

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 08-001 & CONDITIONAL USE PERMIT 08-001 (CAVA PASO ROBLES RV RESORT – SUN PASO ROBLES RV, LLC)
NORTH END OF GOLDEN HILL ROAD

DATE: MARCH 22, 2016

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 08-001 and Conditional Use Permit 08-001.

Facts:

1. The project is located at the north end of Golden Hill Road, APN: 025-435-022 & 023 (see attached location map, Attachment 1).
2. The Paso Robles RV Resort project consists of the development of a 332 space RV resort on the 76-acre site. (See site plans, Attachment 2 a-f)
3. The project was originally approved on March 17, 2009, with the City Council's adoption of Resolutions 09-025, 09-027, and 09-028 (Negative Declaration, Planned Development and Conditional Use Permit).
4. An amended application was approved by the Planning Commission on February 14, 2012, with the adoption of Resolutions 12-008 and 12-009 which superseded Resolutions 09-027 and 09-028. Resolution 09-025 (adopting the Mitigated Negative Declaration) remained in effect. The expiration date of the project was February 14, 2014.
5. On March 11, 2014 the Planning Commission approved Resolution 14-008, approving a two-year time extension extending the entitlements to February 14, 2016.
6. A time extension request was submitted prior to the February 14, 2016 deadline, requesting that the Planning Commission extend the entitlements for one year to February 14, 2017.
7. The letter of request, Attachment 3, indicates that grading and improvement plans have been submitted to the City for review, and will be sent to the State for the request for permit issuance soon. The letter indicates that it is anticipated that construction will commence in late spring to early summer.

Analysis
and

Conclusion: Development Review Committee:

Since the Planning Commission's approval of the amended project in February 2012, the DRC has reviewed and approved changes to the RV resort project and made findings of substantial conformance with PD 08-001 & CUP 08-001.

The DRC approvals are as follows:

April 2014: The DRC approved and made findings of substantial compliance for the following changes:

- make the sites wider and rotate them to be perpendicular to the roads, eliminate the designated tent sites, including the permanent tent cabins that were approved (tent sites are still available but would not be designated and would be limited to 20 sites);
- eliminated 15 dry camping sites at the end of K Street (the total number of sites would be reduced from 332 to 321);
- providing full hook-ups for the creek front sites on A street;
- build a new 1,200 square foot maintenance building;
- build a new 4,500 square foot community building.

It was discussed that the changes would not impact the neighboring properties, and that the addition of the maintenance building and the community building would be specifically for the users of the RV Park, and would not generate additional traffic trips. The buildings on their own would not require an environmental review. Based on these findings, the DRC approved the proposed changes as presented as being substantially compliant with PD 08-001.

August 2015: the DRC approved and made findings of substantial compliance for the following changes:

- review the conceptual plans and approve the architectural concept for the on-site structures;
- approve slight increases in square footages of the buildings as being in substantial compliance with the plans approved by the DRC in April 2014;
- request for a minor location change in the fence/wall that would allow for better screening of RV's as viewed from Golden Hill Road.

The DRC was in favor of the proposed design and architecture of the buildings, and approved the increase in building footprints based on the increases being less than 10-percent of the total building square footage, and not increasing upon the activities

originally proposed with the project. The change in the fence location would place the fence at a higher elevation that would provide a better visual barrier, without the need to place the fence on top of the berm at this particular location. The final details for the buildings, site planning, fencing and landscaping will be brought back before the DRC for final approval.

March 2016: the DRC approved the following items, as required by Condition of approval No. 8 of Resolution 12-008:

- Final site details such as landscaping, decorative paving, benches, exterior lighting and any other site planning details;
- Architectural elevations, including final materials, colors and details and including a approximate 200 square foot increase in the community building;
- Final placement of the boundary wall/fence;
- Equipment such as back flow devices, transformers, a/c condensers and appropriate screening methods for both views and noise. Back flow and double check-valves shall not be visible from Golden Hill Road;
- Final grading and drainage plans.
- Signage

The DRC approved the items listed above with the condition that at the time of final approval of the project, that staff has the ability to review the lighting once installed to determine if additional shielding might be necessary and to review equipment screening to determine if more screening may be necessary.

Golden Hill Road Design:

As described in the Memorandum from the City Engineer (Attachment 4) modifications have been made to the Golden Hill Road improvements, which does change the design for the driveway relationship between Golden Hill Road and the Circle B driveway from the plans that were approved with the 2012 project.

