

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: PLANNED DEVELOPMENT 12-006 AMENDMENT
(FIRESTONE WALKER BREWERY 1400 RAMADA DR. -
BREWHOUSE EXPANSION)**

DATE: FEBRUARY 23, 2016

Needs: For the Planning Commission to consider following applications filed by Firestone Walker LLC, for the Firestone Walker Brewery.

- Variance 15-001: request to construct a permanent off-site parking lot in excess of 300-feet from the brewhouse building, South Lot – Parking Lot A (APN: 009-631-006);
- Certificate of Correction: request to eliminate the 20-foot setback line shown on Tract 900 for lots 1-7, 13-18 & 20-22; (APNs: 009-633-029, 032, 034, 004, 013, 014, 015, 016, 020, 021, 022).
- PD 12-006 Amendment: to construct a 9,132 square foot expansion to an existing 33,263 square foot brewhouse; (APN: 009-633-034)

Facts:

1. The Firestone Brewery is located at 1400 Ramada Drive. See Vicinity Map, Attachment 1.
2. The project site's General Plan designation is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD).
3. PD 12-006 - Amendment is a request to construct a 9,132 square foot addition to the existing brewhouse, and the necessary parking. See Project Description, Attachment 2.
4. To addition would displace the 12 existing parking spaces that are currently located in the brew house parking lot. To make up for the 12 displaced parking spaces, along with the 9 new spaces required for the additional building square footage, and 3 standard spaces removed to accommodate the required handicap spaces, a total of 24 parking spaces are needed. The project proposes to construct a 40 space parking lot on the vacant 2.7 acre site located south of the brewhouse, just south of the Storage 101 site. The new parking lot would be approximately 370 feet away from the brewhouse site. See Vicinity Map, Attachment 1.

5. Section 21.22.090 of the Zoning Code indicates that off-street parking facilities shall be located on the lot on which the principal land use is located, unless such spaces cannot reasonably be located on such lot. In such a case, parking spaces may be located on any land within 300 feet of the property with the principal land use, subject to an agreement between the properties, for a minimum of 15 years.
6. The proposed southern lot – Lot A, is approximately 370-feet from the brewhouse parcel, which does not meet the required standard of being within 300-feet. Firestone Brewery is asking that the Planning Commission consider Variance 15-001, that would allow for the parking lot to be 370-feet away from the brewhouse site. See Applicant's letter, Attachment 3.
7. The Firestone Brewery Lots were originally created with the approval of Tract 900 in 1981, when the area was within County jurisdiction. At that time with the approval of the Tract, the County required a 20-foot landscape setback. The 20-foot setback line is indicated on the Tract Map.
8. The proposed brew house addition expands the existing building beyond the 20-foot setback line. While the City does not require a 20-foot setback in the M-PD zone, since the line is established on the Tract Map, it is requested that the Planning Commission approve a Certificate of Correction that would eliminate the 20-foot setback line from the Firestone owned lots. The removal of the setback line would eliminate the conflict with the setback for the proposed brew house addition and also clean up some existing encroachments for some of the existing buildings on Vendel's Circle. See Setback Exhibit, Attachment 4.
9. The DRC reviewed the project at their meeting on January 20, 2016. The DRC discussed the addition, the parking lot variance, and the setback line correction. The DRC indicated that the addition of the southern parking lot to accommodate the necessary parking spaces seems reasonable. The DRC appreciated the addition of the semi-truck parking area in the lot, which was a request by the Planning Commission at a prior hearing, where there were concerns with parking the trailers on the street. The DRC recommended that the Planning Commission approve this project, including the PD amendment, parking lot variance, and setback elimination.
10. This application is categorically exempt from environmental review per Section 15301 (minor addition to existing facilities) of the State's Guidelines to Implement CEQA.

**Analysis
and
Conclusion:**

Brew House Expansion:

The proposed 9,132 square foot expansion of the brew house building will be to the front of the building, and will provide a significant remodel to the building façade. While the proposed addition will utilize similar materials to tie it into the existing buildings, it does provide a rounded façade, with an abundance of glass. The roof will have a vaulted barrel type roof. The addition will provide an updated look to the front of the main Firestone brew house building that the DRC is recommending approval.

The expansion is to allow for an increased area to provide more beer production equipment. While there would be increased beer production, it is not anticipated that the brew house expansion would increase the number of employees.

Off-Site Parking Variance:

The brew house expansion will require the removal of 12 parking spaces. The 12 spaces, along with additional spaces being removed by the addition of handicap parking spaces, and the spaces required for the building addition, it is necessary to add 24 new parking spaces. Since there is no physical room to provide the parking spaces within the existing campus area, a 40 space parking lot is proposed to be constructed on the 2.7 acre site owned by Firestone Brewery, south on Ramada Drive, which is approximately 350-feet away from the brew house lot. Since the zoning code requires off-site parking lots to be no more than 300-feet away, the processing of a variance is necessary to allow the increased distance.

In order for the Planning Commission to approve a variance, the Commission will need to make the following findings:

1. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical classification; and

As mentioned in Adam Firestone's letter requesting the variance (Attachment 3), the Firestone Brewery is located on multiple parcels which creates a campus style atmosphere for the brewery. While the proposed parking lot is located away from the brewhouse parcel, with the addition of the new retail store (old Knight's Carpet building) the lot will be at a central location between the brewhouse and retail store, which be beneficial for people touring the campus, where the tour ends up at the retail store. Additionally, the distance from the southern lot to the brewhouse, is not any farther than the brewhouse to the lot that will be built with the recently approved warehouse project.

Having a parking lot in excess of 300 feet away from the primary use, is not unlike parking areas at the neighboring Paris Precision site where parking spaces are in excess of 700 feet from one end of the site to the office areas of the building. Additionally, having parking lots on separate parcels is similar to the Scientific Drilling business at the Airport, where they occupy multiple parcels, with remote parking areas.

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which such property is located; and

Allowing the off-site parking lot to be in excess of 300-feet, would not be unlike the relationship of the outer parking areas of the Paris Precision site to the front office area, or other businesses in the City that are on larger parcels, or multiple parcels (i.e. Woodland Plaza, Target, or Lowe's Shopping Centers) where remote parking areas are in excess of 300 feet from the primary use.

The brewhouse parcel physically does not have the space necessary to accommodate the required parking on site as a result of the proposed development, and as a result of the Firestone Brewery covering multiple lots in a campus atmosphere, allowing a remote parking lot in excess of 300 feet, is not unlike other businesses that cover multiple parcels, or businesses and shopping centers that cover multiple acres, therefore by approving Variance 15-001, would be consistent with other primary uses that either have enough room on site to accommodate parking, or have remote parking lots, that satisfy the parking requirement.

20-foot Setback

The 20-foot setback line that is shown on Tract 900 was established when the subdivision was created in the County. The properties have been in the City for a number of years, since the early 1990's and while the City does not require a 20-foot setback in the Manufacturing Zone, because the line is shown on the map, it conflicts with project that propose setbacks less than 20-feet. To clean up this issue, the City is working with the project Surveyor, Mark Dakos to process a Certificate of Correction to remove the setback line from the Firestone Brewery lots within Tract 900.

Conclusion

The proposed project would meet the intent of the General Plan Land Use Element and Economic Strategy Plan by providing clean and attractive manufacturing buildings in which all activities can be conducted indoors with limited outdoor storage as well as promoting local industry, products and services.

Policy

Reference: General Plan Land Use Element, Zoning Code, and 2006 Economic Strategy.

Fiscal

Impact: There are no negative fiscal impacts to the City associated with approval of this Planned Development amendment. The Economic Strategy identifies industrial/manufacturing expansion as an economic benefit to the Community.

Options:

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

- a.
 1. Adopt the attached Resolution A. approving Variance 15-001, allowing the off-site parking lot (South Lot – Parking Lot A) to be 370-feet from the Firestone Brewery brew house site, subject to the required off-site parking agreement (Attachment 6);
 2. Adopt the attached Resolution B. approving a Certificate of Correction removing the 20-foot setback line shown on Tract 900, for lots 1-7, 13-18 & 20-22 (Attachment 7);
 3. Adopt the attached Resolution C. approving a Planned Development 12-006 Amendment, allowing the construction of the new 9,132 square foot building addition to the brew house building for Firestone Brewery, subject to standard and site specific conditions (Attachment 8);
- b. Amend the above-listed action.
- c. Refer back to staff/DRC for additional analysis.
- d. Make findings to deny applications.

Attachments:

1. Vicinity Map
2. Project Description
3. Applicant's Letter
4. Site Plan / Parking Lot Exhibit
5. Setback Exhibit
6. Draft Resolution – A: Variance 15-001
7. Draft Resolution – B: Certificate of Correction
8. Draft Resolution – C: PD Amendment
9. Mail and Newspaper Affidavits



Brewhouse Expansion Site

Southern Parking Lot - Lot A

Attachment 1
Location Map
PD 12-006 Amendment
(Firestone Brewery)



October 23, 2015

Mr. Darren Nash, City Planner
City of Paso Robles CA

Attachment 2
Project Description
PD 12-006 Amendment
(Firestone Brewery)

Re: Firestone Walker Brewery, Brewhouse expansion narrative.

Mr. Nash;

The proposed addition to the existing Brewhouse will consist of 9,132 square feet of floor space on 2 levels, with an overall new footprint of 4,998 square feet. The addition will be placed on the existing west face of the brewhouse, facing Ramada Drive. The new facility will house expanded brewing equipment, vats and vessels, and will include a new public elevator to access the second level brew deck for public tours. The interior features of the building will similar to the existing, polished concrete, ceramic tile, stainless steel piping and conveyances and glass. The exterior of the new building will blend identically with the existing structure and be clad with masonry veneer, pre-finished metal and large windows to display the brew equipment. A striking curved roof will accent the new addition and allow the existing "lion & bear" tower structure to remain and be seen from Ramada Drive and 101.

