footprint in order to uphold the connection of its historical significance.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- The tower is an important feature as it was architectural functionality recognized in the past as a pioneer design for the almond processing era because the tower differed from other almond processing plants state and nationwide. The project proposes to retain the tower feature and utilize for visitor space.
 - The four corners of the diamond symbol on the tower's exterior will be preserved as it once signified the Blue Diamond logo of the California Almond Grower's Exchange, which was a historically significant business and relevant time period for the City of Paso Robles.
 - The historic lettering, '*Paso Robles Almond Grower's Association, Member of California Almond Grower's Exchange*' will be restored as it provides language to attest to the historically predominant use of the structure and industry recognition during that time period.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- The replacement of distinctive features, or elements, is to match all the original historical features. The building will be repainted to match the original color, the windows will all be reglazed to match the existing glazing and the original lettering for the Almond Growers Sign will be replicated. Additionally, the original overhead door housing will be replaced to match the original look. Photo/digital massing and replication methods will be utilized to insure accuracy and correct replacement, as necessary, for these proposed elements.
 - All restoration methods, means, techniques and processes will be implemented in compliance with The Secretary of Interior's Standards For Historic Building Rehabilitation guidelines.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
 - **The proposed exterior preparation will be by a monitored power washing method. The specific specification is the *Sherwin Williams Corporation* restoration and preparation method as recognized by the California State Architect's office for surface preparation and preservation.**

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
 - **No known archeological resources were identified in the Phase I Survey done for the previous project, Smart and Final.**

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
 - **The new addition will not destroy historical exterior characteristics noted**
 - **The new addition is architecturally differentiated from the original form as it uses compatible but contemporary color and materials**
 - **The new addition is symbolically secondary to original 1922 form with a smaller mass and scale.**
 - **Its simple character, massing, and site placement, offer a secondary significance to the primary character of the historic building.**

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
 - **A new addition to the northern side of the structure is within the same location as the previously occupied corrugated metal structure (1942 addition) proposed for demolition. Should the new addition be removed in the future, it would not alter the historical form of the original 1922 footprint. Additionally, the existing opening that accessed the main building to the original metal building is being utilized as the primary link to the new entry/restroom addition and proposed tasting room area.**

Applicable Planning Standards:

The property is zoned M-PD (Manufacturing zone with a Planned Development overlay). Wineries and Wine Tasting Rooms are both permitted uses in the Manufacturing zoning district. Planned Development overlay districts encourage new projects to incorporate quality design elements that protect resources, are compatible with their surroundings and contribute as an overall benefit to the community.

The intent and purpose of the planned development district are to:

- a. Encourage development which is sensitive to the natural topography of the site, minimize alterations to the land, and maintain and enhance significant natural resources, including, but not limited to, oak woodlands, natural drainage ways and open space preservation;
- b. Encourage creative and higher quality development design through allowed flexibility in project design while providing for essential development standards;
- c. Ensure quality of overall project design, architectural treatment, and appropriate use of color and materials;
- d. Encourage projects which are compatible with surrounding development;
- e. Ensure that the project's vehicular, bikeway and pedestrian circulation system is designed to be efficient, and well integrated with the overall city circulation system;
- f. In commercial and industrial zones, to limit the types and intensities of land uses within any zone through requiring a conditional use permit to be obtained before any new use may be established;
- g. To implement general plan policies that apply to specific issues not addressed by the base zoning district regulations;
- h. Discourage/prevent premature subdivision of commercial and industrial land before a master development plan has been approved.
- i. Encourage establishment of specific building heights for an individual planned development project where it is determined that allowing the buildings to exceed the height limitations of the zoning ordinance would be appropriate based on due consideration of:
 1. The proportion, scale, and nature of the project;
 2. The visual quality and aesthetics of the project;
 3. The design of the project;
 4. The project's compatibility with the established character of surrounding development;
 5. The project's ability to not create an adverse visual impact or otherwise have a negative effect on public views from nearby roads and other public vantage points; and
 - 6.

The project's risk to fire life-safety when considering building safety features and emergency response capability

Planned Development Consistency: This proposal implements the Planned Development's Overlay's intent by protecting resources and providing an overall benefit to the community. The project will provide an agricultural processing re-use of the structure as a winery which has the opportunity to symbolize the growing success of the wine industry in the greater Paso Robles region. It will bring life to the currently sparse site, and will provide a pronounced gateway to the city. The proposed design will preserve the building's historical significance and architectural qualities in order to continue the community's respect for the building and its history. The proposed design will not only preserve the historical significance of the structure but will also enhance it through superior landscape, restoration and additional visitors that will draw visitors and support the local economy.

The Riverside area and this site specifically, have been mentioned in the recent Paso Robles Uptown/Town Center Specific Plan. The Riverside Corridor is acknowledged for its potential to serve as a gateway to Downtown and visual attraction for visitors traveling along Highway 101. Future goals are to stimulate retail and provide a downtown connection to this node. New retail and other related uses are desired in the Farmer's Alliance building. This project proposal is in line with this idea as it presents a connection to the building's historical use as an agriculture processing facility and adds a retail component: tasting room. The site is also included by mentioned of a desired pedestrian bridge from the site to the proposed City Hall building at 6th and Pine St.

- Introduce retail and other related uses in the Farmers' Alliance Building as well as the addition of new commercial buildings on the site that will improve the attractiveness of the property as a community destination.
- Introduce a pedestrian bridge from the Farmers' Alliance Building, across the railroad tracks, to the proposed City Hall building (at 6th and Pine Streets).

The site is also within the Downtown Paso Robles Riverside District and is subject to its design guidelines. The building's architecture is compatible to the design element suggestions in this document, since no major modifications are proposed to the existing historical structure's exterior features and form.

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 10-002, Derby Winery
DATE: February 8, 2011

Streets

The subject property is located at the south end of Riverside Avenue. Riverside Avenue is designated as a two-lane divided arterial in the new Circulation Element. Existing improvements on Riverside Avenue are consistent with this plan. Only cosmetic repairs and ADA compliance issues will need to be addressed.

Sewer and Water

Sewer and water lines are available in Riverside Avenue.

Storm Water Quality and Hydromodification

The project is a redevelopment of an historical agricultural business. Much of the existing site is impervious. An assessment should be made of how much additional impervious surface is proposed. That area should be mitigated with Low Impact Development practices.

Conditions of Approval

Proposed Low Impact Development measures must be included in the site improvement design in accordance with the preliminary grading plan.

All existing public improvements including driveways shall be reconstructed as necessary to comply with the American Disabilities Act (ADA).

Sidewalks shall be constructed across the frontage of the site in accordance with commercial sidewalk Standard B-5. New street trees shall be placed in tree wells in accordance with plans approved by the City Engineer.

All existing overhead utilities along Riverside Avenue adjacent to the frontage of the site shall be relocated underground.

Attachment 3
City Engineer Memo
PD 10-002
(Derby)

RESOLUTION NO.

