RESOLUTION – 16-058

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

WHEREAS, the project is located at 1400 Ramada Drive; 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

А	Title Sheet
В	Parking and Overall Site Map
С	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
Н	Perspective Views – North and West
I	Perspective Views – North and East
J	Grading Plan – Warehouse No. 9
К	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 13th 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:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

FIRESTONE WALKER - NEW STORAGE WAREHOUSE

PASO ROBLES, CALIFORNIA

□GE□CIES & □TILITIES

City Of Paso Robles		
Building Division	Phone:	(805) 237-3850
1000 Spring Street Page Robies Cit 934/6	Fax:	(805) 238-4704
T use traugas, ert sorree	Email	building@prcity.com
City Of Paso Robles		
Fire Services	Phone:	(805) 227-7560
900 Park Street	Fax	(805) 237-4138
Paso Robles, CA 93446	Email	fire_hq@prcity.com
City Of Paso Robles		
Public Works	Phone:	(805) 237-3861
1000 Spring Street	Fax:	(805) 237-3904
Paso Robles, CA 93446	Email	publicworks@proity.com
PG&E		
406 Higuera Street	Phone:	1-800-743-5000
San Luis Obispo, CA 93401	Fax:	
Charter Communications		
270 Bridge Street	Phone:	(805) 544-2688
San Luis Obispo, CA 93401	Fax:	
The Gas Company		
833 Marsh Street	Phone:	1-800-427-2200
San Luis Obispo, CA 93401	Fax:	
Pacific Bel		
196 Suburben Road	Phone:	(805) 546-7003
San Luis Obispo, CA 93401	Fac	

PRO ECT DIRECTORY			
OWNER FIRESTONE WALKER BREWING CO. 1400 RAMADA DRIVE PASO ROBLES, CA 93446	PHONE: (805) 238-2556 EMAL: DARRINN&FIRESTONEBEER.CC		
ARCHITECT KYLE HARRIS HARRIS ARCHITECTURE & DESIGN 151 W. BRANCH STREET, SUITE E ARROYO GRANDE, CA 93420	PHONE: (805) 574-1550 FAX: (805) 574-1553 EMAIL: KYLE@HARRISAANDD.COM		
CIVIL ENGINEER TIMOTHY ROBERTS ROBERTS ENGINEERING TEMPLETON, CA 93465	PHONE: (805) 239-0864 ENAIL: TIM@ROBERTTSENGINC.COM		
LANDSCAPE ARCHITECT GARY GLANDON GLANDON LANDSCAPE ARCHITECTURE MORRO BAY, CA	PHONE: (805) 801-8697 EMAIL: G_GLANDON@CHARTER.NET		

PRO ECT I FORM TIO		
PROJECT A.P.N.	009-633-013	
LOT SIZE:	3 ACRES	
ADDRESS	1386 VENDELS CIRCLE PASO ROBLES, CA 93446	
BASE ZONING DISTRICT:	M (MANUFACTURING)	
OVERLAY ZONING DISTRICT:	PD (PLANNED DEVELOPMENT)	
CONSTRUCTION TYPE:	V-B	
OCCUPANCY GROUPS:	STORAGE: S-2	
TOTAL EXISTING & NEW BUILDING AREA:	59,240 SQ FT.	
AUTOMATIC SPRINKLERS:	YES	

GENERAL T-1.0 TITLE SHEET SITE PLANIDETAILS SP-1 OVERALL MAP & NORTH CAMPUS PLAN SP-2 SOUTH CAMPUS PLAN SP-3 ENLARGED WAREHOUSE BUILDING PLAN ARCHITECTURAL A2-0 BUILDING ELEVATIONS A2-1 BUILDING ELEVATIONS A2-2 COLORED BUILDING ISOMETRICS A2-3 COLORED BUILDING ISOMETRICS

SHEET IDEX

SCOPE OF WORK

THIS PROPOSAL IS FOR A NEW 59,240 SQUARE FOOT STORAGE BUILDING ON THE NORTHERN MOST PLOT OF THE FIRESTONE WALKER CAMPUS.

THE SINGLE STORY BUILDING WILL HAVE OFF-STREET ACCESS FOR LOADING AND UNLOADING OF STORED GOODS BY SHIPPING TRUCKS, WITH ADDITIONAL STAFF PARKING LOCATED AT PARKING LOT 'A', LOCATED AT 1500 RAMADA.

THE STYLE OF THE PROPOSED BUILDING MAINTAINS A SIMILAR ARCHITECTURAL VOCABULARY AND AESTHETIC TO THE EXISTING BUILDINGS OF THE FIRESTONE WALKER CAMPUS, IFROUGH USE OF MATERIAL AND DESRIX CUES CURRENTLY IN PLACE ON SEVERAL EXISTING BUILDING FEATURES, SUCH AS COLOR SCHEME, MATERIAL ELEMENTS, TOWER FEATURES, AND TRELLISES.