The expansion will allow the brewery operations to be scaled back to 5 day a week. They currently run 7 days a week, and have 3, 8-hour shifts. With the additional equipment and capacity, the operation will increase production and allow employees to work a standard 5-day workweek. The Brewhouse is staffed by 3 people during each shift. An operator oversees all the production; there is a back-up operator or manager on site and a technician monitoring the equipment in the lower levels. The expanded capacity will not require additional employees to staff the brewhouse. All the systems and functions are electronically controlled and monitored from the brewmasters' office. There will be a net decrease in the number of man-hours required at the facility.

The existing visitors center will be open and functioning during construction. Operating hours will remain the same; 10:00 am to 5:00 pm Monday thru Thursday, and 10:00 am to 6:00 pm Friday thru Sunday. Tours of the brewery are offered from 10:30am – 3:30 pm daily.

The existing parking that is being encompassed by the new addition will be supplemented by adding 40 new stalls and replacing the existing 12 standard stalls on the new parking lot located to the south of the facility. The accessible parking will be relocated across the street in the parking lot of Building 7, the old laundry facility. The existing accessible path of travel, including the crosswalk at Vendels Circle, will remain in tact. The south parking lot will continue to serve as the large truck parking area. A total of 10 truck stalls and 40 standard parking stalls. 21 are required by zoning ordinance.

New landscaping and planting will be installed. The materials and species have been selected by the landscape architect from the city's preferred list. Additionally, there is a trellis area with bench seating proposed on the north side of the new facility. This will serve as a gathering place for visitors and patrons of the brewery and provide a nice diversity of outdoor elements.

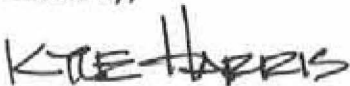
The new facility will be served by the existing utilities. Power capacity will be upgraded and we are working with PG&E to upsize the existing transformer and main power panel to handle the new loads. Gas service to the existing building will remain unchanged and the meter will remain in the existing location. The brewery currently has a contract with the city to purchase up to 100,000 gallons of water daily. The additional equipment and production capacity will not exceed the current contracted amount of water. The existing facility also has a discharge permit for up to 70,000 gallons a day that is routed to their treatment facility located east of the brew campus, railroad tracks and river. The addition of the new facility and equipment will not exceed the allowed discharge amount.

The current trash enclosures and recycling bins located along Vendels Circle will continue to serve the Brewhouse addition. The addition of the new equipment does not increase the amount of solid waste and recycling materials significantly from the current status. The majority of the materials used in the brewhouse, malt, grain, yeast, etc. is contained in large 500 lbs – 1000 lbs sling containers that are reused after the material is transferred to the holding silos and tanks.

The new addition will be an attractive asset to the brew campus. The improvements to the brewhouse will make a dramatic statement and enhance the overall theme of the building. Additionally, the improvements along Ramada Drive to access the additional parking at the south lot will upgrade the streetscape and repair the existing sidewalk, curb and gutter that is in desperate need of repair. Further enhancements to the landscaping will also add to the overall upgrade of the east side of Ramada. Much need additional parking will added that will ease the parking impact along Ramada Drive.

Please feel free to contact me with any questions or comments.

Sincerely;



Kyle Harris, AIA
Harris Architecture & Design

**Firestone Walker Brewing Company
1400 Ramada Drive
Paso Robles CA 93446**

January 5, 2016

Mr. Darren Nash, Associate Planner
City of Paso Robles
1000 Spring Street
Paso Robles CA 93446

Re: Firestone Walker Brewery, Variance request.

Dear Darren:

Further to our recent discussions, we request two variances:

1. West Set Back. The Project needs to encroach to the west and north as shown in the plans. The new buildings' closest point would be 7'-3" from the west property line as indicated in the original application package. The encroachment into the setback is needed to accommodate the size and shape of the new brew vessels and other brewing equipment (utilities, malt supply, silos, mill etc.). This location is the only viable option for our expansion since the new equipment must join existing brew equipment in that location to maintain the same liquid direction (west to east) and therefore maintain efficiencies. We would note that this is consistent with the set-back found in similar zoning elsewhere in the City.
2. Parking Travel Distance. We also request a variance for the travel distance to the new south parking lot. The distance is approximately 350' which is 50' over the development code's recommended distance. This location is now becoming more central to our overall activities due to the acquisition of property further to the south (the old Knights building) and therefore ideal to serve as a parking lot. Further, keeping the parking out of Vendels Circle reduces impacts to that area which is already busy.

The new parking lot will be improved with landscaping, LED solar lighting and new ingress and egress approaches. The sidewalk from this lot to the main campus will also be improved to provide easy access for patrons. There will be short-term tractor / trailer parking in the lot as previously requested, again in an effort to eliminate trucks from street parking and to reduce impacts to the Vendels Circle area.

While the distance is greater than the current code recommends, we would note that the company property totals more than 90 acres and more than 15 separate parcels, and, as such, has a greater overall footprint. Therefore, the distances will necessarily be larger than smaller projects.

Please let me know if you need any further information to process this request.

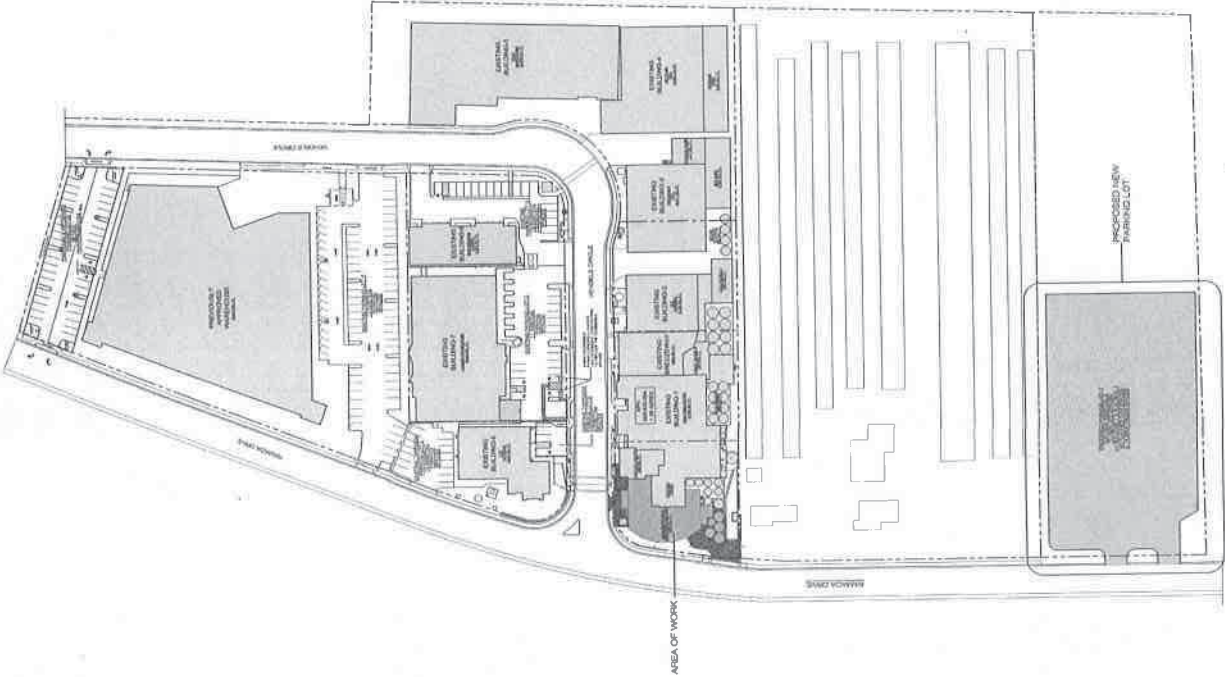
/s/

Adam Firestone

Attachment 4
 Site Plan / Parking Lot Exhibit
 PD 12-006 Amendment
 (Firestone Brewery)

SITE MAP & PARKING

Scale: 1" = 10'-0"



