

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 11-005 AMENDMENT
(JUSTIN WINERY & VINEARYDS)

DATE: AUGUST 25, 2015

Needs: For the Planning Commission to consider a request filed by Pults & Associates on behalf of Justin Vineyard and Winery, requesting a one-year time extension of Planned Development 11-005 Amendment.

Facts:

1. The project is located on a 16.4 acre site adjacent to the existing Justin facility located at 2368 Wisteria Lane (see attached Vicinity Map).
2. The project consists of the construction of an approximate 66,000 square foot barrel and case storage building. It would be the third building on the 16.4 acre site.
3. Justin's first building was approved in June of 2008 allowing the construction of the 33,000 square foot building (PD 08-006). The second building was approved in September 2011, allowing for the construction of an 86,000 square foot building (PD 11-005). Both Buildings 1 and 2 have been constructed.
4. On February 25, 2013, the third building 66,000 square feet in size, was approved (PD 11-005 Amendment) via Resolutions 13-002 & 13-003, with an expiration date of February 25, 2015.
5. A time extension request was submitted prior to the February 25, 2015 deadline, requesting that the Planning Commission extend the entitlements for one year to February 25, 2016.
6. The applicant indicates that it is their intent to begin the construction of the building in 2016.

Analysis
and

Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2013 that would impact the prior approvals of this project or the conditions that were imposed with it.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt the attached resolution granting a one-year time extension for PD 11-005 Amendment to February 25, 2016;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Site Plan
3. Architectural Elevation
4. Draft Resolution granting a one year time extension
5. Mail and Newspaper Affidavits

H:\darren\Time Ext\ PD11-005Justin\PC Staff Report



Attachment 1
Vicinity Map
PD 11-005
(Justin Vineyards)

1. 200 State Street, Suite 200
San Francisco, CA 94102
Tel: 415.774.1100
Fax: 415.774.1101
www.pults.com

