

Attachment 4

RESOLUTION 23-XXX (C)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING PLANNED DEVELOPMENT 22-09

WHEREAS, the City of Paso Robles has received applications from SDG Paso Robles 413, LLC and Daou Vineyards, LLC to subdivide a single parcel located at 5175 Airport Road (APN 025-434-002) into two parcels, which will be built in two phases: Parcel 1 being Phase 1 and Parcel 2 being Phase 2; and

WHEREAS, Phase 1 would accommodate the SDG Paso Robles 413, LLC proposal to construct a 196,000 square-foot building for wine storage and distribution; and

WHEREAS, Phase 2 would accommodate the Daou Vineyards, LLC proposal to construct an approximately 157,220 square foot wine production facility; and

WHEREAS, Phase 1 and Phase 2 are collectively referred to as the “Project” for purposes of the California Environmental Quality Act (CEQA), and

WHEREAS, as part of the entitlements required for the Project, Daou Vineyards, LLC has submitted an application for Planned Development 22-09; and

WHEREAS, the site has a General Plan land use designation of Business Park (BP) and is in the Industrial zoning district, Planned Development zoning overlay (M-PD); and

WHEREAS, wine production, including the ancillary uses for storage, bottling, and warehousing are allowed uses in the M zoning district; and

WHEREAS, the purpose and intent of the planned development (PD) district zoning overlay is to provide for innovation and flexibility in the design of residential, commercial and industrial developments. Approval of a development plan is required for all development in the planned development (overlay) district; and

WHEREAS, the site is in Safety Zone 5 of the Airport Land Use Plan, the Traffic Pattern Zone, where manufacturing and processing are compatible land uses; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (SCH 2022120593) were prepared for the Project and were circulated between December 23, 2022 and January 24, 2023.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based upon the facts and analysis presented in the staff report, public testimony received, and subject to the conditions listed below, the City Council makes the following findings:

Development Plan Findings

1. The design and intensity of the proposed development plan is consistent with the goals and policies established by the general plan and the zoning code, particularly the purpose and intent of the zoning district in which a development project is located, because the project would provide for additional

Attachment 4

wine processing and warehouse uses consistent with the Business Park land use and Industrial zoning designations.

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, as a result of the site planning demonstrating substantial setbacks and adequate landscaping; 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, based on the mixture of quality materials and landscaping.
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts as outlined in the MND prepared for this project and specifically with the incorporation of the 7-foot tall sound wall or berm to provide noise attenuation to the property to the west.
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, and historic buildings and structures, since no trees or historic buildings are affected by this development.
6. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses including commercial and light industrial uses, and the existing rural residential in the vicinity.

Planned Development Overlay District Findings

1. The granting of this permit will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city because wine processing and warehousing uses are consistent with the intent of the Business Park General Plan land use designations.
2. The proposed project maintains and enhances significant natural resources on the site because the project will be planting new trees and accent landscaping, which is an improvement of the vegetation on this site.
3. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surround area, and would not have an adverse effect on the public views from nearby roads and other public vantage points because it is a business park of similar scale and architectural quality as other business parks in the vicinity.
4. The proposed project's design and density of the developed portion of the site is compatible with the established character and scale of surrounding development and would not be a disharmonious or disruptive element to the neighborhood because it is a business park of similar scale and architectural quality as other business parks in the vicinity.

Attachment 4

5. The development would be consistent with the purpose and intent of this Planned Development District chapter of the Zoning Ordinance and would not be contrary to the public health, safety, and welfare because it does not include significant modification from code requirements as can be permitted in the PD Overlay district.
6. Modification of the standards as set forth in this chapter or elsewhere in the zoning ordinance shall only be approved upon a finding that greater public benefit would be achieved through such modifications. Additionally, for planned development projects that are seeking an increase in allowable building heights, modification of the height limitations shall only be approved upon a finding that the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants. The project does not include a modification of the height limit.

Section 3. In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the “CEQA Guidelines, the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2022120593) (“MND”) that analyzed the proposed Project’s environmental impacts. The MND was made available to the public review from December 23, 2022 through January 24, 2023. On January 24, 2023, the Planning Commission recommended to City Council approval of the Project and adoption of the MND. On February 21, 2023, City Council conducted a duly noticed public hearing and considered the entire record of proceedings, including staff reports and their attachments, the MND, MMRP, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. Resolution No. 2023-__ recommends adoption of the MND and MMRP, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. 2023-__, including the MND, as if fully set forth herein.

Section 4. The City Council hereby approves Planned Development 22-09, subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Title Sheet
D.1-D.2	Grading Plan
E	Site Grading Sections
F.1-F.2	Utility Plan
G	Schematic Landscape Plan
H.1-H.2	Detailed Landscape Plans
I.1-I.3	Exterior Elevations
J	Renderings
K	Wastewater Tank Plan
L	Traffic Flow Diagram
M.1-M.2	Sign Details

APPROVED this 21st day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attachment 4

Steven W. Martin, Mayor

ATTEST:

Melissa Boyer, City Clerk

Exhibits: A-M.2 (attached)