

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: CONDITIONAL USE PERMIT 08-005 (PR YOUTH SPORTS COUNCIL)  
DATE: JUNE 10, 2008

Needs: To consider an application filed by the Paso Robles Youth Sports Council (PRYSC), requesting to establish temporary youth sports practice fields for a time period of two years.

- Facts:
1. The fields are proposed to be located at the River Oaks Hot Springs Spa located at 800 Clubhouse Drive. The practice fields would take up approximately 7.5 acres of the existing field area located across Clubhouse Drive from the pavilion (see Attachment 1 - Vicinity Map).
  2. Both the General Plan Land Use and Zoning designations for the site are Agriculture (AG).
  3. Table 21.16.200, Land Use Matrix, requires the Planning Commission approval of a Conditional Use Permit for ball fields in the AG zoning district.
  4. The fields would be used as practice fields for youth sports (ages 6-12) including baseball, softball, soccer and football.
  5. See the attached letter from Dick Willhoit (Attachment 2) which gives a general overview of the project, and how issues such as hours of operation, parking and restrooms will be addressed.
  6. The letter indicates that based on the temporary nature of the sports fields, permanent facilities such as parking lots, night lighting and permanent restrooms are not being proposed. These issues will be addressed as follows:
    - Parking will be provided for in the existing based parking area located across from the pavilion;
    - Portable restrooms will be placed at the north end of the fields near the Spa parking lot;
    - The practice fields will only be used during daylight hours and therefore, there will not be the need for any lighting.
  7. Bill Coles, a property owner at 685 Robie Court submitted a letter to the City on

May 8, 2008 (see Attachment 3), outlining his concerns of the proposed project and requesting that the Planning Commission deny the Conditional Use Permit.

8. Included in Bill Cole's letter is a petition in opposition of the project signed by approximately 100 residents of the Traditions neighborhood. The petition is included in the May 8<sup>th</sup> letter from Bill Coles.
9. This application is Categorically Exempt (Class 4) from environmental review per Section 15304 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

#### Analysis and

#### Conclusion:

In effort to meet the immediate need for youth practice fields, the PRYSC along with Estrella Associates is proposing to provide practice fields at the River Oaks Hot Spring Spa property for a period of 2 years.

The reason for requiring a Conditional Use Permit is for the Planning Commission to review the proposed project at a specific location and to determine if the project would be a reasonable use and be compatible with the neighborhood. The Commission has the ability to omit and to add conditions in order to make the project more compatible.

The letter from Bill Coles along with the signed petitions indicates that many of the Traditions residents are opposed to the sports fields at the proposed location on a basis that the proposed use would not be compatible with the neighborhood as a result of noise, traffic, dust and parking. Additionally, Mr. Coles questions who would regulate and enforce elements of the fields such as noise, hours of operation and appropriate parking?

It will be important for the Commission to understand the concerns from the neighbors and discuss these issues with the applicants and how they propose to resolve these concerns. Staff has included conditions of approval in the draft resolution to approve the Conditional Use Permit for the fields. It includes conditions to address issues such as hours of operation, parking, restrooms and field orientation. After reviewing the proposed conditions of approval and discussion at the public hearing, the Commission may determine that the conditions may need to be modified and/or add new conditions (See Attachment 3, draft resolution for proposed conditions).

Providing the temporary sports fields would meet the immediate needs for the community's youth sports programs until permanent facilities can be established.

#### Policy

#### Reference:

General Plan Land Use Element; General Plan Update EIR certified in 2003; Zoning Code and California Environmental Quality Act (CEQA).