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 10-002
(DERBY WINE ESTATES)
APN: 009-268-003 & 004**

WHEREAS, Planned Development (PD) 10-002 has been filed by Kirk Consulting on behalf of Derby Wine Estates, proposing an adaptive re-use of the existing Almond Growers Association Building (aka Farmer's Alliance) located at 525 Riverside Avenue; and

WHEREAS, PD 10-002 is a proposal to establish a wine production facility with a wine tasting room within the building; and

WHEREAS, the building is a significant historic resource; and

WHEREAS, the project complies with Secretary of Interior Standards for Historic Buildings; and

WHEREAS, the project complies with the CS (Commercial Service) General Plan land use designation and the C2-PD (Highway Commercial, Planned Development Overlay District) zoning district, and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 22, 2011 on this project to accept public testimony on the Planned Development application PD 10-002; and

WHEREAS, this application is Categorical Exempt from environmental review per Section 15331 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 is consistent with the Secretary of Interior Standards for Historic Buildings; and
5. 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
6. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and

7. 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 10-002, subject to the following conditions:

STANDARD CONDITIONS:

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit “A” and incorporated herein by reference.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. 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	Standard Conditions of Approval
B	Title Sheet
C	Schematic Overall Site Plan
D	Preliminary Grading and Drainage
E	Preliminary Landscape Plan
F	As-built Exterior Elevations
G	Demolition Plan
H	Floor Plan / Tower Plan / Schematic Section
I	Perspective views of Project
J	Perspective views of Project
K	Arborist Report (on file)
L	LID – Best Management Practice Exhibit

3. This PD 10-002 allows the adaptive re-use of the building located at 525 Riverside Avenue to establish a wine production facility and wine tasting room for Derby Wine Estates.
4. This project approval shall expire on February 22, 2013 unless a building or grading permit has been issued for the project or unless a time extension request is filed with the Community Development Department prior to expiration.
5. Prior to the issuance of a building permit, the following final details shall be reviewed with staff:
 - a. Landscape and irrigation plan. Landscape plan shall comply with the City Landscape Ord.;
 - b. Wall/Fencing plan, including outdoor storage screening plan;
 - c. Placement of equipment such as transformers, back flow devices and any other equipment;
6. All work shall be done in a manner to comply with the Secretary of Interior Standards for Historic Buildings, and comply with any necessary Building Codes.
7. All work shall be done in compliance with the conditions outlined in the Arborist Report for the project (Exhibit K – on file).
8. The final sign plans shall be submitted for review and approval by the Development Review Committee (DRC) prior to installation. The amount of proposed signage on the tower needs to be reduced so that all the wall mounted signage does not to exceed 259 square feet.

9. 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).

ENGINEERING CONDITIONS:

10. Proposed Low Impact Development measures must be included in the site improvement design in accordance with the preliminary grading plan.
11. All existing public improvements including driveways shall be reconstructed as necessary to comply with the American Disabilities Act (ADA).
12. Sidewalks shall be constructed across the frontage of the site in accordance with commercial sidewalk Standard B-5. New street trees shall be placed in tree wells in accordance with plans approved by the City Engineer.
13. All existing overhead utilities along Riverside Avenue adjacent to the frontage of the site shall be relocated underground.

PASSED AND ADOPTED THIS 22nd day of February, 2011 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

STEVE GREGORY, CHAIRMAN

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> <u>Planned Development</u>	<input type="checkbox"/> <u>Conditional Use Permit</u>
<input type="checkbox"/> <u>Tentative Parcel Map</u>	<input type="checkbox"/> <u>Tentative Tract Map</u>
<u>Approval Body: Planning Commission</u>	<u>Date of Approval: February 22, 2011</u>
<u>Applicant: Derby Wine Estates</u>	<u>Location: 525 Paso Robles Street</u>
<u>APN:009-268-003 & 004</u>	

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on February 22, 2013 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the

Community Development Department prior to the issuance of building permits.

- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____.

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:
Riverside Ave.

Street Name	City Standard	Standard Drawing No.
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

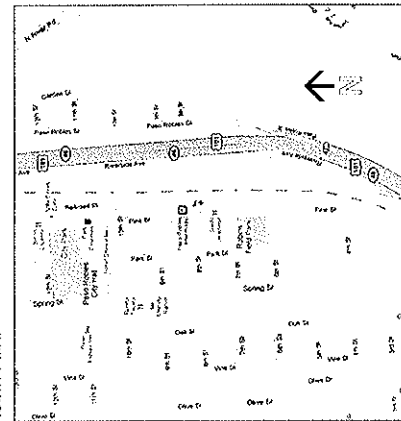
5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC BUILDING REHABILITATION

- 1. A SIGNIFICANT PORTION OF THE HISTORIC BUILDING SHOULD BE PRESERVED AND REHABILITATED IN ACCORDANCE WITH THESE STANDARDS... 2. THE HISTORIC CHARACTER OF A PROPERTY SHOULD BE RETAINED AND ENHANCED... 3. THE CHARACTER OF THE BUILDING SHOULD BE PRESERVED AND ENHANCED... 4. WORK PROPERTIES SHOULD BE IDENTIFIED, AND WORKERS SHOULD BE TRAINED... 5. REPAIRS AND RESTORATION SHOULD BE BASED ON ORIGINAL MATERIALS... 6. REPAIRS AND RESTORATION SHOULD BE BASED ON ORIGINAL MATERIALS... 7. REPAIRS AND RESTORATION SHOULD BE BASED ON ORIGINAL MATERIALS... 8. REPAIRS AND RESTORATION SHOULD BE BASED ON ORIGINAL MATERIALS... 9. REPAIRS AND RESTORATION SHOULD BE BASED ON ORIGINAL MATERIALS... 10. REPAIRS AND RESTORATION SHOULD BE BASED ON ORIGINAL MATERIALS...

SCHEDULE OF CHANGES

VICINITY MAP



PROJECT DIRECTORY

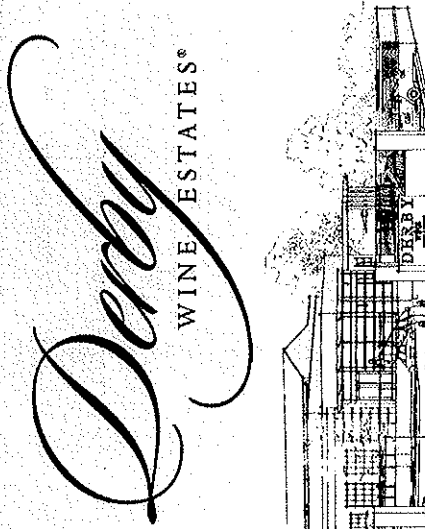
ARCHITECT: CRSA ARCHITECTS, 1111... CIVIL ENGINEERING: CIVIL ENGINEERING, 1111... STRUCTURAL ENGINEER: STRUCTURAL ENGINEER, 1111... LANDSCAPE DESIGN: LANDSCAPE DESIGN, 1111...