JUSTIN WINERY
4

TRACT 279-1
WESTMAN LANE
MODO ROLLER
CA 94501

JUSTIN WINERY
&
VINETAAD

11800 CALLE YERBA BUENA
P.O. BOX 1000
CA 94505
925.235.0932

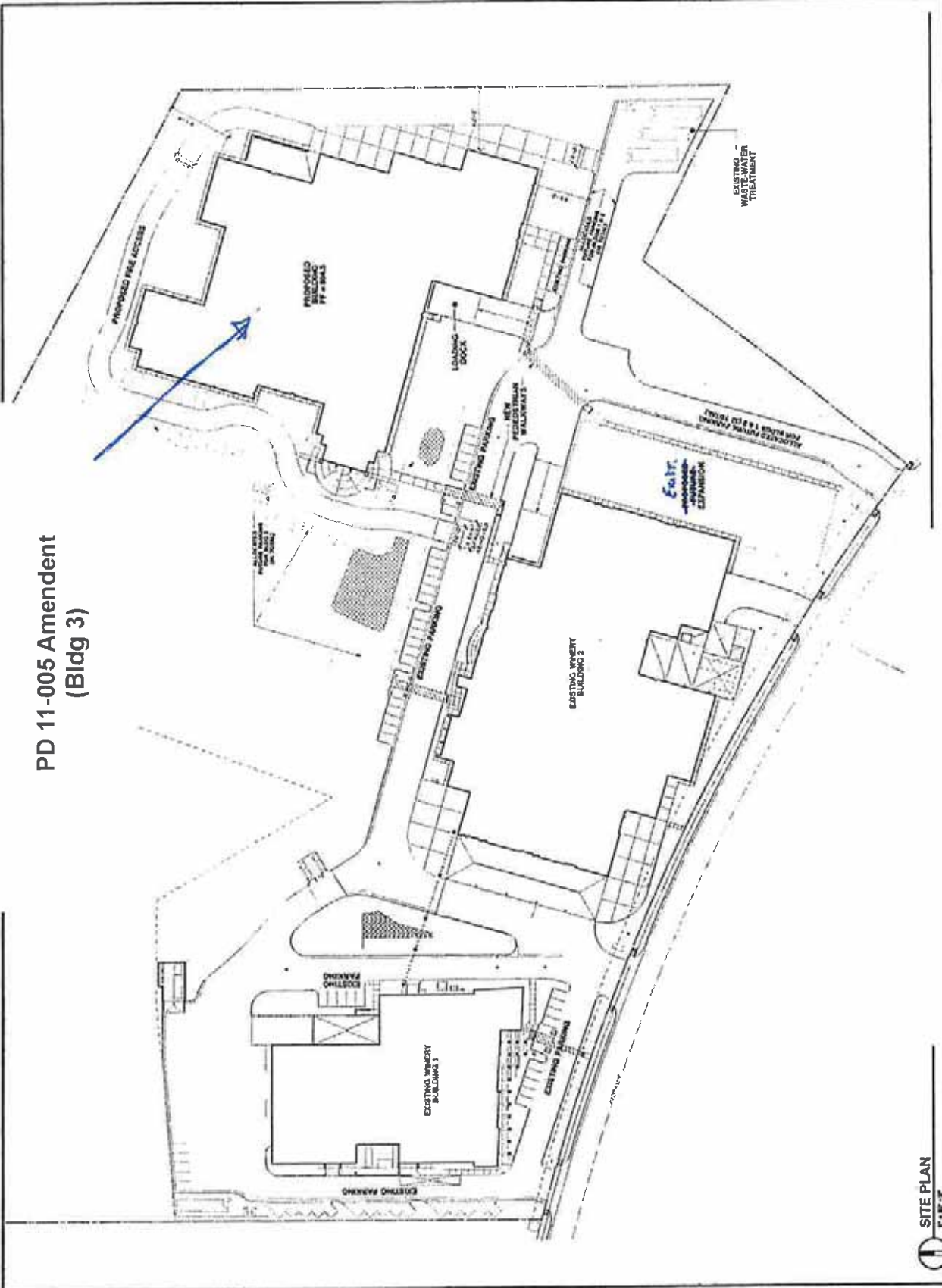
DATE PLAN
SITE PLAN



DATE
8-JAN-18

SCALE
1"=20'

AC-1



PD 11-005 Amendment
(Bldg 3)

Attachment 2
Site Plan
PD 11-005
(Justin Vineyards)



11500 Sycamore Avenue, Suite 100
San Diego, CA 92121
Tel: 619.451.1111
Fax: 619.451.1112
www.putts.com

JUSTIN WINERY
4

TRACT 3778-1
WINEBIRD LAKE
PASADENA, CA 92448

JUSTIN WINERY
VINEYARD

11500 SYCAMORE AVENUE, SUITE 100
SAN DIEGO, CA 92121
PROJECT: 11002

EXTERIOR ELEVATIONS



DATE: 01/14/11
SCALE: AS SHOWN
SHEET NO: 1200
TOTAL SHEETS: 1207

A-2

Attachment 3
Architectural Elevation
PD 11-005
(Justin Vineyards)

RESOLUTION NO: 15-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 11-005 AMENDMENT
(JUSTIN VINEYARDS & WINERY)
APN: 025-435-027

WHEREAS, a time extension request for Planned Development 11-005 Amendment, has been filed by Pults & Associates on behalf of Justin Vineyards & Winery; and

WHEREAS, the Project is a proposal to establish a 66,000 square foot wine storage building located at 2265 Wisteria Lane; and

WHEREAS, the project was originally approved by the Planning Commission on February 25, 2013, and scheduled to expire on February 25, 2015; and

WHEREAS, the time extension was submitted prior to the February 25, 2015 deadline; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve development plans and their related Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 25, 2015 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the time extension, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a one-year time extension to PD 11-005 subject to the following conditions:

1. All conditions adopted within resolutions 13-002 and 13-003 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 11-005 shall expire on February 25, 2016, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 25th day of August 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

H:\darren\Time Extentions\JustinPD11-005\reso

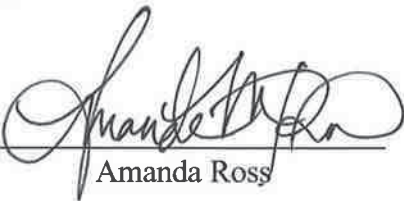
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Amanda Ross, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the 1-year Time Extension for PD 11-005 to develop a 65,800 square foot storage facility for case goods and barrels at 2265 Wisteria Lane on this 12th day of August, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Amanda Ross

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: August 16, 2015

Hearing Date: August 25, 2015
(Planning Commission)

Project: Consider a request for a one-year time extension of the entitlements associated with Planned Development 11-005 located at 2265 Wisteria Lane (Justine Winery & Vineyards).

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a request for a one-year time extension of the entitlements associated with Planned Development 11-005. The project location is 2265 Wisteria Lane.


The meeting will begin at the hour of 7:30 pm on August 25, 2015, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge this time extension request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner
August 16, 2015 1906978

I, Amanda Ross, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Amanda Ross