#### Fiscal

Impact: None

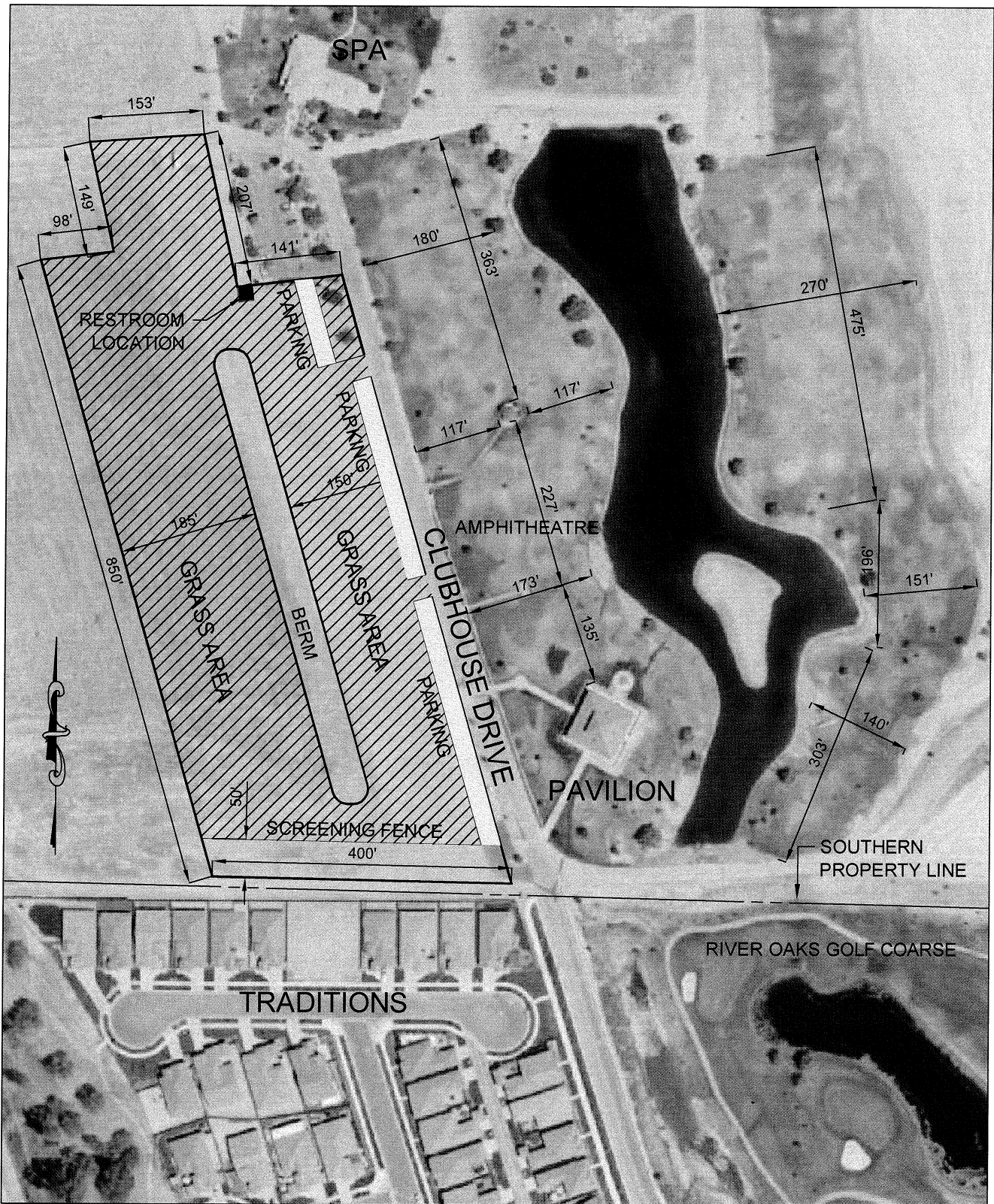
Options: After consideration of all public testimony, that the Planning Commission considers the following options:

- a. Adopt a Resolution adopting Conditional Use Permit 08-005, subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

Attachments:

1. Vicinity Map
2. Letter from Dick Willhoit
3. Draft Resolution approving CUP 08-005
4. Newspaper and Mail Notice Affidavits

H:CUP/PD08-005/PRYSC/Staff Report



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**Spa and Pavilion  
 Grass Area**  
 Estrella Associates