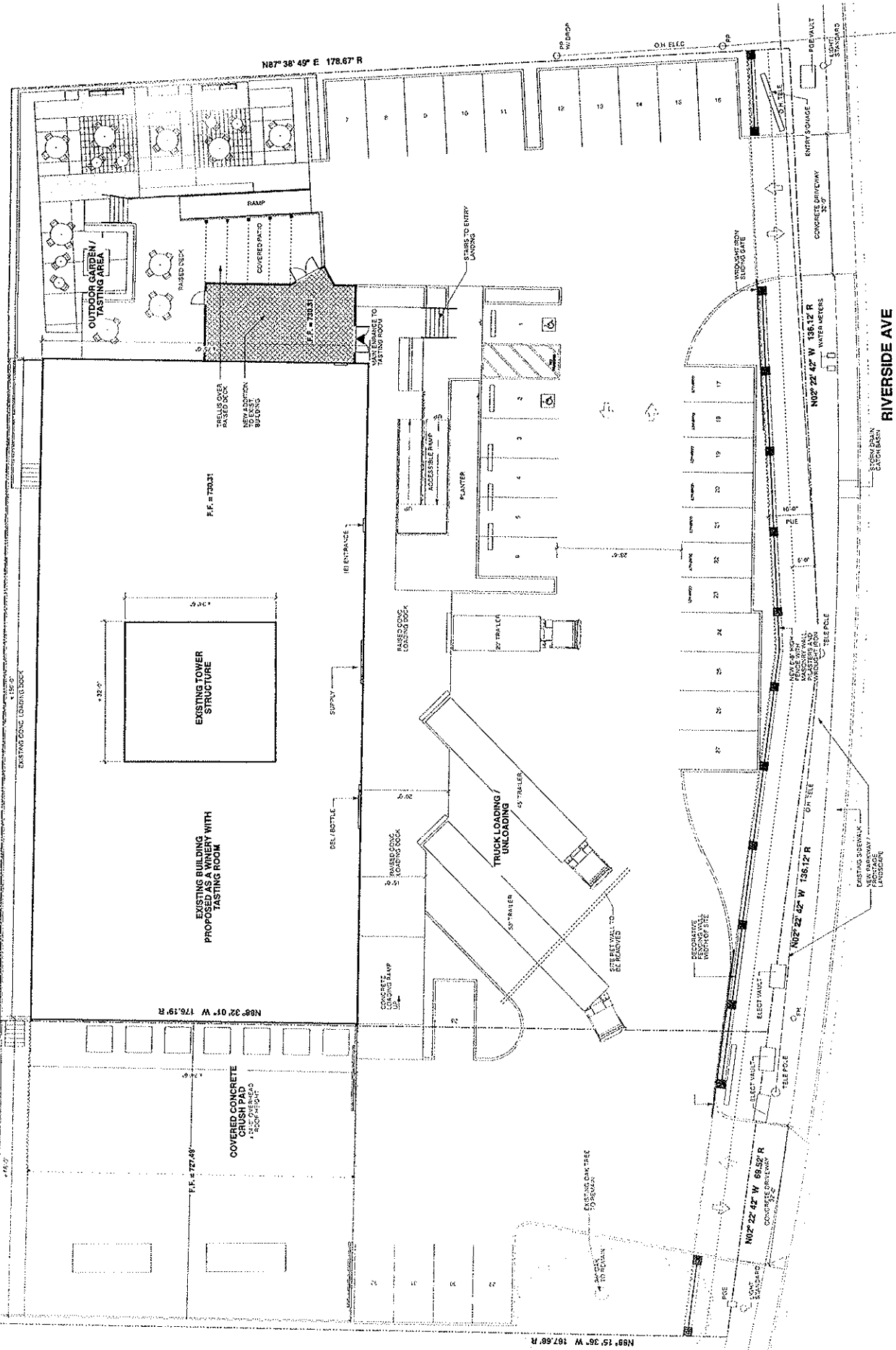
AGENCIES & UTILITIES

CITY BUILDING: CITY BUILDING, 1111... CITY PLANNING: CITY PLANNING, 1111... PUBLIC WORKS: PUBLIC WORKS, 1111... WATER: WATER, 1111... GAS: GAS, 1111... POWER: POWER, 1111...

Tables for OCCUPANCY CALCULATION - CBC Chapter 10, PLUMBING CALCULATION - CPC Table 4-1, and PARKING CALCULATION - City of Paso Robles. Includes columns for space type, floor area, and occupancy counts.

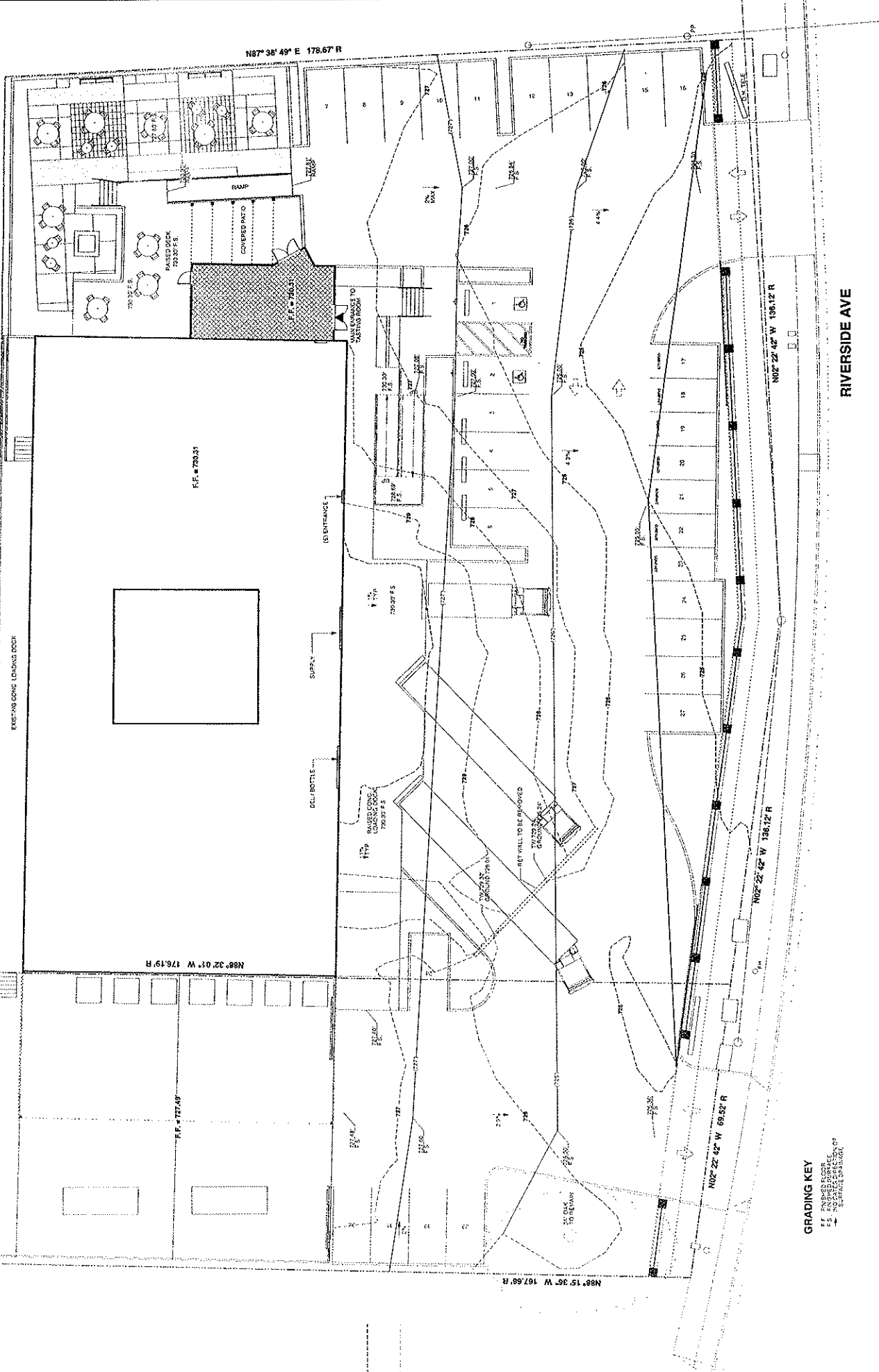
SHEET INDEX: 1-10 TITLE SHEET, 1-11 SCHEMATIC OVERALL SITE PLAN, 1-12 PRELIMINARY GRADING PLAN, 1-13 PRELIMINARY LANDSCAPE PLAN... PROJECT STATISTICS: LOCATION: 5620 E HIGHWAY 46, ZONE: M-80, LOT AREA: 61,473 SQ. FT. (1.19 AC)