Condition No. 20 of Res. 12-008 originally approving the project gives the City Engineer the flexibility to allow for street design changes as necessary during the street improvement plan approval process. The change in the design of Golden Hill Road, which allows for the Circle B driveway and gate to remain in its current location, along with the addition of the landscape berm and screen fencing, seems like a better design.

Time Extension:

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 2012 that would impact the prior approvals of this project or the conditions that were imposed with it.

The applicant has been diligently preparing plans and working with the City and State on the permitting process. Due to the complexity of the project, the requested time extension appears justified. Staff supports the 1-year extension.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension. Transient Occupancy Tax generated from the RV Park will be revenue positive to the City.

Options:

After consideration of the staff report and public testimony, the Planning Commission needs to adopt one of the following options:

- a. Adopt Draft Resolution A granting the one-year time extension for PD 08-001 & CUP 08-001 to February 14, 2017;
- b. Adopt Draft Resolution A granting a time extension for a shorter period of time;
- c. Amend, the above noted options.
- d. Deny the time extension based on findings.

Attachments:

1. Location Map
2. Site Plan/Grading Plan (a-f)
3. Applicant Letter Requesting Time Extension
4. City Engineer Memo
5. Draft Resolution granting a one year time extension
6. Mail and Newspaper Affidavits

SITE



Attachment 1

Vicinity Map

PD 08-001 & CUP 08-001

Agenda Item No. 2 Page 5 of 18
(Cava RV Resort)

GRADING LEGEND

- 1. 3" x 6" SIGN
- 2. 4" x 8" SIGN
- 3. 6" x 12" SIGN
- 4. 8" x 16" SIGN
- 5. 12" x 24" SIGN
- 6. 18" x 36" SIGN
- 7. 24" x 48" SIGN
- 8. 36" x 72" SIGN
- 9. 48" x 96" SIGN
- 10. 60" x 120" SIGN
- 11. 72" x 144" SIGN
- 12. 84" x 168" SIGN
- 13. 96" x 192" SIGN
- 14. 108" x 216" SIGN
- 15. 120" x 240" SIGN
- 16. 132" x 264" SIGN
- 17. 144" x 288" SIGN
- 18. 156" x 312" SIGN
- 19. 168" x 336" SIGN
- 20. 180" x 360" SIGN
- 21. 192" x 384" SIGN
- 22. 204" x 408" SIGN
- 23. 216" x 432" SIGN
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- 31. 312" x 624" SIGN
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- 33. 336" x 672" SIGN
- 34. 348" x 696" SIGN
- 35. 360" x 720" SIGN
- 36. 372" x 744" SIGN
- 37. 384" x 768" SIGN
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- 513. 6096" x 12192" SIGN
- 514. 6108" x 12216" SIGN
- 515. 6120" x 12240" SIGN
- 516. 6132" x 12264" SIGN



RECEIVED

JAN 25 2016

City of Paso Robles
Community Development Dept.

January 21, 2016

Community Development Department
Planning Division
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Subject: Cava Robles RV Resort – aka Paso Robles RV Resort
Time Extension for PD 08-001 and CUP 08-001

Dear Mr. Frace,

We are pleased to submit a time extension application package for the Cava Robles RV Resort (aka Paso Robles RV Resort) project Planned Development 08-001 and Conditional Use Permit 08-001.

The PD and CUP were originally approved on March 17, 2009 by the City Council adopting Resolutions 09-025, 09-026, and 09-027. An amendment application to the PD and CUP was submitted by North Coast Engineering on July 25, 2011 on behalf of Paso 33 LP. The amendments were approved by the Planning Commission on February 14, 2012 with Resolutions 12-008 and 12-009.

The approval was appealed to the City Council. On April 3, 2012 the City Council denied the appeal with Resolution 12-045.

A time extension was requested and approved by the Planning Commission with Resolution 14-008 on March 11, 2014.

Sun Communities acquired the project from the prior owner early in 2014, near the time of the last time extension request. Since that time, North Coast Engineering and TenOver Studios, project architect, has been working with them to prepare the necessary construction documents for off-site improvements, on-site improvements, and the building plans for the on-site structures, as well as the landscape and irrigation plans, etc. We have attended two meetings with the City's Development Review Committee (DRC) to review the progress of these documents and plan to request a final review of the project design documents in the coming weeks.

Following our meeting with the DRC, we will hold a meeting with the State of California Housing and Community Development (HCD) representatives to review the project and the various permit submittal packages that have been prepared. An official submittal of these

RECEIVED

JAN 25 2016

City of Paso Robles
Community Development Dept.