**Attachment 1  
 Vicinity Map  
 CUP 08-005  
 (Youth Sports)**

JOB No. :	708-01
DRAWING :	Grass Area
DRAWN BY :	BKM
DATE :	05/30/2008
SCALE :	1" = 180'



Paso Robles

APR 07 2008

Planning Division

March 15, 2008

Bill Coles  
685 Robie Ct.  
Paso Robles, CA 93446

Bill Wilson  
682 Robie Ct.  
Paso Robles, CA 93446

Gil Bray  
675 Robie Ct  
Paso Robles, CA 93446

Bud Purvis  
686 Robie Ct.  
Paso Robles, CA 93446

Gentlemen:

As follow up to our meeting March 13, 2008 regarding expanding lines of communication for temporary sports fields at River Oaks Hot Springs Spa, I would like to extend our appreciation for the open dialogue from our Mayor and City Councilman, you gentlemen as Traditions residents and the Youth Sports Council.

First it is important to start with a renewed explanation of full cooperation and support as community leaders and neighbors. As discussed today, and through future actions, the Youth Sports Council will provide:

- Accessibility to Youth Sports Council management for continued communication with Robie Court residents
- Monitor noise levels during practice periods
- Compartmentalize sports field operations so that the opportunity for errant or long ball activities are positioned northward
- Control parking, litter and restroom capabilities
- Portable restroom placement to be at the north end of the fields
- Restrict practice activities to teams of ten (10) during any one time
- Request a 60-day review with Robie Court residents for adjustments to performance as needed

The practice field will be used by the Youth Council on an as-needed base for baseball/softball in the Spring, and football/soccer during the Fall months. The practice field will be exclusive to practice session only, with youth ages ranging six to twelve years of age. Games, leagues and adult sports are not associated with the practice field opportunities.

March 25, 2008

- 2 -

With my acquisition of the Hot Springs Spa, we have created a history of hosting events such as weddings, music venues, corporate outings, fund raisers for Non-Profits, and festivals all in the spirit of community involvement.

Practice sports functions will be secondary to these functions. Estrella will commit to a maximum two (2) year period for the temporary sports field opportunity at this location. Estrella will work with the Youth Sports Council to design a 50-foot buffer from the back fence of Robie Court residents and install construction fencing to define the buffer. To compliment the use of these temporary fields Estrella will work with the Youth Sports Council to design a map of the intended sports functions, minimizing proximity to Robie Court resident's property line.

I trust this reinforces the interim objectives and provides a glimpse of the future plans for permanent sports field capabilities elsewhere upon the completion of the Nacimiento Pipeline project relevant to our immediate community.

If I may be of further assistance please contact me.

Sincerely,

Richard J. Willhoit  
CEO  
Estrella Associates, Inc.

CC: Mayor Frank Mecham  
Councilman Duane Picanco  
Traditions HOA Board of Directors, Gene Matteson, President  
Paso Robles Youth Sports Council, Gary Perruzzi,

5/8/2008

William P. Coles  
685 Robie Court  
Paso Robles, CA 93446

City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446  
Attention of:

**Darren Nash**, Associate Planner, Community Development Dept.  
**Ed Gallagher**, City Planner, Community Development Dept.  
**Frank Mecham**, Mayor, City of Paso Robles

Paso Robles

MAY 08 2008

Planning Division

Gentleman,

In anticipation of a notice for a Conditional Use Permit Hearing by the City of Paso Robles to contiguous residents in the Traditions Community of the proposed use of Estrella Associates property immediately north of Traditions for youth activities, and in response to your request that concerned property owners make inputs prior to these hearings, the following is offered.

Please note that this input represents the thoughts and positions of many residents of the Traditions Community as proven by over 100 signatures attached, but it makes no reference to the Traditions Home Owners Association. The points made are those of individual homeowners who are senior property owners, tax payers and voters concerned for the peace and quite of their neighborhood, it's ambience and the potential impact of your decision.