RIVERSIDE AVE

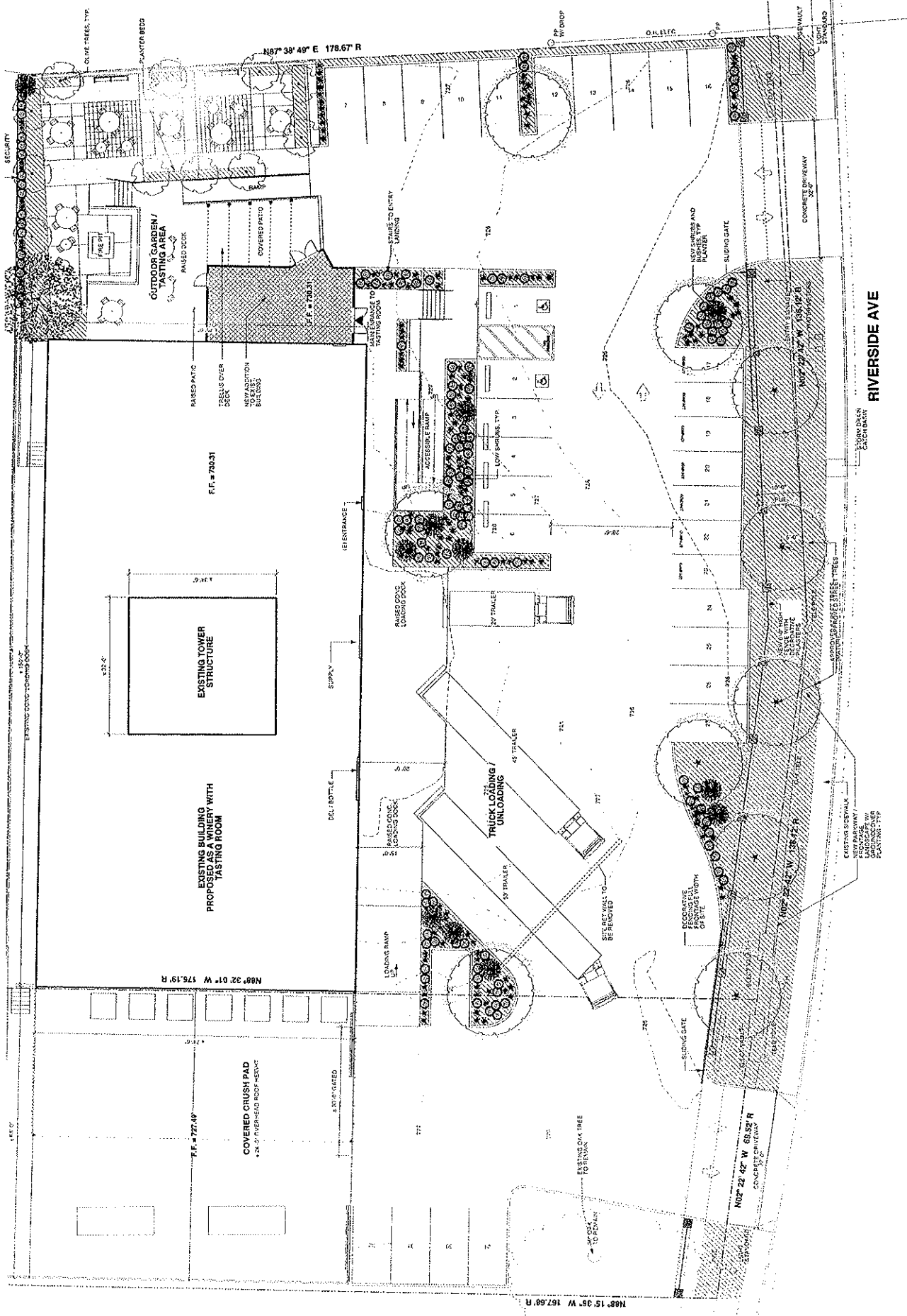
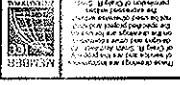
Exhibit C
 Schematic Site Plan
 PD 10-002
 (Derby)



DDCI IMINADY GRADING DI AN

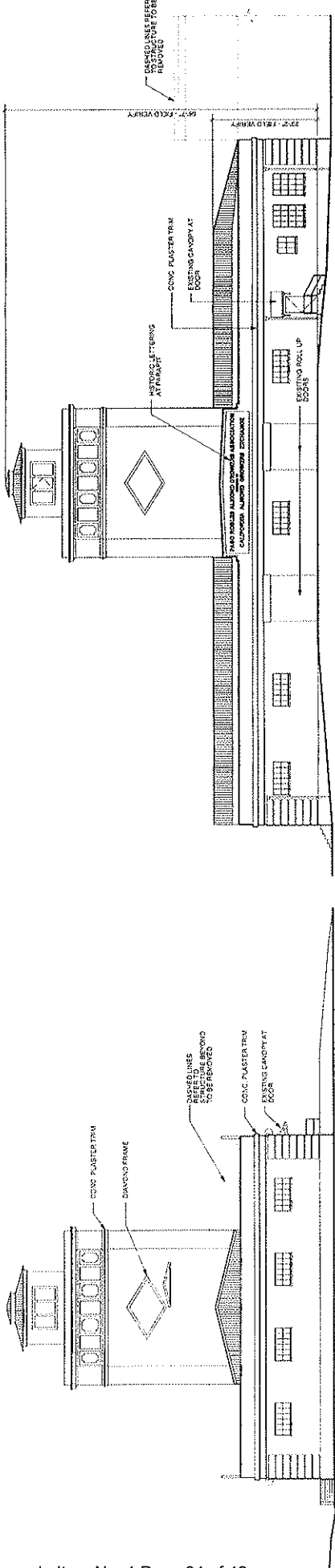
GRADING KEY
 - - - FINISHED FLOOR
 - - - PROPOSED FINISHED FLOOR
 - - - EXISTING SURFACE ELEVATION

Exhibit D
 Prelim. Grading Plan
 PD 10-002
 (Derby)

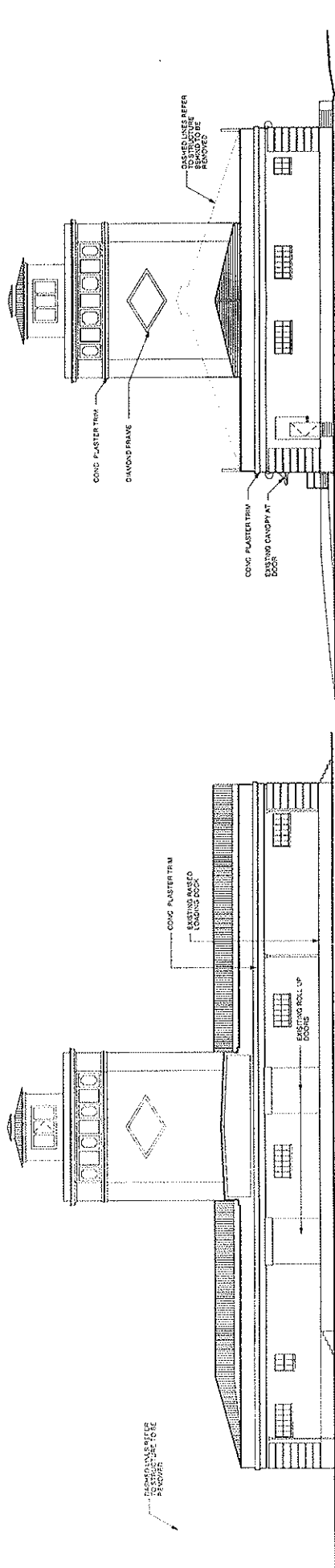


DERBY WINERY / TASTING

Exhibit E
 Prelim. Landscape Plan
 PD 10-002
 (Derby)