Warren Frace
City of Paso Robles
January 21, 2016
Page 2 of 2

construction documents will immediately follow our meeting and we plan to have permits to begin construction of the site improvements by late-Spring or early-Summer, 2016.

In addition to the on-site improvements permitted by the State HCD, we are conditioned to complete off-site improvements at the northerly terminus of Golden Hill Road. These improvement plans will be submitted to the City of Paso Robles in the coming weeks for plan review and preparation for permit issuance.

With this application we request an extension of the project entitlements for 2 years, allowing sufficient time to make substantial progress in construction to otherwise secure these land use entitlements for the future occupancy of the intended resort.

Please find the enclosed application package:

- Time Extension Application
- Mailing Labels
- Certified Property Owners List
- Deposit Check of \$1,200.00

If you have any questions or comments, please do not hesitate to call.

Sincerely,



Christy A. Gabler, PE

Enclosures

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 08-001 Time Extension
DATE: March 14, 2016

Streets

We have re-evaluated Golden Hill Road improvements from the north boundary of the Erskine industrial subdivision to the entry of the park. The Circle B neighbors requested no lighting and a larger cul-de-sac near what would be their new access point. They also expressed concerns regarding operations of that new access point.

After discussion with Chief Burton, we believe this dark public cul-de-sac will be an attractive nuisance. As an alternative, we have developed a road design to eliminate this cul-de-sac and effectively end public access where it ends today, at the north end of Golden Hill Road.

The Circle B gate location will remain as it is today. The main access to the RV park will essentially begin where the north end of Golden Hill Road is today.

Attachment 5
DRAFT RESOLUTION - A

RESOLUTION NO: 16-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 08-001 & CONDITIONAL USE PERMIT 08-001
(PASO ROBLES RV RESORT – PASO 33LP)
APN: 025-435-022 & 023

WHEREAS, a time extension request for Planned Development 08-001 & CUP 08-001, has been filed by North Coast Engineering on behalf of Sun Paso Robles RV, LLC; and

WHEREAS, PD 08-001 & CUP 08-001 is a proposal to establish and operate a 332 space RV Resort; and

WHEREAS, the site is located at north end of Golden Hill Road; and

WHEREAS, the project was originally approved with the City Council's adoption of Resolutions 09-025, 09-027 & 09-028 (Negative Declaration, Planned Development and Conditional Use Permit), on March 17, 2009; and

WHEREAS, an amendment application was submitted in July 2011 and was approved by the Planning Commission on February 14, 2012, with the adoption of Resolutions 12-008 & 12-009; and

WHEREAS, Resolutions 12-008 & 12-009 superseded Resolutions 09-027 & 09-028; Resolution 09-025, (Mitigated Negative Declaration), remains in effect; and

WHEREAS, the project was scheduled to expire on February 14, 2014; and

WHEREAS, on March 11, 2014 the Planning Commission approved Resolution 14-008, approving a two-year time extension extending the entitlements to February 14, 2016.

WHEREAS, on January 25, 2016, the applicant filed a request for a one year time extension, prior to the February 14, 2016 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 March 22, 2016 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the 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 (as measured from the most current expiration date of February 14, 2016) to PD 08-001 & CUP 08-001, subject to the following conditions:

1. All conditions adopted within resolutions 09-025, 12-008 & 12-009 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 08-001 and CUP 08-001 shall expire on February 14, 2017, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 22nd day of March 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB ROLLINS, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT OF MAIL NOTICES PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 08-001 & Conditional Use Permit 08-001- Time Extension, on this 15th day of March, 2016.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: *Monica C. Hollenbeck*
Monica Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 03/11/16

Meeting Date: 03/22/16
Planning Commission

Project: Planned Development 08-001 &
Conditional Use Permit 08-
001(CAVA ROBLES RV RESORT)

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering 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: Monica C Hollenbeck
Monica C Hollenbeck

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 a request for a 1-year time extension submitted by North Coast Engineering on behalf of Sun Paso Robles RV, LLC, for the following project:

Planned Development 08-001 & Conditional Use Permit 08-001 (Cava Robles RV Resort): a request to establish a 332-space Recreational Vehicle (RV) Resort on the 76 acre site located at the north end of Golden Hill Road. (APN: 025-435-022 & 023)

The meeting will begin at the hour of 6:30 pm on March 22, 2016, 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 the time extension 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
March 11, 2016 2319967