The Traditions Community is described and governed by the "Community Charter for The Traditions at River Oaks" As stated in this charter, which was set forth by Oak Knoll Ranch, LLC, and it's successors, assigned as (the Founder).

Chapter 2, Community Administration, Page 6

*Vibrant communities depend upon all of their stakeholders working together to uphold community standards and achieve the vision and goals for the community. The Founder, The Association, the owners, the builders, and others have a role in the functioning of the community and in helping to fulfill that vision.*

Chapter 14, Occupancy Restrictions, Page 46

*The Traditions is an age-restricted community that limits occupancy of Units to people that are at least 55 years of age or older and certain other qualified individuals. In order to maintain The Traditions as an age-restricted community the Association must enforce certain policies and procedures to ensure that the occupancy requirements are met.*

**Attachment 3**  
Bill Coles Letter  
CUP 08-005  
(Youth Sports)

#### 14.1 General

The Traditions is a "senior citizen housing development" as defined in Section 51.3 of the Unruh Civil Rights Act. The Traditions is also intended to qualify as "housing for older persons" as defined in Title 42 U.S.C.A. Section 3607.

#### Exhibit C, Section 2 **Restricted Activities** , Paragraph C

*C; Any activity that emits foul or obnoxious odors outside the Unit or creates noise or other conditions that tend to disturb the peace or threaten the safety of the occupants of the other Units;*

*H; Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to the occupants of other Units, except alarm devices used exclusively for security purposes;*

Additional like restrictions can be found in "Community Guidelines" of the "Community Association Handbook."

**Clearly one goal for this community is the right of "Quiet Enjoyment". *The Vision as noted.* Why put these Youth Sports Fields right next to this senior citizen housing community?**

No one at Traditions wants to take anything away from the youth of Paso Robles.

We are aware of the occasional venues put on by Estrella Associates, but this proposal is not an occasional venue. Please consider putting these Youth Sports Fields in another location.

As described in the meeting of March 13, 2008 by Steve Serda, PRYSC:

The 7.5 acres adjacent to Traditions would comprise 7 practice fields with approximately 10 players per team plus coaches. The fields would be used for Football, Soccer and Baseball. Practice would end at dusk. The fields would be used for 2 years starting 8/1/2008.

As described in the follow up letter from Richard Willhoit, Estrella Associates dated March 15, 2008; These fields are not open to the public. The fields will be used only by PRYSC on an as-needed basis. The fields will be used for youth (ages 6-12) practice sessions, no games, no adult leagues. Portable restroom placement will be at the north end of the fields. PRYSC will control parking, litter and restrooms. Field placement will be positioned northward.

#### The Proposed Youth Sports Field

**Described as:** 7 practice fields, 10 team players, 1 or 2 teams per field = 70/140 players possible. Plus Coaches, Parents, Siblings and possible Pets.

Hours of use: Dawn to Dusk, 7 days a week. ( 9:00 pm in the summer)

#### **Concerns: Noise, Traffic, Dust, Change in Environment**

Where do these 70 -100 vehicles park? Clubhouse Drive?

Who will police this area? During and After hours? Paso Robles City Police?

What is the "standard" for too much noise? What would be done about it?

If the Sports Field is established, will it be removed if the negative impact is too great?



**Requested Requirements and Restrictions:**

No parking along Clubhouse Dr.

Extend privacy fence and 50' buffer the full length of Traditions north boundary.

Provide some sound barrier along the privacy fence. I.E. bushes

Hours of available field time 9am to 6pm Monday through Saturday only.

Acceptable noise level to be established by Traditions Residents and the City.

City approves our decibel level monitoring device.

A 60day review with PRYSC, the City and Traditions representatives. TBD

A written agreement between the above parties outlining these requirements and immediate resolution if there is a negative impact to the Traditions Community.

Attached is a list of over 100 Traditions residents involved in these concerns.

Thank you for working with us to preserve the integrity of our community..

Bill Coles

A handwritten signature in black ink that reads "Bill Coles". The signature is written in a cursive, flowing style.

CC.