SOUTH ELEVATION
Scale: 3/8\"/>



NORTH ELEVATION
Scale: 3/8\"/>

AS-BUILT EXTERIOR ELEVATIONS

Exhibit F
As-Built Ext. Elevations
PD 10-002
(Derby)

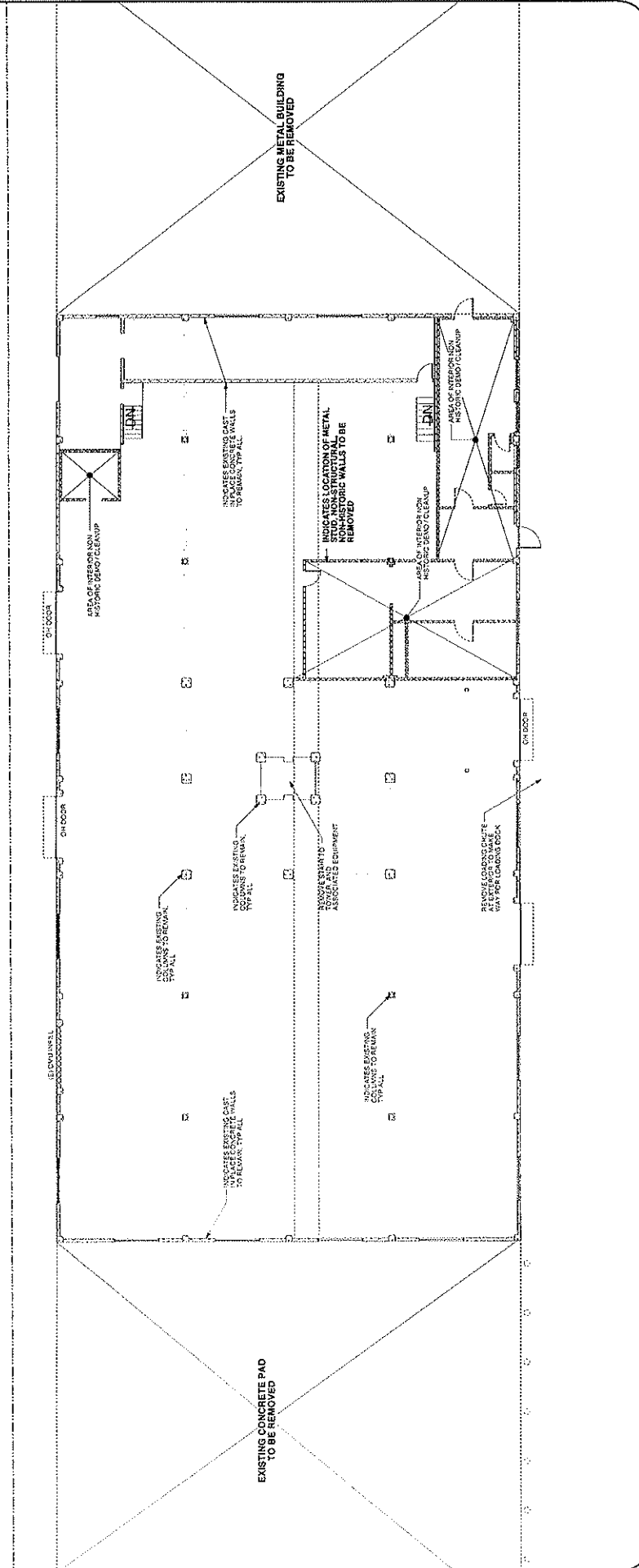


TABLE 1001.1 PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	5 feet	Construction safety fence
More than 8 feet	10 feet	Barrier and covered walkway

Construction safety fence
 Construction safety fence shall be a minimum height of 8 feet (2438 mm) as measured from the floor. All posts for the safety fence shall be spaced at a maximum of 10 feet (3048 mm) on center. The fence shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center. The fence shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center. The fence shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center.

Barrier and covered walkway
 Barrier and covered walkway shall be a minimum height of 42 inches (1067 mm) as measured from the floor. The barrier shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center. The barrier shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center.

TABLE 1001.2 PROTECTION OF PEDESTRIANS - CBC CHAPTER 33 - SECTION 3306

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	5 feet	Construction safety fence
More than 8 feet	10 feet	Barrier and covered walkway

Construction safety fence
 Construction safety fence shall be a minimum height of 8 feet (2438 mm) as measured from the floor. All posts for the safety fence shall be spaced at a maximum of 10 feet (3048 mm) on center. The fence shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center. The fence shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center.

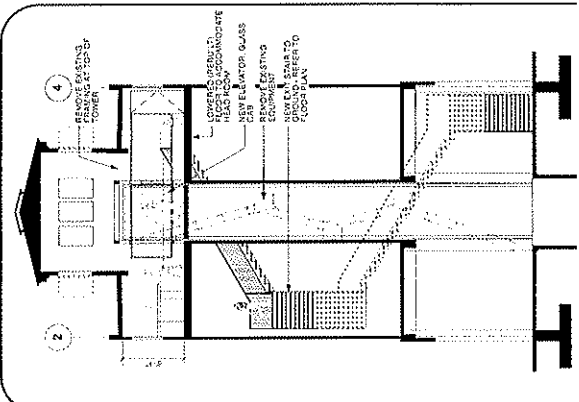
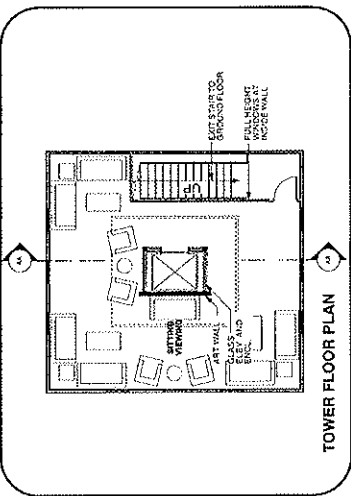
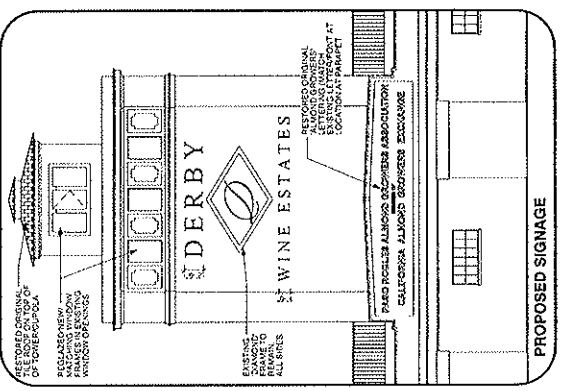
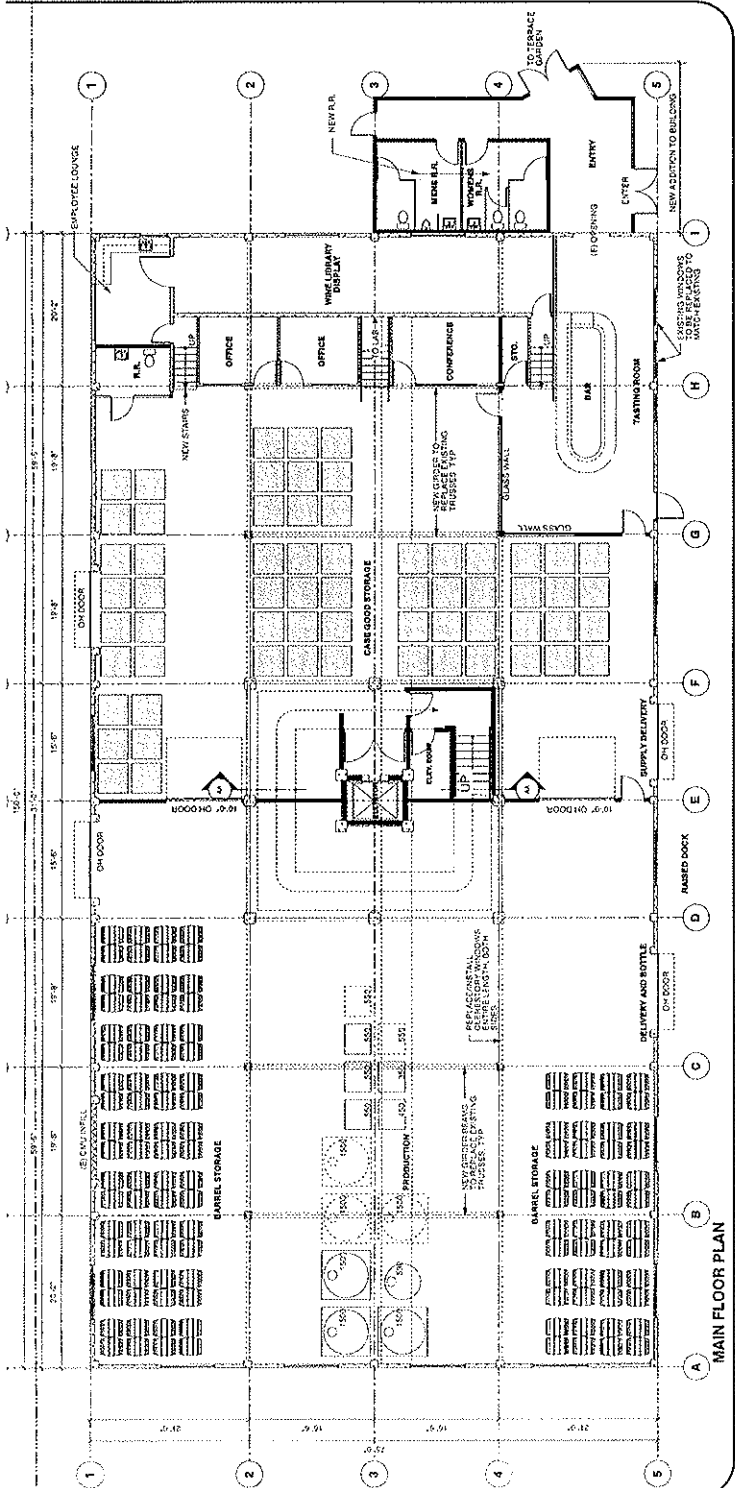
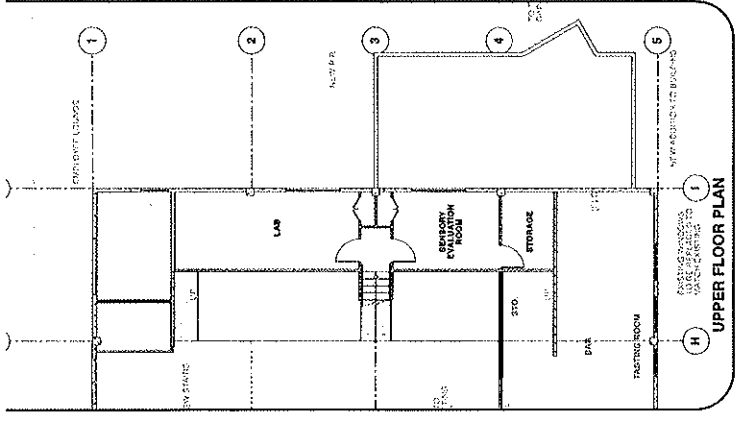
Barrier and covered walkway
 Barrier and covered walkway shall be a minimum height of 42 inches (1067 mm) as measured from the floor. The barrier shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center. The barrier shall be supported by a minimum of 2x4 posts spaced at a maximum of 10 feet (3048 mm) on center.

DEMOLITION PERMIT SCOPE
 REMOVE EXISTING METAL FRAMED WALLS INSTALLED BY FARMERS ALLIANCE.
 REMOVE EXISTING CONCRETE PAD.
 REMOVE EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
 REMOVE EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
 REMOVE EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
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 REMOVE EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.

DEMOLITION GENERAL NOTES

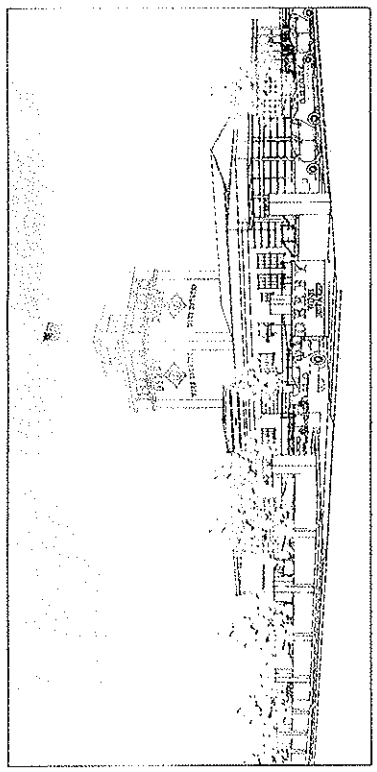
1. EXISTING METAL FRAMED WALLS TO BE REMOVED.
2. EXISTING CONCRETE PAD TO BE REMOVED.
3. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
4. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
5. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
6. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
7. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
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9. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
10. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
11. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
12. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
13. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
14. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
15. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
16. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
17. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
18. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
19. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.
20. EXISTING CAST-IN-PLACE CONCRETE WALLS TO REMAIN.

Exhibit G
 Demo. Plan
 PD 10-002
 (Derby)

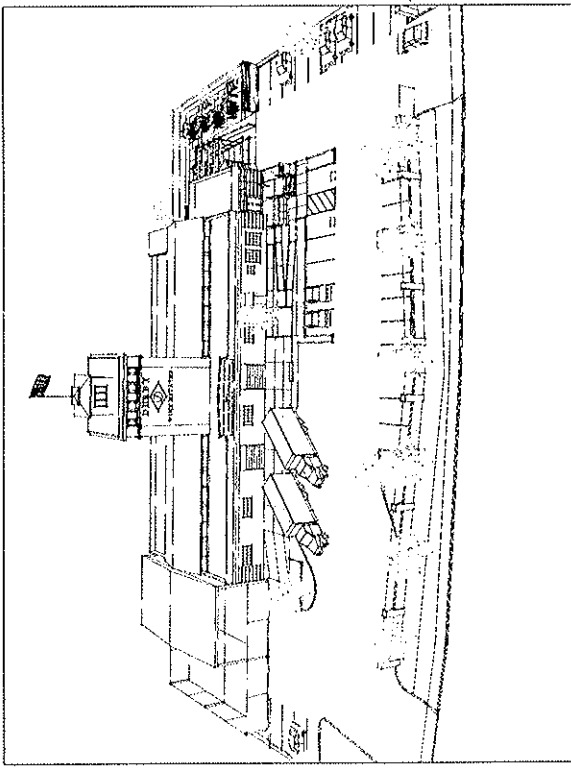


FIRST FLOOR PLAN / TOWER PLAN / SECTION / SIGNAGE

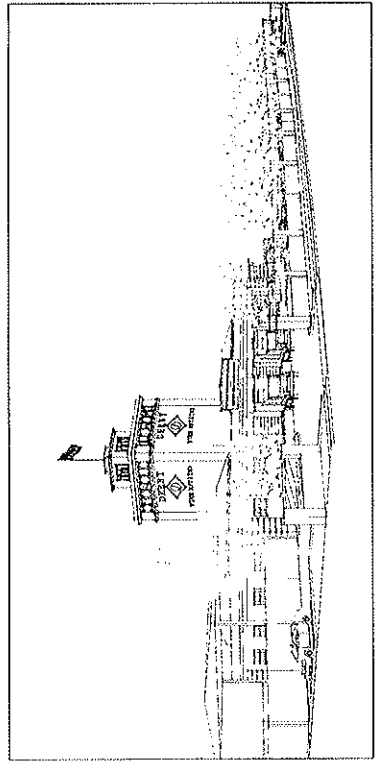
Exhibit H
 Floor Plan/Tower Plan/Sections
 PD 10-002
 (Derby)