PARKING CALCULATION

EXISTING PARKING SPACES

NUMBER OF EXISTING PARKING SPACES: 100

NUMBER OF EXISTING PARKING SPACES TO BE REMOVED: 0

NUMBER OF EXISTING PARKING SPACES TO BE ADDED: 0

NEW PARKING SPACES

NUMBER OF NEW PARKING SPACES TO BE ADDED: 100

NUMBER OF NEW PARKING SPACES TO BE REMOVED: 0

NUMBER OF NEW PARKING SPACES TO BE ADDED: 100

NUMBER OF NEW PARKING SPACES TO BE REMOVED: 0

TOTAL PARKING SPACES

TOTAL NUMBER OF EXISTING PARKING SPACES: 100

TOTAL NUMBER OF NEW PARKING SPACES TO BE ADDED: 100

TOTAL NUMBER OF NEW PARKING SPACES TO BE REMOVED: 0

TOTAL NUMBER OF PARKING SPACES: 200

ACCESSIBLE PARKING

NUMBER OF ACCESSIBLE PARKING SPACES: 10

NUMBER OF ACCESSIBLE PARKING SPACES TO BE ADDED: 10

NUMBER OF ACCESSIBLE PARKING SPACES TO BE REMOVED: 0

NUMBER OF ACCESSIBLE PARKING SPACES: 10

NUMBER OF ACCESSIBLE PARKING SPACES TO BE ADDED: 10

NUMBER OF ACCESSIBLE PARKING SPACES TO BE REMOVED: 0

HARRIS
 Architecture & Design

151 West Branch Street, Suite E, Arroyo Grande, CA 93420 (805) 574-1550

FIRESTONE WALKER BREWHOUSE ADDITION

PASO ROBLES, CALIFORNIA


PROJECT TITLE

PERMIT SET

SP-1

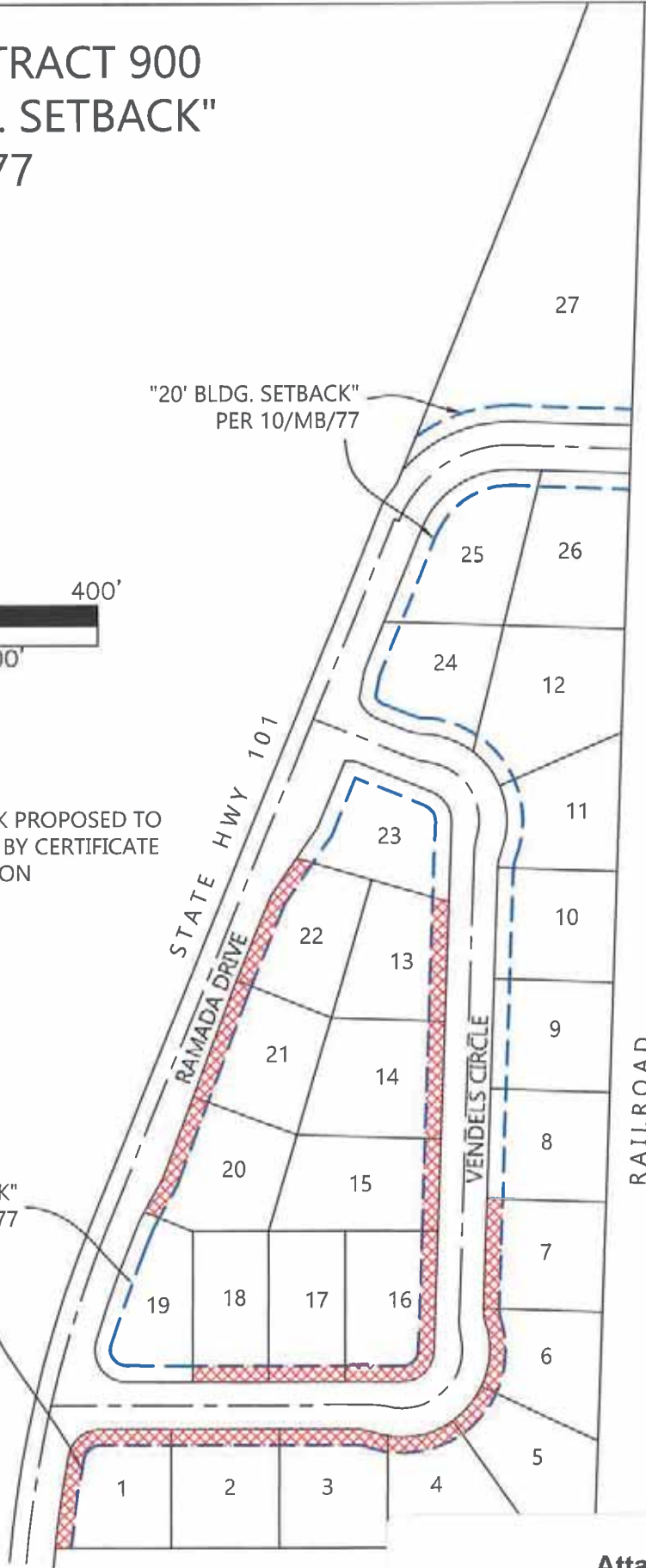
EXHIBIT OF TRACT 900 & "20' BLDG. SETBACK" PER 10/MB/77



 = 20' SETBACK PROPOSED TO BE REMOVED BY CERTIFICATE OF CORRECTION

"20' BLDG. SETBACK"
PER 10/MB/77

"20' BLDG. SETBACK"
PER 10/MB/77



Attachment 6

DRAFT RESOLUTION – A

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
VARIANCE 15-001 – OFF SITE PARKING LOT
1400 RAMADA DRIVE
(FIRESTONE WALKER, LLC)
APNs: 009-633-034 & 009-631-006**

WHEREAS, the Firestone Brewery is located at 1400 Ramada Drive; and

WHEREAS, Firestone Brewery has filed an application to amend PD 12-006 requesting to construct a 9,132 square foot expansion to the existing 33,263 square foot brewhouse building; and

WHEREAS, the brewhouse expansion would require the installation of 24 new parking spaces, as a result of the displacement of 12 spaces, the removal of additional spaces to accommodate the required handicap parking spaces for the brewhouse building, and the spaces required for the new square footage of the building addition; and

WHEREAS, since there is no physical room to provide the parking spaces within the existing campus area, Firestone Brewery is proposing to construct a 40 space parking lot with 10 semi-truck parking spaces, on the vacant 2.7 acre site owned by Firestone Brewery south on Ramada Drive, which is approximately 370-feet away from the brew house lot; and

WHEREAS, the zoning code allows off-site parking lots to be no more than 300-feet away, since the proposed lot would exceed the 300-foot requirement, the applicants are requesting approval of a variance to allow the increased distance; and

WHEREAS, the proposed project is Categorically Exempt from environmental review per Section 15301(Existing Facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on February 23, 2016, to consider facts as presented in the staff report prepared for the development plan amendment, and to accept public testimony regarding the application; and

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received and subject to the Conditions of Approval listed in Res. 16-____, approving PD 12-006 Amendment, the Planning Commission makes the following finding:

1. That the situation is a special circumstance, since the brewhouse parcel physically does not have the space necessary to accommodate the required parking on site as a result of the proposed development, and as a result of the Firestone Brewery covering multiple lots in a campus atmosphere, allowing a remote parking lot in excess of 300 feet, is not unlike other businesses that cover multiple parcels, or businesses and shopping centers that cover multiple acres, therefore by approving Variance 15-001 allowing an off-site parking lot to be in excess of 300-feet, would be consistent with other primary uses that either have enough room on site to accommodate parking, or have remote parking lots, that satisfy the parking requirement.

2. That the situation is not a grant of special privilege, since Firestone Brewery is proposing to expand the facility in a manner that cannot provide the necessary parking on-site, which is not consistent with other businesses in the vicinity that have been required to provide the required parking on site.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Variance 15-001, allowing for the new southern parking lot to be constructed on APN: 009-631-006, which is 370-feet away from the primary brewhouse site on APN 009-633-034, as shown on Exhibit A attached to this resolution.

PASSED AND ADOPTED THIS 23rd day of February 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Attachment 7

DRAFT RESOLUTION – B

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES RECOMMENDING
A CERTIFICATE OF CORRECTION FOR TRACT 900**

**1400 RAMADA DRIVE
(FIRESTONE WALKER, LLC)**

APNs: 009-633-029, 032, 034, 004, 013, 014, 015, 016, 020, 021, 022

WHEREAS, the Firestone Brewery is located at 1400 Ramada Drive; and

WHEREAS, Firestone Brewery has filed an application to amend PD 12-006 requesting to construct a 9,132 square foot expansion to the existing 33,263 square foot brewhouse building; and

WHEREAS, the Firestone Brewery lots were created with Tract 900 in 1981, while these properties were under the County of San Luis Obispo jurisdiction; and

WHEREAS, with the recording of Tract 900 the County required a 20-foot landscape setback line be placed along the street frontage of lots within Tract 900; and

WHEREAS, the lots within Tract 900 is now located within the City of Paso Robles City limits, and the City does not have a minimum setback requirement in the Manufacturing (M) zoning district; and

WHEREAS, in conjunction with PD 12-006 amendment, the applicants are requesting that the Planning Commission make a recommendation to the County Clerk Recorder that a Certificate of Correction be recorded that would remove the 20-foot setback line on lots on lots 1-7, 13-18 & 20-22 of Tract 900 (APNs: 009-633-029, 032, 034, 004, 013, 014, 015, 016, 020, 021, 022); and

WHEREAS, the proposed project is Categorically Exempt from environmental review per Section 15301(Existing Facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on February 23, 2016, to consider facts as presented in the staff report prepared for the development plan amendment, and to accept public testimony regarding the application; and

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, that the Planning Commission finds that based on Table 21.16.210 of the Zoning Code (Development Standards for C-1, C-2, C-3, M and PM Districts) not requiring building setbacks for buildings in the M zoning district, that the 20-foot setback line shown on the lots within Tract 900, conflicts with City setback standards and should be removed.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby direct staff process a Certificate of Correction with the County of San Luis Obispo Clerk Recorder, to eliminate the 20-foot setback line shown on lots 1-7, 13-18 & 20-22 of Tract 900, as shown on Exhibit A.

PASSED AND ADOPTED THIS 23rd day of February 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

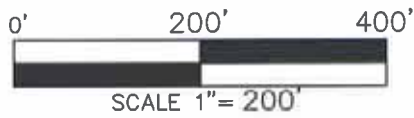
ABSTAIN:


VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

EXHIBIT OF TRACT 900 & "20' BLDG. SETBACK" PER 10/MB/77



 = 20' SETBACK PROPOSED TO BE REMOVED BY CERTIFICATE OF CORRECTION

"20' BLDG. SETBACK"
PER 10/MB/77

"20' BLDG. SETBACK"
PER 10/MB/77

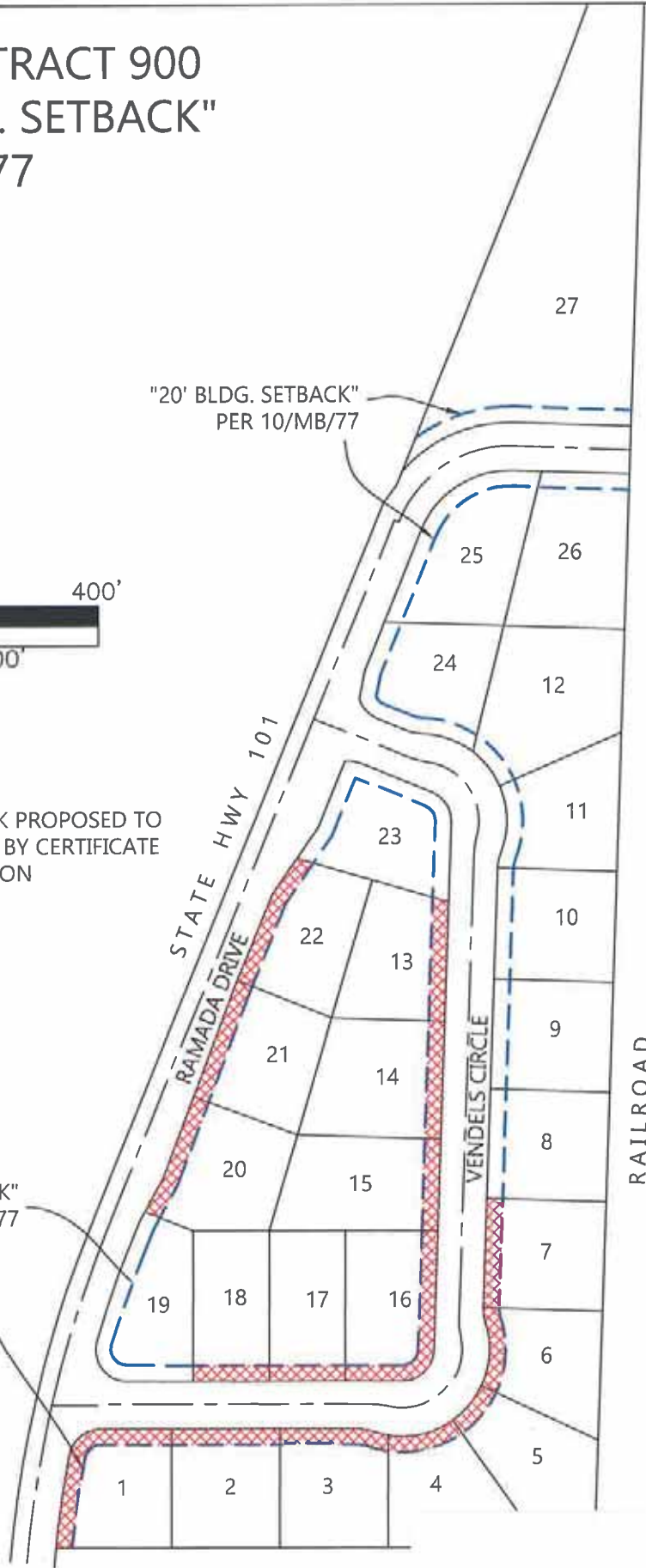


Exhibit A
Setback Exhibit

Certificate of Correction - Tract 900
(Firestone Brewery)

Attachment 8

DRAFT RESOLUTION – C

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 12-006 AMENDMENT
1400 RAMADA DRIVE
(FIRESTONE WALKER, LLC)
APNs: 009-633-034 & 009-631-006**

WHEREAS, the project is located at 1400 Ramada Drive; and

WHEREAS, to request is to construct a 9,132 square foot expansion to the existing 33,263 square foot brewhouse building, and 40 space surface parking lot, with 10 semi-truck parking spaces, on a separate parcel 370-feet south of the brewhouse; and

WHEREAS, the General Plan designation for this site is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD); and

WHEREAS, in conjunction with PD 12-006 Amendment, the applicants have requested Variance 15-001, a request to establish an off-site parking lot in excess of 300 feet from the primary use parcel; and

WHEREAS, in conjunction with PD 12-006 Amendment, the applicants have requested a Certificate of Correction to various parcels within Tract 900 owned by Firestone Walker Brewery to eliminate the 20-foot setback line; and

WHEREAS, the proposed project is Categorically Exempt from environmental review per Section 15301(Existing Facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on February 23, 2016, to consider facts as presented in the staff report prepared for the development plan amendment, and to accept public testimony regarding the application; and

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby Planned Development 12-006 Amendment, subject to the following condition:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

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
B	Title Sheet
C	Parking and Overall Site Map
D	Site Plan
E	Site Plan - Enlarged
F	Preliminary Grading and Drainage Plan
G	Parking Lot Layout Plan
H	Conceptual Landscape Plan
I	Main Floor Brewhouse Floor Plan
J	Upper Brewdeck Floor Plan
K	Elevations (West)
L	Elevations (North)
M	Elevations (South)
N	Color Elevations
O	Color Elevations

3. This PD 12-006 Amendment allows for a 9,132 square foot addition to the existing 33,263 square foot brewhouse (APN: 009-633-034), and the establishment of a 40 space permanent parking lot with 10 semi-truck parking spaces on the 2.7 acre parcel located 370-feet south of the brewhouse site (APN 009-631-006). The project shall substantially comply with Exhibits A-O listed above and attached to this resolution.

4. Prior to the issuance of a building permit, an Off-site Parking Agreement shall be established that ties the parking in the newly created southern parking lot for the use of brewery activities (i.e. employees and visitors) of the brewhouse lot, shall be submitted for review and approval by the City Attorney. The agreement shall remain in effect concurrently with this development plan.
5. In conjunction with the processing of a building permit for the brewhouse expansion, and the permits associated with the construction of the new southern parking lot, plans shall be provided that comply with all necessary ADA parking spaces and path of travel requirements.
6. Prior to a certificate of occupancy for the brewhouse addition, the Certificate of Correction shall be executed removing the 20-foot setback line from the brewhouse parcels.
7. Prior to issuance of a grading permit, the applicant shall submit a campus-wide Stormwater Control Plan offering an assessment of constraints and opportunities for stormwater management and demonstrating compliance with the City's Post-Construction Stormwater Management Requirements for the entire campus.
8. Prior to occupancy, the applicant shall construct curb, gutter, sidewalk and pavement widening on Ramada Drive adjacent to the parking lot property frontage (APN 009-631-006) in accordance with plans approved by the City Engineer.
9. Prior to occupancy, the applicant shall provide an ADA compliance path of travel for employees associated with the brewery expansion.
10. Prior to issuance of a grading permit for the brewhouse or the south parking lot, a parking lot plan shall be submitted that shows the permanent improvements, including concrete or pavement surfacing, concrete curbing to separate landscaping from parking areas, light fixtures, low impact design features, and landscaping that includes plants and trees in accordance with the parking ordinance.

PASSED AND ADOPTED THIS 23rd day of February 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

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

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: Planning Commission Date of Approval: Feb. 23, 2016

Applicant: Firestone Brewery Location: 1400 Ramda Drive

APN: 009-633-034, 009-631-006

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 Feb. 23, 2018 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: See PD 12-006 Amend. Res._____

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:

Ramada Dr.	Local	
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.

Exhibit C
Parking and Overall Site Map
PD 12-006 Amendment
(Firestone Brewery)



PROJECT TITLE
DATE
SCALE
BY
CHECKED
DATE



PARKING CALCULATION

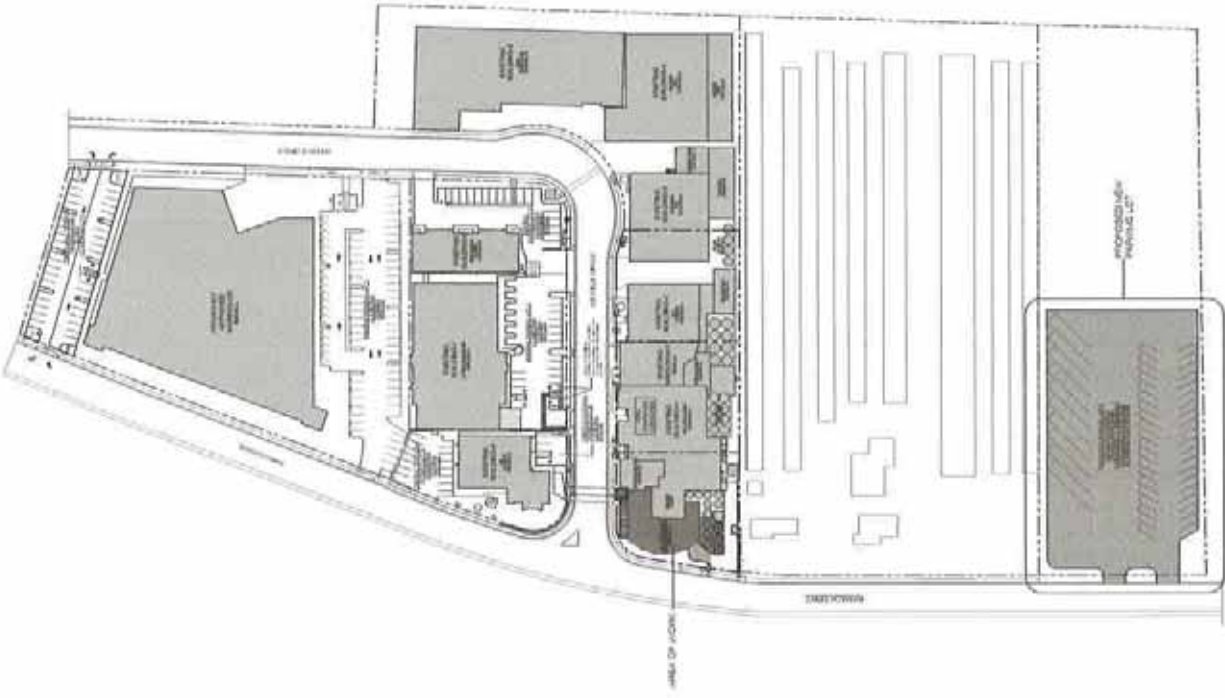
SPACES REQUIRED:

1. **RETAIL SALES:** 1000 sq ft of retail sales requires 1 space per 100 sq ft. 1000 sq ft of retail sales requires 10 spaces.

2. **RESTROOMS:** 1000 sq ft of retail sales requires 1 space per 100 sq ft. 1000 sq ft of retail sales requires 10 spaces.

3. **STAFF:** 1000 sq ft of retail sales requires 1 space per 100 sq ft. 1000 sq ft of retail sales requires 10 spaces.

4. **TOTAL:** 1000 sq ft of retail sales requires 1 space per 100 sq ft. 1000 sq ft of retail sales requires 10 spaces.



