## RESOLUTION - 16-058

# A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLESAPPROVING PLANNED DEVELOPMENT 12-006AMENDMENT WAREHOUSE BUILDING NO. 9AMENDMENTS 1400RAMADA DRIVE <br> (FIRESTONE WALKER, LLC) APNs: 009-633-013, 014, 015, 020, 021\& 022 

MHEREAS, the project is located at 1400 Ramada D rive; and
WHEREAS on February 23, 2016 the Planning Commission approved the 55,000 square foot warehouse building (Warehouse No. 9) to be constructed on the vacant parcels located between Ramada Drive and Vendel's Circle; and

WHEREAS Harris Architecture on behalf of Firestone Walker Brewery has submitted an application to amend PD 12-006 requesting the following modifications to Warehouse No. 9:
a. Request to increase the building square footage from 55,000 square feet to 59,200 square feet;
b. Update the architecture of the exterior façade to correspond with the new brewhouse addition currently under construction;
c. Relocate the truck docks for Warehouse No. 9 from the east side of the building to the north side of the building, and move the 39 parking spaces originally shown to be constructed on the north side of the Warehouse No. 9 to Parking Lot 'A'.

WHEREAS, Variance 15-001 was approved by the Planning Commission allowing for the new Parking lot 'A' to be constructed on APN: 009-631-006, which is 370 -feet away from the primary brewhouse site, based on findings that the Firestone Brewery is not unlike other businesses that cover multiple parcels, or businesses and shopping centers that cover multiple acres, and 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; 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 December 13, 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 approve Planned Development 12-006 Amendment, subject to the following conditions:

1. The project shall be constructed in substantial conformance with the Conditions of Approval established by Resolution 16-010, except that with the approval of this PD Amendment, the following changes have been approved for Warehouse Building No. 9:
a. Increase the building square footage from 55,000 square feet to 59,200 square feet;
b. Update the architecture of the exterior façade to correspond with the new brewhouse addition currently under construction;
c. Relocate the truck docks from the east side of the building to the north side.
2. Warehouse Building No. 9 shall substantially comply with Exhibits A-K listed below and attached to this resolution.:

## EXHIBIT DESCRIPTION

| A | Title Sheet |
| :--- | :--- |
| B | Parking and Overall Site Map |
| C | South Campus Plan / Parking Lot A |
| D | Warehouse No. 9 Site Plan - Enlarged |
| E | Parking Lot 'A' Plan |
| F | West \& South Elevations |
| G | East \& North Elevations |
| H | Perspective Views - North and West |
| I | Perspective Views - North and East |
| J | Grading Plan - Warehouse No. 9 |
| K | Grading Plan - Parking Lot A |

3. The required parking for Warehouse No. 9 shall be located in Parking Lot A as shown on Exhibit K. Prior to the certificate of occupancy for Warehouse Building No. 9, an Off-site Parking Agreement shall be established that ties the parking in the newly created Parking Lot A
for the use of warehouse activities (i.e. employees) of the Building No. 9 lots, shall be submitted for review and approval by the City Attorney. The agreement shall remain in effect concurrently with this development plan.

PASSED AND ADOPTED THIS 13 ${ }^{\text {th }}$ day of December 2016 by the following roll call vote:
AYES: Commissioners Barth, Burgett, Donaldson, Agredano, Davis, Brennan and Chairman Rollins.
NOES:
ABSENT:
ABSTAIN:


BOB ROLLINS, CHAIRMAN

ATTEST:


## FIRESTONE WALKER - NEW STORAGE WAREHOUSE

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| FIRESTONE WALKER BREWING CO. 1400 RAMADA DRIVE PASO ROBLES, CA 93446 | PHONE: (805) 238-2556 <br> EMALL DARRINM@FIRESTONEBEER.CO |
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## Exhibit B



OVERALL CAMPUS - KEY PLAN


CMMPUS PARKNG CACLCLIATON




NORTH CAMPUS PLAN
Scale: $1^{\prime \prime}=60^{\prime}-0^{\prime \prime}$ (\$)


Exhibit C



## Exhibit E




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ExhibitJ


Exhibit K