**Duane Picanco**, Councilman, City of Paso Robles

**Steve Serda**, President, Paso Robles Youth Sports Council

**Gary Peruzzi**, Paso Robles Youth Sports Council

**Richard Willhoit**, CEO, Estrella Associates, Inc.

**Frank Epperson**, President, Traditions HOA Board of Directors

I am opposed to the proposal for a Sports Field on Clubhouse Drive.

I am a resident of The Traditions Community

Name Address Signature

✓ Frank Mearns	2747 Traditions Loop	Frank Mearns
✓ Deanna Sherman	688 Robie Ct	Deanna Sherman
✓ Pamela Dwiggins	685 Ingalls Ct	Pamela Dwiggins
✓ Janice Nelson	2427 Traditions Loop	Janice Nelson
✓ Rhonda Stetson	2660 TRADITIONS LOOP	
✓ Carol Peters	737 Palo Alto St.	Carol A. Peters
✓ Gary Peters	737 Palo Alto St.	Gary Peters
✓ Robert L. Brigham	687 The Esplanade	Robert L. Brigham
✓ David Robbins	2553 Traditions Loop	
✓ Sarah A. Moll	686 Ingalls Ct	Sarah A. Moll
✓ Reginald E. Haggert	2745 Traditions Loop	Reginald E. Haggert
✓ Larry Petersen	2546 ALAMEDA DR	LARRY PETERSEN
✓ VALERIE G. MILLION	2645 Traditions Loop	V. Million
✓ ANNA DEAN	693 Robie Ct	anna G Dean
✓ JIM KIRK GARD	2752 Traditions Loop	Jim Kirk Gard
✓ THOMAS R. BOETICHER	2569 Clubhouse Dr	Thomas R. Boeticher
✓ Richard M. Blowers	2746 Traditions Loop	
✓ Patricia Blowers	2746 Traditions Loop	
✓ Gladys Cuneo	2832 Cottage Ln	Gladys Cuneo
✓ Rita N. DiMundo	2657 Willits Lane	Rita N. DiMundo
✓ M. KOKESKA	687 Ingalls Ct	M. Kokeska
✓ Kent Strong	685 Ingalls Ct	Kent Strong
✓ James W. Moll	686 Ingalls Ct	James W. Moll
✓ JAN KOKESKA	687 INGALLS CT.	Jan

**I am opposed to the proposal  
for a Sports Field on Clubhouse Drive.  
I am a resident of The Traditions Community**

Name	Address	Signature
✓ Riley BESAND	2767 Traditions Loop	Riley Besand
✓ Gayle Flanagan	676 The Esplanade	Gayle Flanagan
✓ Lisa Haggitt	2745 Traditions	Lisa Haggitt
✓ Barbara Greenfield	2565 Clubhouse	Barbara Greenfield
✓ Esther Alejandre	2751 Traditions Loop	Esther Alejandre
LARRY CHASE	2563 CLUB HOUSE DR	Larry Chase
✓ Bill Zink	2655 clubhouse Dr	Bill Zink
✓ Virginia Nymers	2660 Traditions Loop	Virginia Nymers
✓ Jerry Jaffe	677 The Esplanade	Jerry Jaffe
✓ Sue Benitez	734 Palo Alto Ct	Sue Benitez
✓ Shirley Foose	2454 Altadena Ln	Shirley Foose
✓ Bill Tuck	2665 TRADITIONS LOOP	Bill Tuck
✓ STEPHEN NELSON	2427 TRADITIONS LOOP	Stephen Nelson
✓ FRANK WALTON	2448 ALTADENA LA	Frank Walton
✓ DIANE BOYCE	685 NE ESPLANADE	Diane Boyce
✓ GERALD MAPSON	2657 TRADITIONS LOOP	Gerald Mapson
✓ Don Thomson	2655 ALAMOSA DR	Don Thomson
✓ John Derry	2650 Benicia	John Derry
✓ Claralee Griffin	2747 Traditions Loop	Claralee Griffin
✓ Amanda L. Bussell	2767 TRADITIONS LOOP	Amanda L. Bussell

