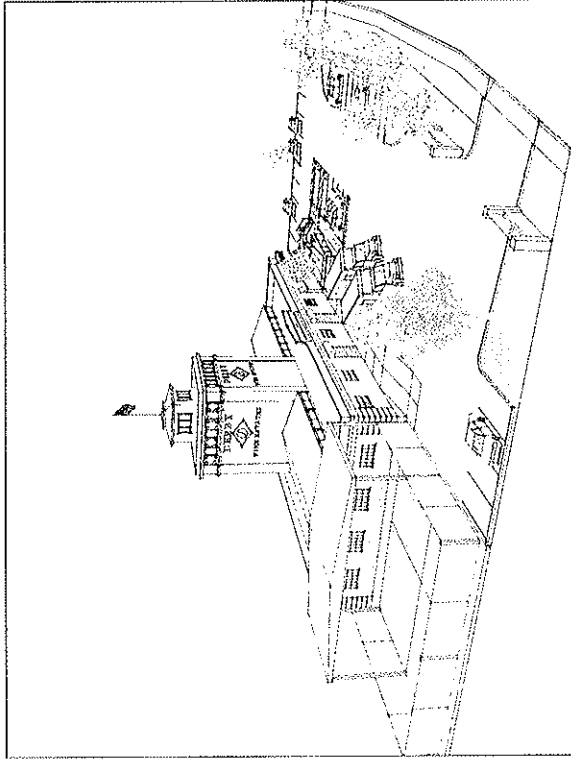
NORTHERN / MAIN ENTRY TO SITE



AERIAL VIEW FROM EAST OF SITE



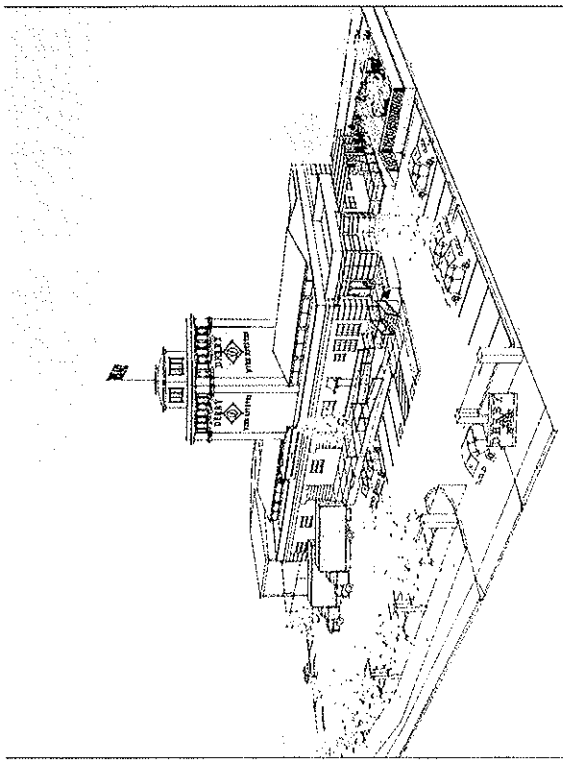
SOUTHERN / SECONDARY ENTRY TO SITE



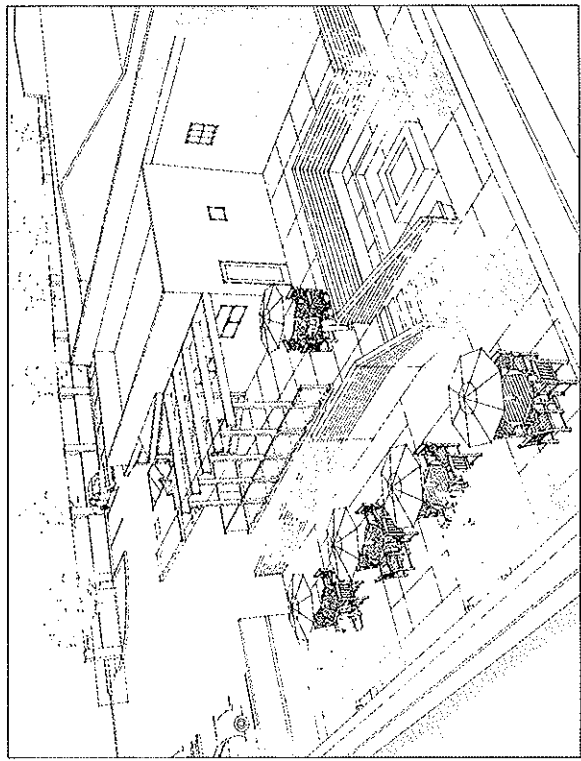
AERIAL VIEW FROM SOUTH OF SITE

DERBY WINE ESTATES

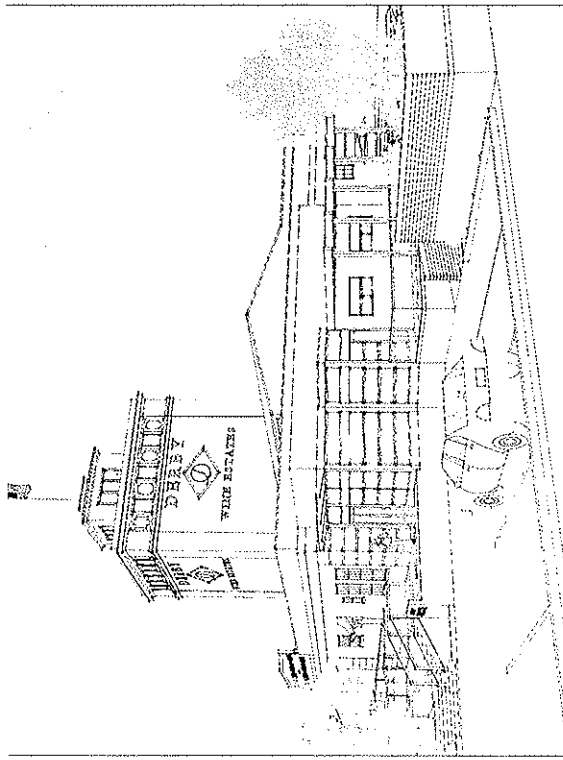
Exhibit I
Perspective View of Project
PD 10-002
(Derby)



