

RESOLUTION NO.: 08-012  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 93010 AMENDMENT  
(ESTRELLA WARBIRDS MUSEUM, INC.)  
APN: 025-471-011

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

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

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

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

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

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

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

6. That the proposed Planned Development amendment is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development amendment contributes to the orderly development of the city as a whole.

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

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

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

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

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

8. In the future if the use of the building(s) changes from warehouse/shop buildings, plans shall be provided to the Building and Planning Departments to insure that the buildings comply with the necessary codes for the proposed use, including the possibility of additional parking spaces.

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

AYES: Treatch, Hodgkin, Flynn, Peterson, Holstine, Johnson, Steinbeck

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN ED STEINBECK

ATTEST:

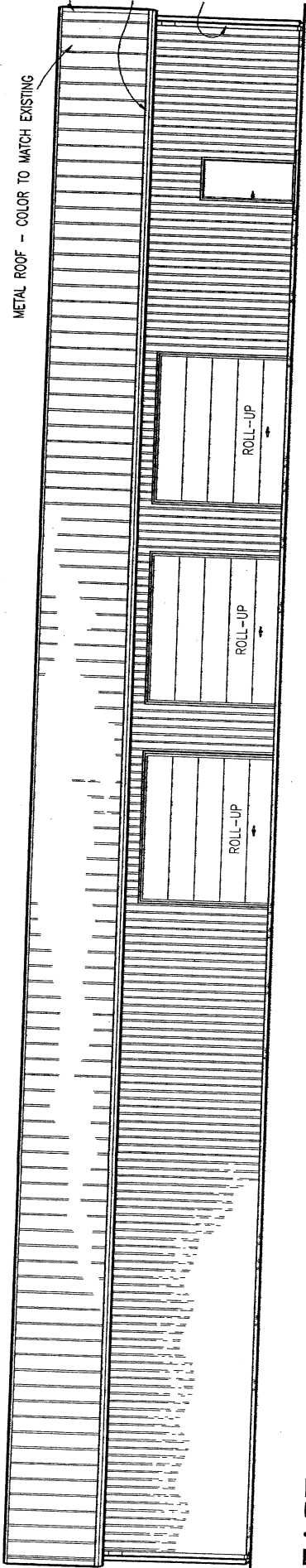
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RON WHISENAND, PLANNING COMMISSION SECRETARY

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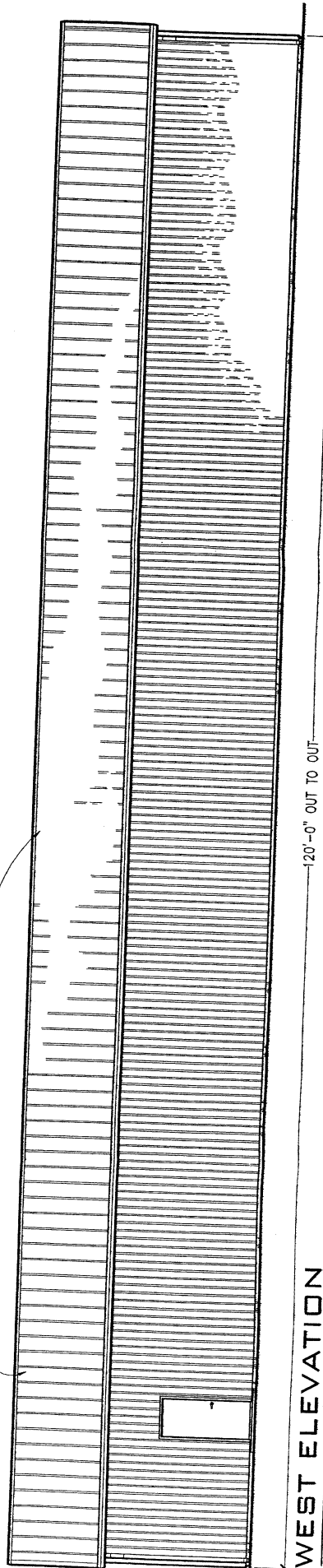


METAL ROOF - COLOR TO MATCH EXISTING

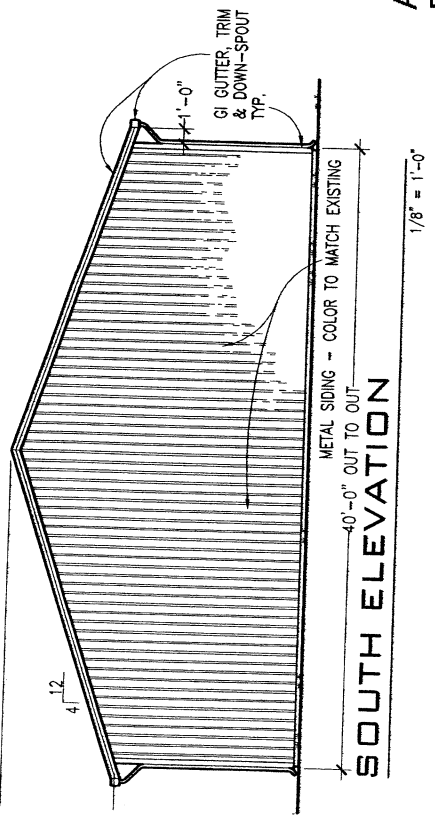


EAST ELEVATION

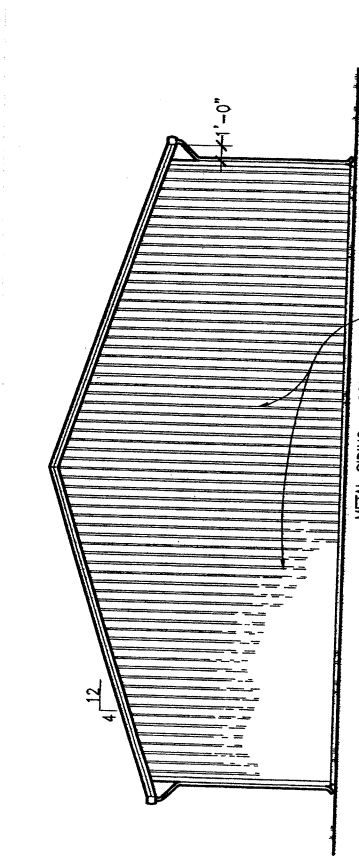
METAL ROOF - COLOR TO MATCH EXISTING



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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