RESOLUTION NO: \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 08-005  
(Paso Robles Youth Sports Council)  
APN: 025-390-003

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit to establish sports fields in the Agriculture (AG) zone; and

WHEREAS, the applicant, the Paso Robles Youth Sports Council, has filed a Conditional Use Permit application to establish temporary sports fields on the 7.5 acre area of the River Oaks Hot Spring Spa located at 800 Clubhouse Drive; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 10, 2008, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request, and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15304 of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 08-005 subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of youth sports practice fields in the area of the River Oaks Hot Springs site as shown on the vicinity map (Exhibit A) for a two year time period, ending June 10, 2010.
2. Any condition imposed by the Planning Commission in granting this conditional use permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the conditional use permit.

3. The practice fields are exclusively for practice sessions only for youth ages ranging from 6-12 years of age. Games, leagues and adult sports shall not be permitted to use these practice fields.
4. Parking related to the fields shall be located in the parking area noted on the site plan, Exhibit A. Parking associated with the fields shall not be allowed on Clubhouse Drive, in front of the Traditions neighborhood.
5. Portable restrooms shall be provided at the northern end of the fields, see Exhibit A for location. Restrooms shall be maintained on a regular basis by the Paso Robles Youth Sports Council.
6. Trash receptacles shall be located at the sports fields at all times when practices are taking place. Trash receptacles shall be maintained by the Paso Robles Youth Sports Council. The site shall be kept in a neat and clean manner at all times.
7. All sports practice activities shall be oriented in a manner, where the direction of the path of "long-ball" activities shall be away from the Traditions neighborhood to the south.
8. Coaches on site will be responsible to monitor noise levels during practice activities, and shall be present on the site until all youths have been picked up from the fields.
9. The operation of the fields shall be permitted during daylight hours only. No night time activities shall be permitted at the sports field site.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of June 2008, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

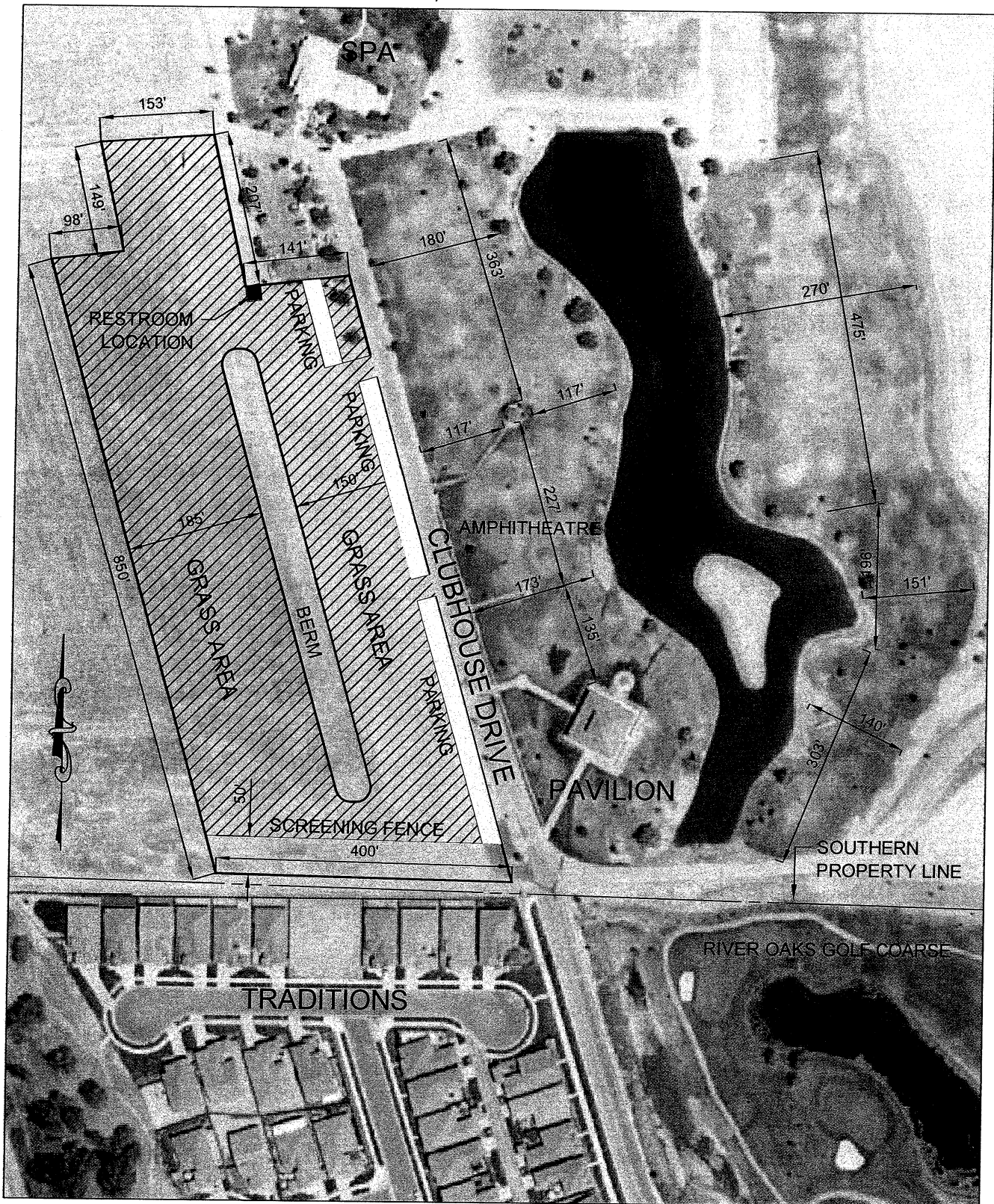
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CHAIRMAN ED STEINBECK