ADDITIONAL CHANGES TO PARKING LOT 'A' AT 1500 RAMADA ARE INCLUDED IN THIS PROPOSED PLAN TO ENSURE SUFFICIENT PARKING, AND THERE ARE (2) ACCESSILE PARKING SPACES LOCATED AT LOT 'F FOR THE PROPOSED WAREHOUSE (SULDING 9).





RI5 ture & De AR A



FIRESTONE WALKER - PLANNING SET PASO ROBLES, CALIFORNIA









OVERALL CAMPUS - KEY PLAN

Scale: N.T.S.

0

 \bigcirc

BUILDING NUVBER & FUNCTION

EXISTING BUILDING 2 A. CANNERY

EXISTING BUILDING 3 A. PACKAGING

EXISTING BUILDING 5 A. COLD WAREHOUSE

EXISTING BUILDING 8 A. THE TAP ROOM

PARKING LOT

A TO I

LOT B

LOT C

LOTE

REVISED LOT F

PROPOSED LOT H

DECISED LOT L

NORTH CAMPUS PLAN

Scale: 1" = 60'-0"



FIRESTONE WALKER - PLANNING SET PASO ROBLES, CALIFORNIA

SP-1





Exhibit C





Exhibit D



PROPOSED WAREHOUSE SITE PLAN ~59,240 TOTAL SQUARE FEET Scale: 1" = 30'-0"

	EW PORKIOG SPOCES		
ER 21. TORAC PARK DTAL 1	22/M OF THE CITY OF PAGE ROBLES MUNICIPAL CODE: WAREHOUSE & IE-EXCEPTION: WINE STORAGE NO SPACES REQUIRED FOR EACH 500 S0. FT OF FLOOR AREA. EW SOURCE FOOTAGE = 59,040 S0. FT 500 S0. FT. = 128 PH/SERDUIRED		
STANDA ADCESS NOTE: 1	RD PARKING SPACES ARE LOCATED IN LOT F AND A, IBLE SPACES ARE LOCATED IN LOT F IS SPACES HAVE BEEN REID/RED FROM PASIANG LOT F FOR ADD// OF EAR/WILL DING 3		
SPACES	HAVE BEEN MOVED TO PARKING LOT A SOUTH OF BUILDING 9		
ACCESE CHAPTE PER 201 0425 TO SPACES	ESSIBLE PARKING IEE PARMIN TO COOREDWITE COMPLY WITH 2015 CBC 7 19 3 0BC 118004.2 AL PARING SPACES REQUIRES: 1 ACCESSIBLE PARING UTH ALIDERT 1 SPACE IEERS A WAI ACCESSIBLE PARING		
SPACE (THE TO NUMBER	PACE (2013 CBC 116-204.2.4) HE TOTAL MUNISER OF EXISTING PARKING SPACES & THE TOTAL UNRER OF EXISTING ACCESSIBLE AND VAN ACCESSIBLE PARKING		
SPWCES	COMPLIES WITH THE TOTAL NUMBER OF SPACES REQUIRED		
SI	TE PLOO KEY OTES		
01	OUTLINE OF PROPOSED COLD STORAGE WAREHOUSE.		
02	EXISTING STANDARD PARKING STALLS, DRIVE ABLE & ASPHALT PAVING SURFACE TO REMAIN.		
0	ENISTING LANDSCAPED AREA TO REMAIN, SEE 1, SHEETS		
0:	INSTALL NEW LANCISCAPED AREA		
06	NOT USED		
0.	DISTING FIRE HYDRANT TO REMAIN.		
0.	INSTALL NEW CONCRETE TRUCK RAMP WITH 5% SLOPE		
0	NEW PROPOSED FIRE HYDRANT LOCATION		
10	EXISTING OFFICI FUELOR REMARK		
11	EXISTING SEVER LINE UTILITY MANHOLE TO REMAIN.		
12	EXISTING WATER METER TO REMAIN.		
10	EXISTING PHONE UTULITY MANHOLE TO REMAIN.		
10	ENSTING CURB, GUTTER & SIDEWALK TO REMAIN.		
15	INSTALL NEW CONCRETE SIDEMALK		
10	ENSTING ACCESSIBLE CONCRETE DRIVEINAY ENTRANCE WITH EXISTING 4' SIDEWALK EXTENSION BEHIND ACCESSIBLE APRON TO REMAIN.		
1	INSTALL NETIL ACCESSIBLE CONCRETE DRIVEWAY ENTRANCE WITH NEW 4'S DEWALK EXTENSION FOR CONTINUOUS PATH OF TRAVEL BEHIND NETIL ACCESSIBLE CONCRETE APRON.		
10	INSTALL NEW COLUMN WRAPPED WITH PRE-TINISHED METAL TO SUPPORT THE CANOPY ROOF OVERHING.		
19	INSTALL NEW ROOF CANOPY OVER THE DOCK STATIONS.		
20	PROFILE NEW CONCRETE STOLE'S CONCRETE STARK ACCESS TO NEW PRE-FINENED METAL ACCESS DOOR.		
21	INSTALL NEW PREFINSHED METAL ACCESSIBLE ENT DOOR.		
22	ALLEMENT AND IT REALT. THE RANGE THAT ALL AN INCLATED B.A. MARKET HERE ALCORES AND AT ALLEMENT AND BEEN THAT AND ALLEMENT ARRAYS THAT ALLEMENT AND ALLEMENT AND ALLEMENT AND ALLEMENT ARRAYS THAT ALLEMENT AND ALLEMENT AND ALLEMENT ARRAYS AND ALLEMENT AND ALLEMENT AND ALLEMENT ALLEMENT AND ALLEMENT AND ALLEMENT ALLEMENT AND ALLEMENT ALLEMENT AND ALLEMENT ALLEMENT AND ALLEMENT ALLEMENT AND ALLEMENT ALLEME		
2	EXISTING 'NO PARKING', LOADING ZONE TO REMAIN		
2	NEW ACCESSIBLE PARKING SPACES TO BE PAINTED ON EXISTING ASPHALT PRVEMENT.		
25	ACCESSIBLE 'NO PARATINO' LOADINGUNLOADING ZONE TO BE PAINTED ON EXISTING ASPHALT PAVEMENT.		
2	NEW ACCESSIBLE PARKING SIGN		
2	INSTALL NEW UNAUTHORIZED VEHICLE PARKING SIGN.		
29	LINE INDICATES ROUNDARY OF DIRUC UNUTY EASEMENT		
	EXISTING PARKING LOT LIGHT POLE TO REMAIN		
1	INSTALL NEW PARKING LOT LIGHT POLE		
2	LINE DEMARKS TRANSITION TO SLOPING FLATWORK		
	INSTALL NEW SITE RETAINING WALL		
	INSTALL NEW FLATWORK THROUGHOUT		
1/16	INCLUSION INTER INCOMPACTION OF A DECEMBENCY O		