SITE MAP & PARKING
 Scale: 1" = 70'-0"



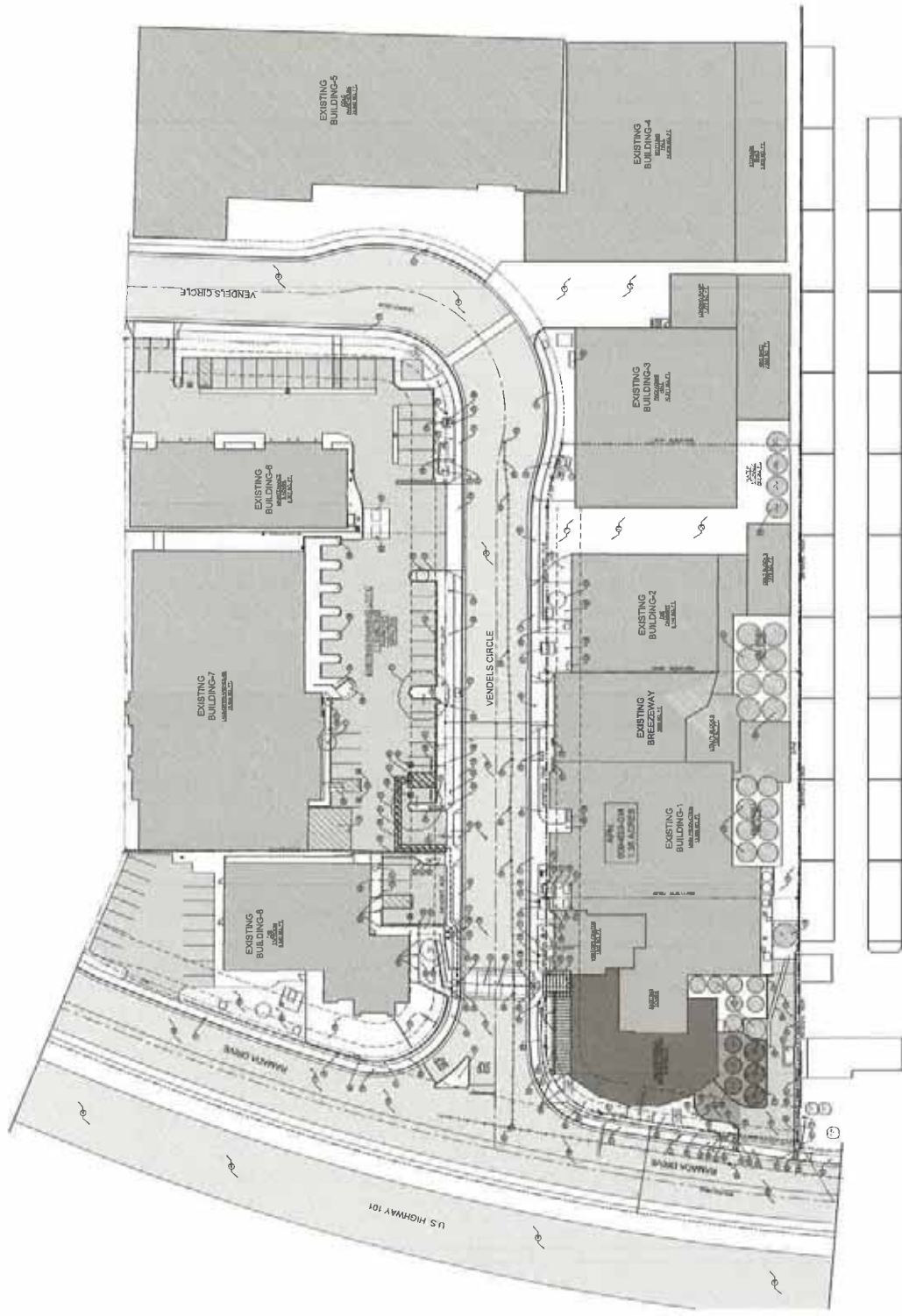
HARRIS
Architecture & Design
151 West Branch Street, Suite E, Arroyo
Grande, CA 93420 (605) 574-1550



FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
DRG SET

SP-2

- SITE PLAN NOTES**
1. EXISTING CONCRETE DRIVEWAY AND DRIVEWAY CURB TO REMAIN.
 2. EXISTING TRUNKED DRAINAGE TO REMAIN.
 3. EXISTING TRUNKED DRAINAGE TO REMAIN.
 4. EXISTING TRUNKED DRAINAGE TO REMAIN.
 5. EXISTING TRUNKED DRAINAGE TO REMAIN.
 6. EXISTING TRUNKED DRAINAGE TO REMAIN.
 7. EXISTING TRUNKED DRAINAGE TO REMAIN.
 8. EXISTING TRUNKED DRAINAGE TO REMAIN.
 9. EXISTING TRUNKED DRAINAGE TO REMAIN.
 10. EXISTING TRUNKED DRAINAGE TO REMAIN.
 11. EXISTING TRUNKED DRAINAGE TO REMAIN.
 12. EXISTING TRUNKED DRAINAGE TO REMAIN.
 13. EXISTING TRUNKED DRAINAGE TO REMAIN.
 14. EXISTING TRUNKED DRAINAGE TO REMAIN.
 15. EXISTING TRUNKED DRAINAGE TO REMAIN.
 16. EXISTING TRUNKED DRAINAGE TO REMAIN.
 17. EXISTING TRUNKED DRAINAGE TO REMAIN.
 18. EXISTING TRUNKED DRAINAGE TO REMAIN.
 19. EXISTING TRUNKED DRAINAGE TO REMAIN.
 20. EXISTING TRUNKED DRAINAGE TO REMAIN.
 21. EXISTING TRUNKED DRAINAGE TO REMAIN.
 22. EXISTING TRUNKED DRAINAGE TO REMAIN.
 23. EXISTING TRUNKED DRAINAGE TO REMAIN.
 24. EXISTING TRUNKED DRAINAGE TO REMAIN.
 25. EXISTING TRUNKED DRAINAGE TO REMAIN.
 26. EXISTING TRUNKED DRAINAGE TO REMAIN.
 27. EXISTING TRUNKED DRAINAGE TO REMAIN.
 28. EXISTING TRUNKED DRAINAGE TO REMAIN.
 29. EXISTING TRUNKED DRAINAGE TO REMAIN.
 30. EXISTING TRUNKED DRAINAGE TO REMAIN.
 31. EXISTING TRUNKED DRAINAGE TO REMAIN.
 32. EXISTING TRUNKED DRAINAGE TO REMAIN.
 33. EXISTING TRUNKED DRAINAGE TO REMAIN.
 34. EXISTING TRUNKED DRAINAGE TO REMAIN.
 35. EXISTING TRUNKED DRAINAGE TO REMAIN.
 36. EXISTING TRUNKED DRAINAGE TO REMAIN.
 37. EXISTING TRUNKED DRAINAGE TO REMAIN.
 38. EXISTING TRUNKED DRAINAGE TO REMAIN.
 39. EXISTING TRUNKED DRAINAGE TO REMAIN.
 40. EXISTING TRUNKED DRAINAGE TO REMAIN.
 41. EXISTING TRUNKED DRAINAGE TO REMAIN.
 42. EXISTING TRUNKED DRAINAGE TO REMAIN.
 43. EXISTING TRUNKED DRAINAGE TO REMAIN.
 44. EXISTING TRUNKED DRAINAGE TO REMAIN.
 45. EXISTING TRUNKED DRAINAGE TO REMAIN.
 46. EXISTING TRUNKED DRAINAGE TO REMAIN.
 47. EXISTING TRUNKED DRAINAGE TO REMAIN.
 48. EXISTING TRUNKED DRAINAGE TO REMAIN.
 49. EXISTING TRUNKED DRAINAGE TO REMAIN.
 50. EXISTING TRUNKED DRAINAGE TO REMAIN.
 51. EXISTING TRUNKED DRAINAGE TO REMAIN.
 52. EXISTING TRUNKED DRAINAGE TO REMAIN.
 53. EXISTING TRUNKED DRAINAGE TO REMAIN.
 54. EXISTING TRUNKED DRAINAGE TO REMAIN.
 55. EXISTING TRUNKED DRAINAGE TO REMAIN.
 56. EXISTING TRUNKED DRAINAGE TO REMAIN.
 57. EXISTING TRUNKED DRAINAGE TO REMAIN.
 58. EXISTING TRUNKED DRAINAGE TO REMAIN.
 59. EXISTING TRUNKED DRAINAGE TO REMAIN.
 60. EXISTING TRUNKED DRAINAGE TO REMAIN.
 61. EXISTING TRUNKED DRAINAGE TO REMAIN.
 62. EXISTING TRUNKED DRAINAGE TO REMAIN.
 63. EXISTING TRUNKED DRAINAGE TO REMAIN.
 64. EXISTING TRUNKED DRAINAGE TO REMAIN.
 65. EXISTING TRUNKED DRAINAGE TO REMAIN.
 66. EXISTING TRUNKED DRAINAGE TO REMAIN.
 67. EXISTING TRUNKED DRAINAGE TO REMAIN.
 68. EXISTING TRUNKED DRAINAGE TO REMAIN.
 69. EXISTING TRUNKED DRAINAGE TO REMAIN.
 70. EXISTING TRUNKED DRAINAGE TO REMAIN.
 71. EXISTING TRUNKED DRAINAGE TO REMAIN.
 72. EXISTING TRUNKED DRAINAGE TO REMAIN.
 73. EXISTING TRUNKED DRAINAGE TO REMAIN.
 74. EXISTING TRUNKED DRAINAGE TO REMAIN.
 75. EXISTING TRUNKED DRAINAGE TO REMAIN.
 76. EXISTING TRUNKED DRAINAGE TO REMAIN.
 77. EXISTING TRUNKED DRAINAGE TO REMAIN.
 78. EXISTING TRUNKED DRAINAGE TO REMAIN.
 79. EXISTING TRUNKED DRAINAGE TO REMAIN.
 80. EXISTING TRUNKED DRAINAGE TO REMAIN.
 81. EXISTING TRUNKED DRAINAGE TO REMAIN.
 82. EXISTING TRUNKED DRAINAGE TO REMAIN.
 83. EXISTING TRUNKED DRAINAGE TO REMAIN.
 84. EXISTING TRUNKED DRAINAGE TO REMAIN.
 85. EXISTING TRUNKED DRAINAGE TO REMAIN.
 86. EXISTING TRUNKED DRAINAGE TO REMAIN.
 87. EXISTING TRUNKED DRAINAGE TO REMAIN.
 88. EXISTING TRUNKED DRAINAGE TO REMAIN.
 89. EXISTING TRUNKED DRAINAGE TO REMAIN.
 90. EXISTING TRUNKED DRAINAGE TO REMAIN.
 91. EXISTING TRUNKED DRAINAGE TO REMAIN.
 92. EXISTING TRUNKED DRAINAGE TO REMAIN.
 93. EXISTING TRUNKED DRAINAGE TO REMAIN.
 94. EXISTING TRUNKED DRAINAGE TO REMAIN.
 95. EXISTING TRUNKED DRAINAGE TO REMAIN.
 96. EXISTING TRUNKED DRAINAGE TO REMAIN.
 97. EXISTING TRUNKED DRAINAGE TO REMAIN.
 98. EXISTING TRUNKED DRAINAGE TO REMAIN.
 99. EXISTING TRUNKED DRAINAGE TO REMAIN.
 100. EXISTING TRUNKED DRAINAGE TO REMAIN.