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY



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**Spa and Pavilion  
 Grass Area  
 Estrella Associates**

**Attachment A  
 Vicinity Map/Site Plan  
 CUP 08-005  
 (Youth Sports)**

JOB No. :	708-01
DRAWING :	Grass Area
DRAWN BY :	BKM
DATE :	05/30/2008
SCALE :	1" = 180'

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

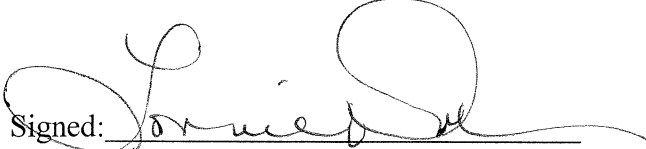
Newspaper: Tribune

Date of Publication: May 28, 2008

Meeting Date: June 10, 2008

Project: Conditional Use Permit 08-005  
(PR Youth Sports-800 Clubhouse Dr.)

I, Lonnie Dolan, 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:   
Lonnie Dolan

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CITY OF EL PASO DE ROBLES

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 the following application:

**Conditional Use Permit 08-005:** a request filed by the Paso Robles Youth Sports Council to establish temporary practice fields (maximum 2 years) for Paso Robles Youth Sports on the existing grass area at 800 Clubhouse Drive on the west side of the road, across from the pavilion.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, June 10, 2008, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15304 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed project will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the Conditional Use Permit application 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.

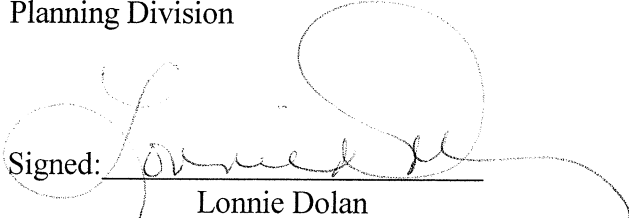
Darren Nash, Associate Planner  
May 28, 2008 6729773

**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 08-005 (Paso Robles Youth Sports Council, 800 Clubhouse Drive) on this 30th day of May 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: 

Lonnie Dolan

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