

RESOLUTION NO. 07-0050

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

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

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

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

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

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

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

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

6. The proposed development plan contributes to the orderly development of the City as a whole.

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

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

EXHIBIT	DESCRIPTION
A	Site Plan
B	Site Plan/Conceptual Landscape Plan
C	Elevations

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

11. Prior to issuance of a building permit, the applicant shall enter into an agreement not to protest the formation of an assessment district to participate in the future extension of sanitary sewer to the area.
12. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
13. No exterior materials shall be reflective.
14. No electromagnetic emissions which will interfere with aircraft/airport operations shall be permitted.

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

AYES: Menath, Flynn, Steinbeck, Johnson, Treach

NOES: None

ABSENT: Holstine, Withers

ABSTAIN: None

CHAIRMAN PRO-TEM ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY