

RESOLUTION NO.: 06-0012

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 97001 AMENDMENT  
(FIRESTONE BREWERY)  
APN: 009-633-001 & 003

WHEREAS, Planned Development 97001 Amendment has been filed by Kornreich Architects on behalf of Firestone Walker LLC, to construct a 3,126 square foot expansion to the existing buildings and to construct a new 1,500 square foot storage building; and

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

WHEREAS, the proposed expansion would bring the existing outdoor shipping and receiving area into the building; and

WHEREAS, the project was reviewed by Associated Transportation Engineers (ATE) to determine if the proposed expansion would have an increase in peak hour trips at the Route 46 West / Highway 101 interchange; and

WHEREAS, in their letter dated December 8, 2005, ATE determined that the improvements are designed to improve the efficiency of the existing operations, and therefore would not generate any significant peak hour or critical trips to Route 46 West / Route 101 interchange; and

WHEREAS, based on the ATE determination that the proposed expansion would not increase peak hour trips, this project has been deemed to be Categorically Exempt from environmental review per Section 15302 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and therefore would not be subject to participation in the interim improvements for the Route 46 West / Highway 101 interchange; and

WHEREAS, at its February 14, 2006 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 97001 Amendment and related applications; 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 proposed Planned Development Amendment is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
  - B. The Project maintains and enhances the significant natural resources on the site.

- C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.
- D. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 97001 Amendment, subject to the following conditions:

**PLANNING 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.

1. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Site Plan
B	Architectural Elevations

2. This Development Plan for PD 97001 Amendment, allows the construction of a 3,126 square foot expansion to the existing buildings and to construct a new 1,500 square foot storage building on the existing Firestone Brewery Site.
3. All conditions within resolutions 97-013 and 02-075 (the original approval and approved amendment) shall be complied with including the following condition requiring future installation of wastewater pretreatment facility:

*The applicant shall install a wastewater pretreatment system to pre-treat wastewater flows to a level acceptable to the City and the limits set forth in the Municipal Code. Pre-treatment facilities shall be constructed and maintained in good working order and operated efficiently. Detailed plans showing the pretreatment facility and operating procedures shall be submitted to the City for review prior to construction of the facility. The design of the pre-treatment system shall be certified by a registered engineer that the system will meet the City's discharge requirements. Any subsequent proposed changes in the pretreatment facilities or methods of operation shall be reported and be approved by the City prior to the applicant's implementation of the changes.*

4. Prior to the issuance of a Certificate of Occupancy for the new additions, the existing above ground utility line located along the southern boundary shall be placed underground.
5. Prior to the issuance of a Certificate of Occupancy for the expansion building, the two existing parcels shall be merged into one, thereby removing any existing parcel lines and resulting in one parcel.

6. Prior to the issuance of a building permit, the existing Highway 46 & 101 Agreement (Agreement to Participate in and not Oppose formation of an Assessment District for the Installations of Improvements at the Highway 46 and 101 Interchange at the project build-out for this study area) will need to be updated to include the expansion of the brewery facility since the original project was approved.
7. There shall be no outdoor storage allowed with this development plan.
8. Prior to the installation of any exterior lights, cut-sheets shall be submitted for City Staff review and approval. The light fixtures shall be fully shielded units.

PASSED AND ADOPTED THIS 14<sup>th</sup> day of February, 2006 by the following Roll Call Vote:

AYES: Menath, Flynn, Holstine, Steinbeck, Withers, Hamon

NOES: None

ABSENT: Mattke

ABSTAIN: None

---

CHAIRMAN JOHN HAMON

ATTEST:

---

JOHN FALKENSTIEN, PLANNING COMMISSION SECRETARY

h:darren/PD/97001Amendment/Firestone/PD Res