SITE PLAN
Scale: 1" = 30'-0"

Exhibit D
Site Plan
PD 12-006 Amendment
(Firestone Brewery)



HARRIS
Architecture & Design
151 West Branch Street, Suite E Arroyo Grande, CA 93420 (805) 574-1500



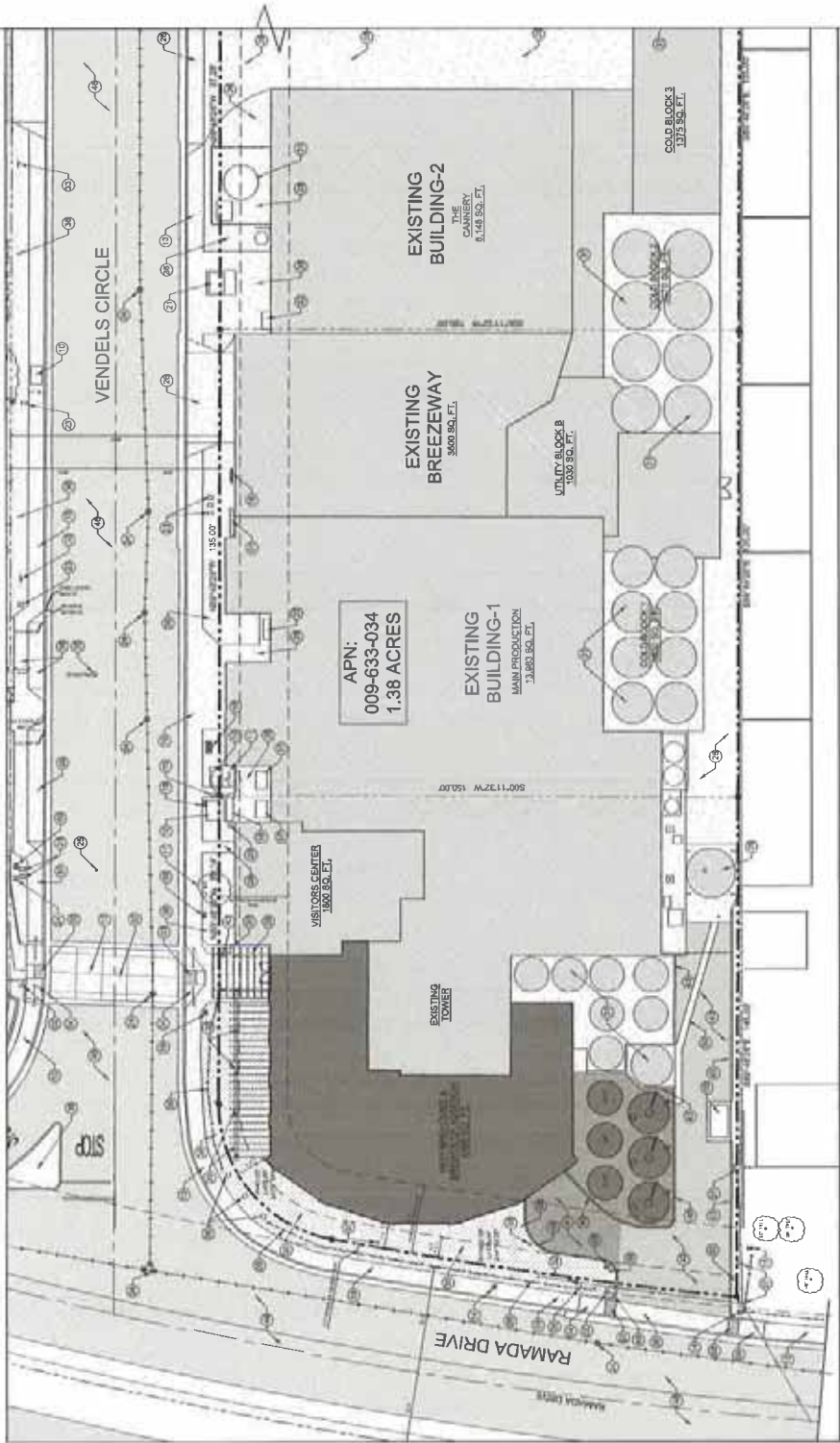
PROJECT TITLE
FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
DRC SET

PROJECT NO.
SP-3



EXISTING SITE WITH PROPOSED
FENCE LINE AND FENCE LOCATION

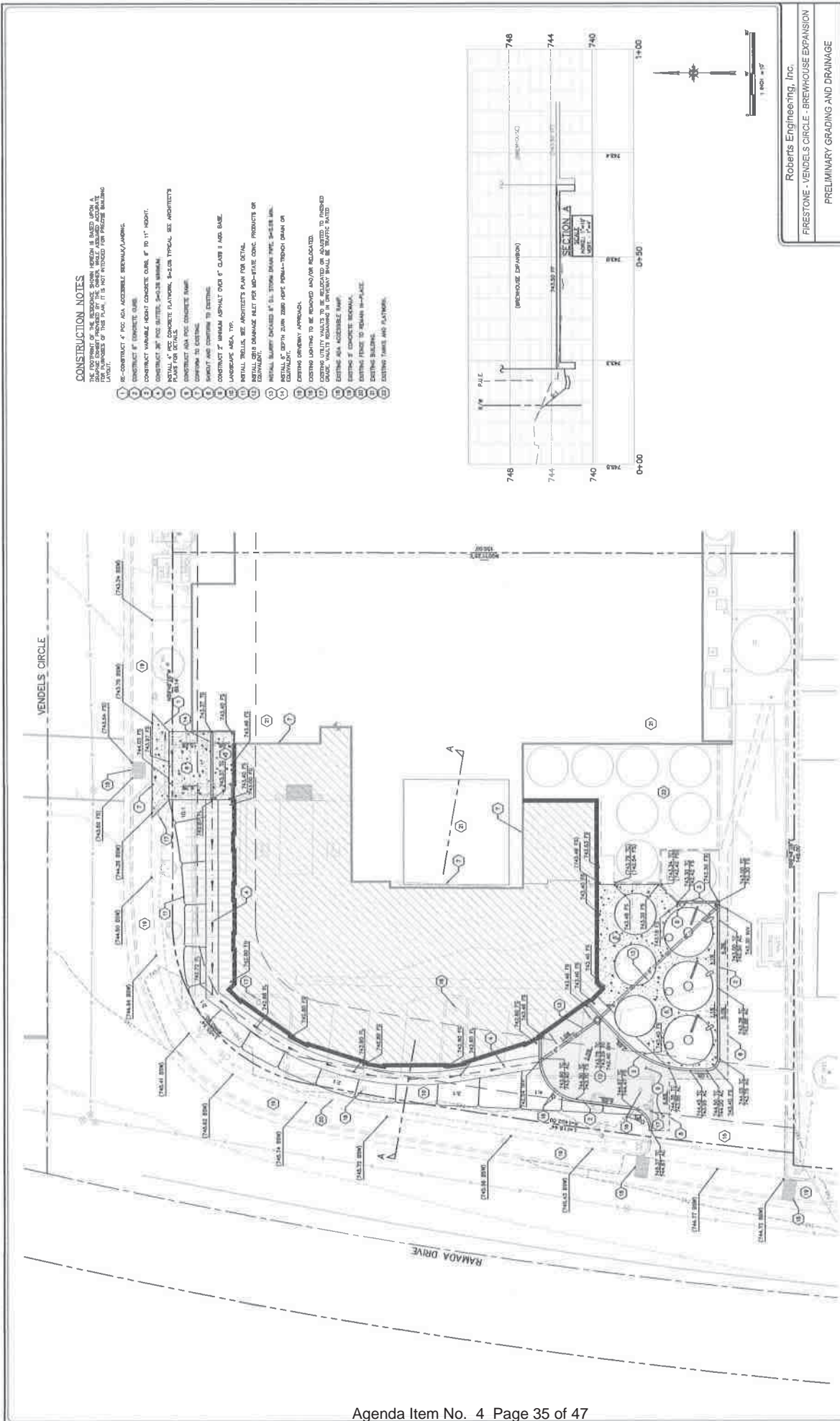
EXISTING FENCE LINE AND
FENCE TO REMAIN



SITE PLAN NOTES

1. EXISTING SOILS SELECTED CHECK ASSESSMENT VALUE & RE-ASSESSMENT CONNECTION TO REMAIN
2. EXISTING ASPHALT DRIVE TO REMAIN
3. EXISTING ACCESSIBLE CURB RAMP TO REMAIN
4. EXISTING 2" X 4" WOOD POST & RAIL FENCE
5. EXISTING LIGHT POLE - NEW LOCATION
6. EXISTING LIGHT POLE TO REMAIN
7. EXISTING FLOOD POLE TO REMAIN
8. EXISTING ELECTRICAL - ALL TO BE MOVED TO NEW LOCATION
9. EXISTING ELECTRICAL - ALL TO BE MOVED TO NEW LOCATION
10. EXISTING FENCE TO REMAIN
11. EXISTING FENCE TO REMAIN
12. EXISTING FENCE TO REMAIN
13. EXISTING FENCE TO REMAIN
14. EXISTING FENCE TO REMAIN
15. EXISTING FENCE TO REMAIN
16. EXISTING FENCE TO REMAIN
17. EXISTING FENCE TO REMAIN
18. EXISTING FENCE TO REMAIN
19. EXISTING FENCE TO REMAIN
20. EXISTING FENCE TO REMAIN
21. EXISTING FENCE TO REMAIN
22. EXISTING FENCE TO REMAIN
23. EXISTING FENCE TO REMAIN
24. EXISTING FENCE TO REMAIN
25. EXISTING FENCE TO REMAIN
26. EXISTING FENCE TO REMAIN
27. EXISTING FENCE TO REMAIN
28. EXISTING FENCE TO REMAIN
29. EXISTING FENCE TO REMAIN
30. EXISTING FENCE TO REMAIN
31. EXISTING FENCE TO REMAIN
32. EXISTING FENCE TO REMAIN
33. EXISTING FENCE TO REMAIN
34. EXISTING FENCE TO REMAIN
35. EXISTING FENCE TO REMAIN
36. EXISTING FENCE TO REMAIN
37. EXISTING FENCE TO REMAIN
38. EXISTING FENCE TO REMAIN
39. EXISTING FENCE TO REMAIN
40. EXISTING FENCE TO REMAIN
41. EXISTING FENCE TO REMAIN
42. EXISTING FENCE TO REMAIN
43. EXISTING FENCE TO REMAIN
44. EXISTING FENCE TO REMAIN
45. EXISTING FENCE TO REMAIN
46. EXISTING FENCE TO REMAIN
47. EXISTING FENCE TO REMAIN
48. EXISTING FENCE TO REMAIN
49. EXISTING FENCE TO REMAIN
50. EXISTING FENCE TO REMAIN
51. EXISTING FENCE TO REMAIN
52. EXISTING FENCE TO REMAIN
53. EXISTING FENCE TO REMAIN
54. EXISTING FENCE TO REMAIN
55. EXISTING FENCE TO REMAIN
56. EXISTING FENCE TO REMAIN
57. EXISTING FENCE TO REMAIN
58. EXISTING FENCE TO REMAIN
59. EXISTING FENCE TO REMAIN
60. EXISTING FENCE TO REMAIN
61. EXISTING FENCE TO REMAIN
62. EXISTING FENCE TO REMAIN
63. EXISTING FENCE TO REMAIN
64. EXISTING FENCE TO REMAIN
65. EXISTING FENCE TO REMAIN
66. EXISTING FENCE TO REMAIN
67. EXISTING FENCE TO REMAIN
68. EXISTING FENCE TO REMAIN
69. EXISTING FENCE TO REMAIN
70. EXISTING FENCE TO REMAIN
71. EXISTING FENCE TO REMAIN
72. EXISTING FENCE TO REMAIN
73. EXISTING FENCE TO REMAIN
74. EXISTING FENCE TO REMAIN
75. EXISTING FENCE TO REMAIN
76. EXISTING FENCE TO REMAIN
77. EXISTING FENCE TO REMAIN
78. EXISTING FENCE TO REMAIN
79. EXISTING FENCE TO REMAIN
80. EXISTING FENCE TO REMAIN
81. EXISTING FENCE TO REMAIN
82. EXISTING FENCE TO REMAIN
83. EXISTING FENCE TO REMAIN
84. EXISTING FENCE TO REMAIN
85. EXISTING FENCE TO REMAIN
86. EXISTING FENCE TO REMAIN
87. EXISTING FENCE TO REMAIN
88. EXISTING FENCE TO REMAIN
89. EXISTING FENCE TO REMAIN
90. EXISTING FENCE TO REMAIN
91. EXISTING FENCE TO REMAIN
92. EXISTING FENCE TO REMAIN
93. EXISTING FENCE TO REMAIN
94. EXISTING FENCE TO REMAIN
95. EXISTING FENCE TO REMAIN
96. EXISTING FENCE TO REMAIN
97. EXISTING FENCE TO REMAIN
98. EXISTING FENCE TO REMAIN
99. EXISTING FENCE TO REMAIN
100. EXISTING FENCE TO REMAIN

Exhibit E
Site Plan Enlarged
PD 12-006 Amendment
(Firestone Brewery)



- CONSTRUCTION NOTES**
1. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 2. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 3. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 4. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 5. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 6. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 7. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 8. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 9. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 10. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 11. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 12. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 13. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 14. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 15. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 16. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 17. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 18. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 19. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 20. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 21. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 22. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 23. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 24. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 25. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 26. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 27. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 28. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 29. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 30. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 31. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 32. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 33. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 34. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 35. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 36. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 37. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 38. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 39. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 40. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 41. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 42. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 43. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 44. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 45. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 46. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 47. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 48. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 49. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.
 50. RE-CONSTRUCT 4" PCC ADA ACCESSIBLE SIDEWALK/LANDING.

Roberts Engineering, Inc.	
FIRESTONE - VENDELS CIRCLE - BREWERY EXPANSION	
PRELIMINARY GRADING AND DRAINAGE	
Project/Owner	City Park Center
Scale	1" = 15'
Drawn By	AVA
Checked By	Timothy P. Roberts
Date	10/15/2015
Project No.	15010-001
Sheet No.	3

Roberts Engineering
 Timothy P. Roberts, P.E.
 10000 Old Highway 100
 Suite 100
 Houston, TX 77036
 Phone: (281) 410-1100
 Fax: (281) 410-1101
 Email: roberts@robertseng.com



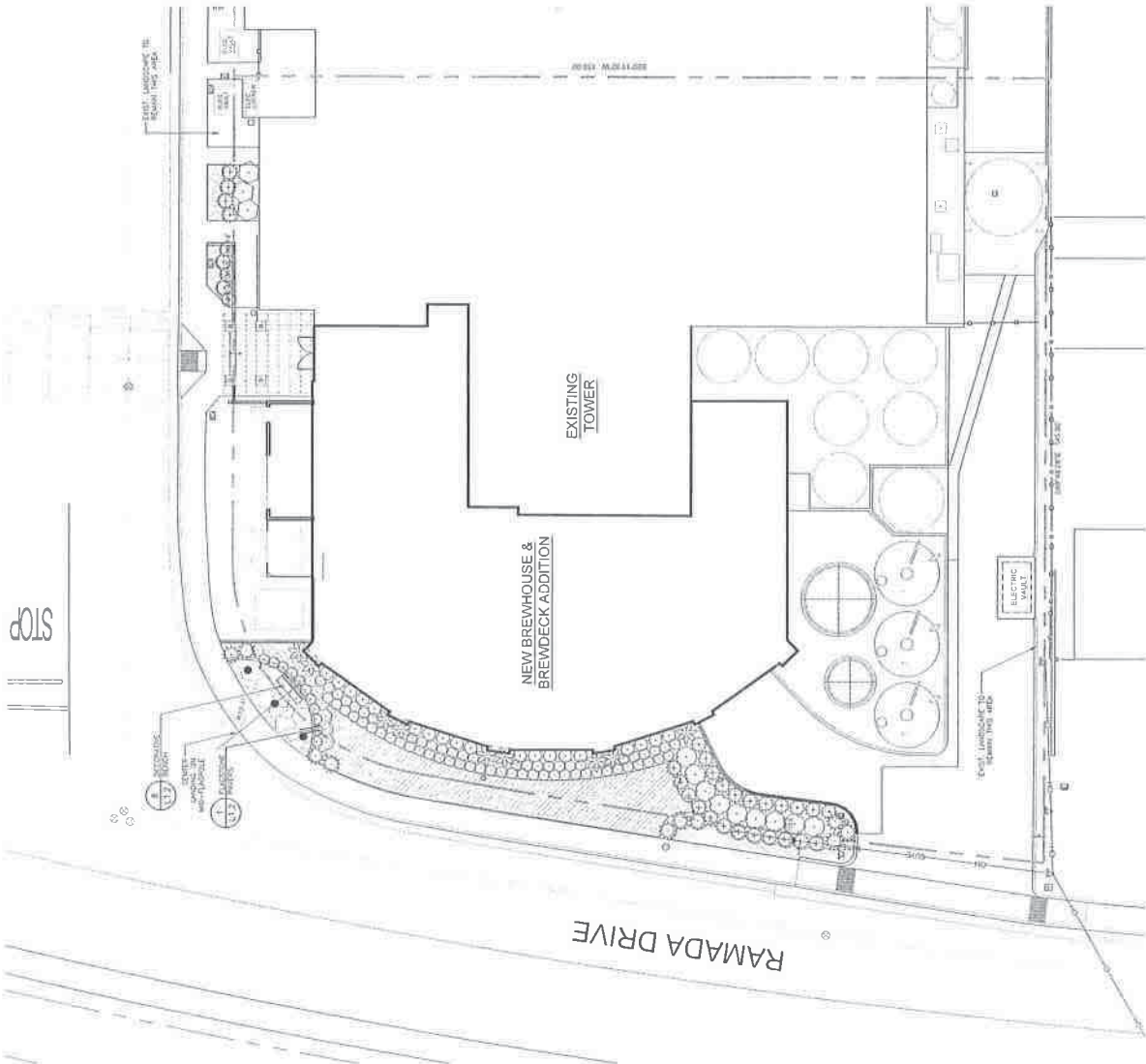
Exhibit F
 Preliminary Grading & Drainage
 PD 12-006 Amendment
 (Firestone Brewery)

To be inserted.

Exhibit G
Parking Lot Layout Plan
PD 12-006 Amendment
(Firestone Brewery)

To be inserted.