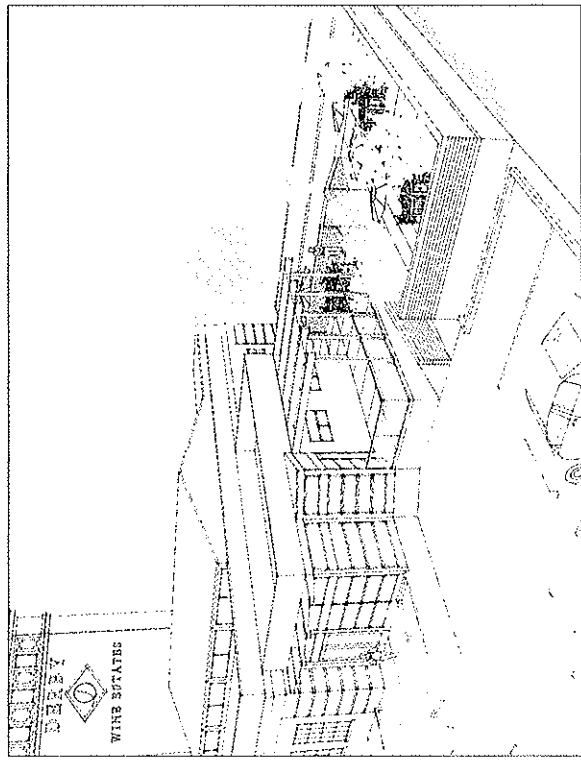
AERIAL VIEW FROM NORTHEAST OF SITE



VIEW OF COURTYARD



VIEW OF CUSTOMER ENTRY



VIEW OF CUSTOMER ENTRY & COURTYARD

PERSPECTIVE VIEWS OF PROJECT

Exhibit J
 Perspective View of Project
 PD 10-002
 (Derby)

Exhibit K
Arborist Report - On file
PD 10-002
(Derby)



OWNER: XXXX

PROJECT: DERBEY WINERY - TASTING
 COUNTY OF SAN LUIS OBISPO
 STATE OF CALIFORNIA

SHEET TITLE:

DATE: 02/28/2019
 DRAWN BY: F. GARDIA
 CHECKED BY: M. BERTACCINI
 PROJECT NO: 23117-100

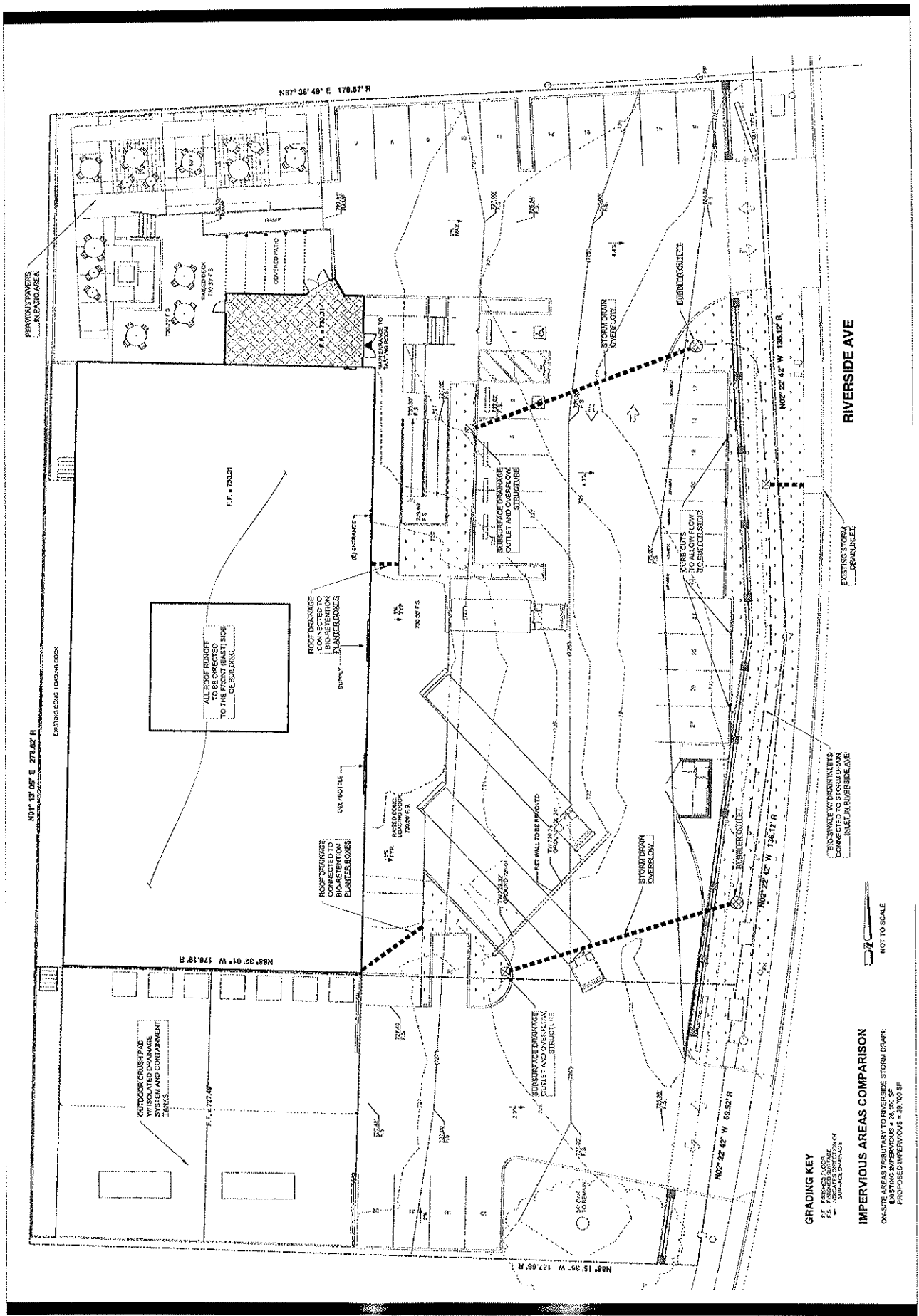


Exhibit L
BMP Exhibit
PD 10-002
(Derby)

GRADING KEY
 P.F. PROPOSED FLOOR
 P.S. PROPOSED SURFACE OF
 FINISHED GRADE
 S.S. SURFACE OF EXISTING GRADE

IMPERVIOUS AREAS COMPARISON
 ON-SITE IMPERVIOUS AREA BY RIVERSIDE STORAGE DRAIN:
 EXISTING IMPERVIOUS = 24,100 SF
 PROPOSED IMPERVIOUS = 23,700 SF

NOT TO SCALE

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

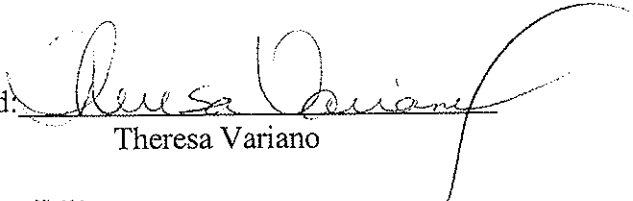
Newspaper: Tribune

Date of
Publication: February 10, 2011

Hearing
Date: February 22, 2011
(Planning Commission)

Project: PD 10-002 (Derby Wine Estates)

I, Theresa Variano, 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: 
Theresa Variano

formsnewsaffi.691

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 Planned Development 10-002, a request by Kirk Consulting on behalf of Derby Family Estates to establish a wine making facility with a wine tasting room in the existing building located at 525 Riverside Avenue. (APN: 009-268-003 & 004).

The application will include additions and modifications to a historic resource. All work will be required to be consistent with the Secretary of Interior Standards for Historic Buildings.

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 22, 2011, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15331 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed Planned Development 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.

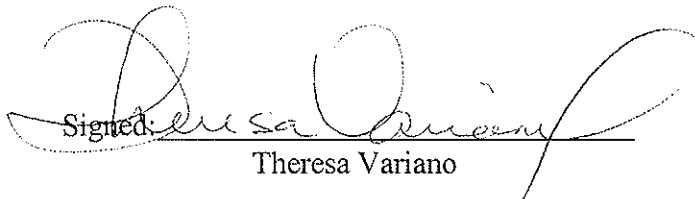
If you challenge the Planned Development application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner
February 10, 2011 6928719

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 10-002 (Derby Wine Estates) on this 10th day of February, 2011.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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