

RESOLUTION NO: 16-007

**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. 16-007, 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: Rollins, Donaldson, Vanderlip, Barth, Brennan, Cooper

NOES:

ABSENT: Burgett

ABSTAIN:

ATTEST:

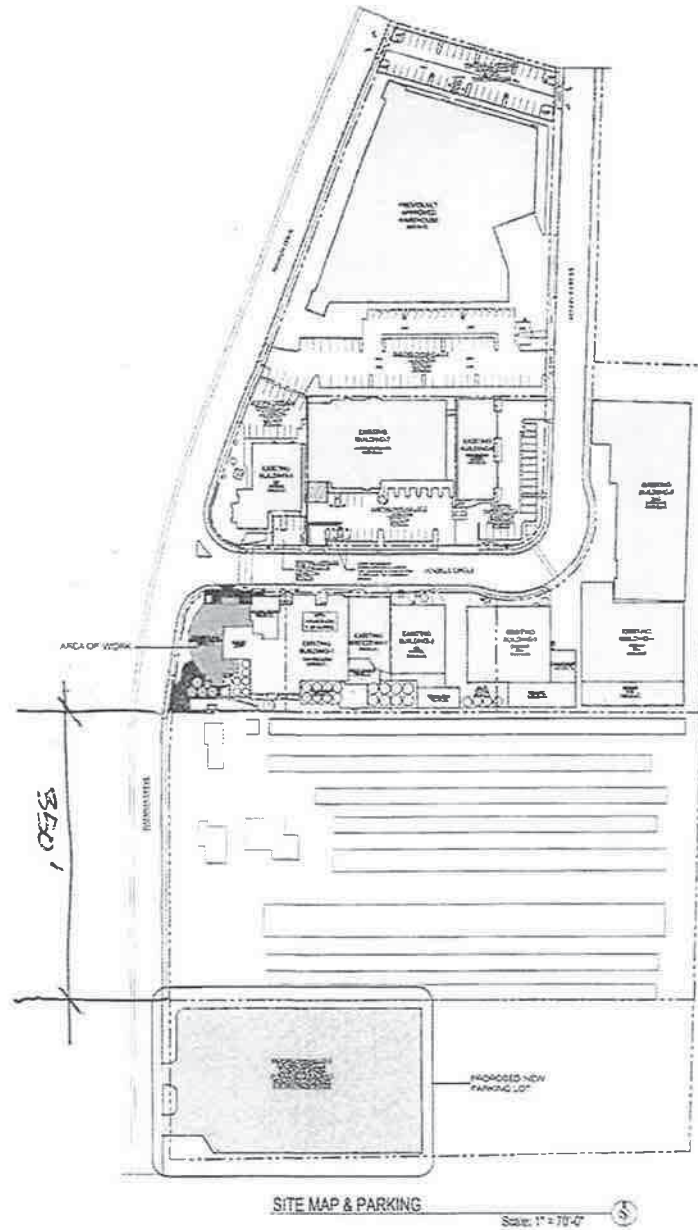


WARREN FRACE, PLANNING COMMISSION SECRETARY



VINCE VANDERLIP, CHAIRMAN

approved as
Variance 15-001.



PARKING CALCULATION	
REQUIRED PARKING SPACES	
BASED UPON THE FOLLOWING: <ul style="list-style-type: none"> 1. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 2. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 3. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 	
NEW PARKING SPACES	
BASED UPON THE FOLLOWING: <ul style="list-style-type: none"> 1. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 2. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 3. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 	
ADDITIONAL PARKING	
BASED UPON THE FOLLOWING: <ul style="list-style-type: none"> 1. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 2. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 3. THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT IS 100 SPACES. 	

HARRIS
Architecture & Design
151 West Branch Street, Suite E, Alhambra, CA 91801 (626) 574-1550



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

DATE: 10/1/2015
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]



Exhibit A
Site Map / Parking Exhibit
Variance 15-001
(Firestone Brewery)