Exhibit G
Parking Lot Layout Plan
PD 12-006 Amendment
(Firestone Brewery)



PLANT SCHEDULE

SYMBOL	PLANT NAME	SIZE	QTY	DETAIL
☉	Colobrynia x castifera Karl Foerster / Fodor Reed cross	9 gal	11	2A1.2
☉	Diels buxus / Forsyth Lily	9 gal	10	2A1.3
☉	Shrub x Nostril / devalis	5 gal	20	2A1.2
☉	Lavandula heteroda Otto Quast / Spanish Lavender	1 gal	62	2A1.2
☉	Pennisetum setosum 'Microtopras' / Red Fountain Grass	1 gal	12	2A1.2
☉	Shrubum Sarcocolla / Fire Bird Plant	9 gal	4	2A1.2
☉	Philadelphus 'Nippon' / Shrub Philadelphus	9 gal	14	2A1.3
☉	Romneya californica 'Sue Case' / California Coffeeberry	5 gal	5	2A1.2
☉	Romneya collina / Hottlips Poppy	1 gal	4	2A1.2
☉	Sedum graggi / Spotted / Autumn Sage	1 gal	11	2A1.2
☉	GEOMETRIC SYMBOLS			
☉	4' x 4' 10" #4	284	8A1.2	
☉	4' x 4' 10" #4	47	9A1.2	
☉	4' x 4' 10" #4	14	9A1.2	

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
2. DO NOT FULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBSERVED THAT UNKNOWN OBSTRUCTIONS SUCH AS UTILITY LINES EXIST ON THE PROPERTY. CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
5. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
6. CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK FOR COORDINATION OF WORK OBSERVATION SCHEDULES.
7. SEE DETAILS FOR MISCELLANEOUS SPECIFICATIONS SUCH AS STAKING METHOD, PLANT FIT DIMENSIONS AND BACKFILL REQUIREMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE NECESSARY MEASURES TO PROTECT ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE NECESSARY MEASURES TO PROTECT ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE NECESSARY MEASURES TO PROTECT ALL UTILITIES.
9. ALL EXPOSED EXTERIOR SHALL BE PROTECTED WITH PLANT MATERIAL.
10. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED. FINAL GRADES SHALL BE OBTAINED AND ALL UTILITY LINES SHALL HAVE BEEN PROPERLY BRACED. SOIL PREPARED AND THE WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
11. PROVIDE ROOT BARBERS, PROTECTIVE CAGES OR BASKETS FOR ALL PLANT MATERIAL AS INDICATED ON PLAN.
12. ALL MATERIAL, EQUIPMENT LOCATED WITHIN THE PROPERTY SHALL BE PROTECTED AND TREATED BY A BIOLOGIST.

SOIL MANAGEMENT

1. CONTRACTOR SHALL PROVIDE 4" OF NON-MECHANICALLY STABILIZED SOIL FOR PROPER WATER ABSORPTION AND ROOT GROWTH.
2. THE TOPSOIL LAYER SHALL INCLUDE INCORPORATION OF ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1000 SQ FT.
3. PROVIDE A MINIMUM OF 5" OF MULCHED ARBOREAL STRIPES, MULCH OR ROOTING BARRIERS AND SEEDING AREAS.



NORTH
SCALE 1" = 10'

PLANTING PLAN



HARRIS
Architecture & Design
151 West Branch Street, Suite E, Arroyo
Grand, CA 93020 (805) 374-1590



FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
PASO ROBLES, CA
PROJECT TITLE
DRC SET

L1.1

Exhibit H
Conceptual Landscape Plan
PD 12-006 Amendment
(Firestone Brewery)



HARRIS
Architecture & Design
151 West Branch Street, Suite B, Arcadia
Granda, CA 93420 (905) 574-1550



PROJECT TITLE
FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
DRC SET



PROJECT NO.
CE1



WOOD TRELLIS DESIGN: MATCH EXISTING



COLUMN COVERS: PRE-FINISHED SMOOTH ALUMINUM COLUMN COVERS WITH SEAM @ 36" O.C.



METAL ROOF: 22 GA. CORTEN STANDING SEAM ROOF TO MATCH EXISTING TOWER FASCIA: PRE-FINISHED SMOOTH METAL FASCIA TO MATCH ROOF COLOR



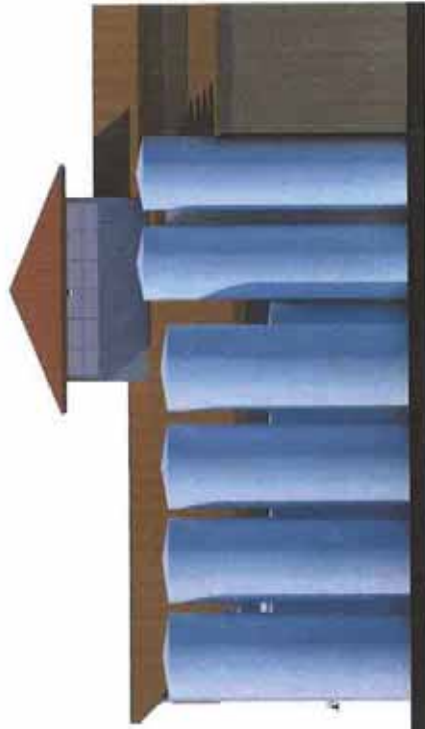
ALUMINUM STOREFRONT FRAME & GLASS TO MATCH EXISTING



SIDING: 1 1/2" DEEP ALUMINUM WALL PANEL (MATRIX MX1.0 24 GA.) MFR: MORIN COLOR: GALVALUME TO MATCH EXISTING



BRICK VENEER: 8" X 10" CORONADO STONE-WEATHERED ANTIQUE BRICK



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



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



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

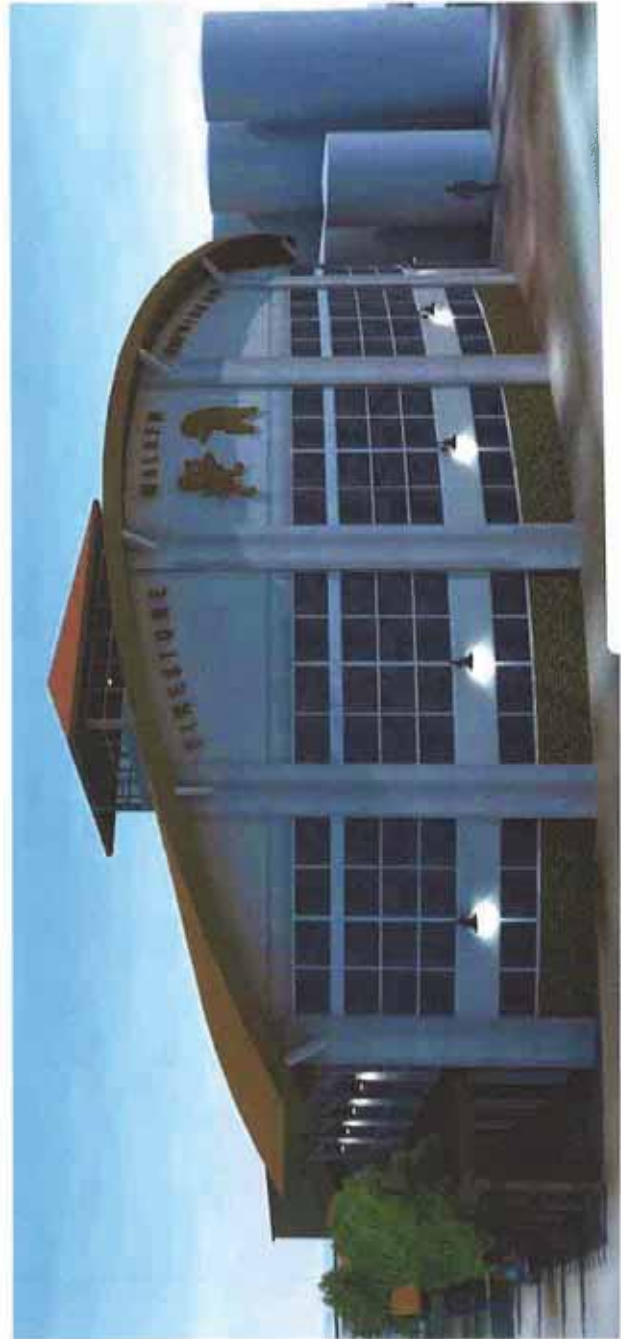
Exhibit N
Colored Elevations
PD 12-006 Amendment
(Firestone Brewery)



HARRIS
Architecture & Design
151 West Grand Street, Suite E, Arroyo Grande, CA 93420 (805) 574-1550



PROJECT TITLE
FIRESTONE WALKER BREWHOUSE ADDITION
PASO ROBLES, CALIFORNIA
DRC SET



WEST ISOMETRIC

Exhibit O
Colored Elevations
PD 12-006 Amendment
(Firestone Brewery)



WOOD TRELLIS DESIGN: MATCH EXISTING



SIDING: 1 1/2" DEEP ALUMINUM WALL PANEL (MATRIX 1.0 24 GA) MFR: MORIN, COLOR: GALVALUME TO MATCH EXISTING



COLUMN COVERS: PRE-FINISHED SMOOTH ALUMINUM COLUMN COVERS WITH SEAM @ 36" O.C.



BRICK VENEER: 3" X 10" CORONADO STONE-WEATHERED ANTIQUE BRICK



ALUMINUM STOREFRONT FRAME & GLASS TO MATCH EXISTING



METAL ROOF: 22 GA. CORTEN STANDING SEAM ROOF TO MATCH EXISTING TOWER FASCIA: PRE-FINISHED SMOOTH METAL FASCIA TO MATCH ROOF COLOR



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT OF MAIL NOTICES PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planning Development 12-006, Variance 15-001 and Certificate of Correction, on this 11th day of February, 2016.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 02/12/16

Meeting Date: 02/23/16
Planning Commission

Project: Planned Development 12-006
Amendment, Variance 15-001 &
Certificate of Correction for Tract 900

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering 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: Monica C Hollenbeck
Monica C Hollenbeck

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO ADOPT
PLANNED DEVELOPMENT 12-006
AMENDMENT, VARIANCE 15-001 &
CERTIFICATE OF CORRECTION
FOR TRACT 900

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, February 23, 2016. The meeting will be held at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

- PD 12-006 Amendment: to construct a 9,132 square foot expansion to an existing 33,263 square foot brew house; (APN: 009-633-034)
- Variance 15-001: request to construct a permanent off-site parking lot in excess of 300-feet from the brew house building, South Lot - Parking Lot A (APN: 009-631-006);
- Certificate of Correction: request to remove the 20-foot setback line shown on Tract 900 for lots 1-7, 13-18 & 20-22; (APNs: 009-633-029, 032, 034, 004, 013, 014, 015, 016, 020, 021, 022).

The project has been filed by Firestone Walker LLC, for the brew house site located at 1400 Ramada Drive, and other parcels located in the Ramada Drive/Vendor's Circle as noted above.

This application is categorically exempt from environmental review per Section 15301 (existing facilities) of the State's Guidelines to Implement CEQA.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge this 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

February 12, 2016

2266792