FIRESTONE WALKER - PLANNING SET PASO ROBLES, CALIFORNIA PLANNING COMMESION PLANS



Exhibit E





Scale: 3/32" = 1'-0"

2 SOUTH ELEVATION



FIRESTONE WALKER - PLANNING SET PASO ROBLES, CALIFORNIA PLANNIG COMMISION PLANS

щ



Exhibit F

MET L COOPY

EXTERIOR WILLS COICRETE BISE

leavering (1), jp







COVERED MET L ROOF 22 G .. ST DI G SE M MET L

LOMICOM STOREFROOT FROME & GLOSS TO MOTCH EXISTICG BREWHOOSE

(1)EAST ELEVATION Scale: 3/32" = 1'-0" SIDIEGE 1 112" DEEP ELEMIEEM WELL PEEL (METRIX MX1.0 2EGE) MFREMORIE, COLORE GELVELEME TO METCH EXISTIEG



2	NORTH ELEVATION	
147		Scale: 3/32" = 1'-0"



FIRESTONE WALKER - PLANNING SET PASO ROBLES, CALIFORNIA PLANNING COMMISSION PLANS

끨

Exhibit G

ricercellegening (1), jpc



COVERED MET L ROOF 22 G. ST. DI G SE M MET L









EXTERIOR TOWER WELLS 1 112" DEEP VERTICEL PRE-FIEISHED METEL SIDIEG REST COLOR TO METCH EXISTIEG



SIDIEGE 1 12" DEEP CLEMIERM WELL POEL (MCTRIX MX1.0 20 GD) MFREMORIE, COLOREGELVELEME TO MCTCH EXISTIEG



EXTERIOR WILLS COICRETE BISE

METOL COOPY













끨





Exhibit H



COVERED MET L ROOF 22 G. STODICS SEM MET L





COLIMIC COVERS PRE-FILISHED SMOOTH LIMIII COLIMIC COVERS WITH SEIMIC COLIMIC COVERS



EXTERIOR TOWER WELLSE 1 12" DEEP VERTICEL PRE-FIEISHED METEL SIDIEG REST COLOR TO METCH EXISTIEG



SIDIGG 1 12" DEEP CLOMICOM WOLL PODEL (MOTRIX MX1.0 20 GD) MFROMORIO, COLORO GOLVOLOME TO MOTCH EXISTIOG



CMICOM WOLL EXTERIOR WOLLSO CG.) COOCRETE BOSE COUVELOME

MET L COOPY

HARRIS H











