



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: **PD 08-001 Amendment – Cava RV Resort**
3800 Golden Hill Road / APN 025-435-022 & 023
Applicant – Sun Paso Robles, LLC
A request to amend PD 08-001, proposing to modify the materials of the screen wall/fence for a double-sided fence design that utilizes materials that blend in with the materials of the buildings.

Date: December 12, 2017

Facts

1. The Cava RV Resort is located at 3800 Golden Hill Road (see attached Vicinity Map, Attachment 1).
2. In February 2004, the City Council approved PD 08-001 & CUP 08-001 (Res. **09-025, 09-026 & 09-027**) approving the development of the 332 space RV park on the 73-acre site.
3. In February 2012, the Planning Commission approved an amendment to PD 08-001/CUP 08-001, allowing a number of changes, including changes to the screen wall to allow a combination of masonry wall and fencing. (See Attachment 2)
4. As part of the approval of the amended project in 2012, a condition of approval was included that required that the final architectural details, including the final materials for the screen wall/fence along Golden Hill Road and the screen wall/fence on site, be reviewed and approved by the DRC (Condition No. 8 of Res. 12-008).
5. Sun Paso Robles RV has owned the project since 2014 and is currently in the process of constructing what is now known as the Cava RV Resort.
6. In an effort to satisfy condition No. 8, Sun Paso Robles RV along with North Coast Engineering and Ten Over Studio presented materials to the DRC on multiple occasions where the wall/fence location and materials were discussed. The currently approved fence/wall plans were approved by the DRC at its meeting on March 14, 2016. See Exhibit 3b showing the originally approved design for the on-site fence/wall and Exhibit 3c showing the originally approved design for the fence/wall along Golden Hill Road.
7. On October 23, 2017, the applicant presented plans to the DRC that included changes to the fence/wall materials to wood to correspond with the wood utilized in other aspects of the project (See Exhibits 3a-3d to Draft Reso. A, Attachment 3). Since the change in materials includes eliminating the use of masonry, the DRC could not find the change as substantially compliant with what was originally approved with PD 08-001, therefore it is necessary for the Planning Commission to consider the proposed changes as an amendment to PD 08-001.
8. Since Sun Paso Robles RV became involved with the project in 2014, they have been in communication with the Circle B Home Owners Association. The Association is aware of the

Agenda Item 2

proposed change to the wall/fences and has provided a letter endorsing the requested change. (see Attachment 2).

Analysis and Conclusions

The location and the materials of the screen fence/wall was a significant point of discussion in the public hearing process for the original RV park project in 2008, as well as the amendment in 2012.

The project includes the requirement to build a screen wall/fence to help screen recreational vehicles from the residential properties to the west; the Circle B neighborhood.

There is not a specific zoning code requirement that requires the wall to be masonry or need for the masonry wall to be provided for noise mitigation. The Planning Commission has the authority to approve the change to the proposed horizontal wood fence.

The fence location, height, as well as the landscaping plan is not proposed to change. The change in materials seems reasonable since it would better correspond with materials and overall theme of the Cava RV Resort project used throughout the site.

Options

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

1. Approve the draft Resolution A (Attachment 3), approving the change in materials for the on and off-site fences/walls to horizontal wood, as indicated in Exhibits 3a-3d or Resolution A.
2. Deny the request, thereby requiring completing the wall as originally approved by the DRC on March 14, 2016.
3. Refer back to staff for additional analysis;

Fiscal Impact

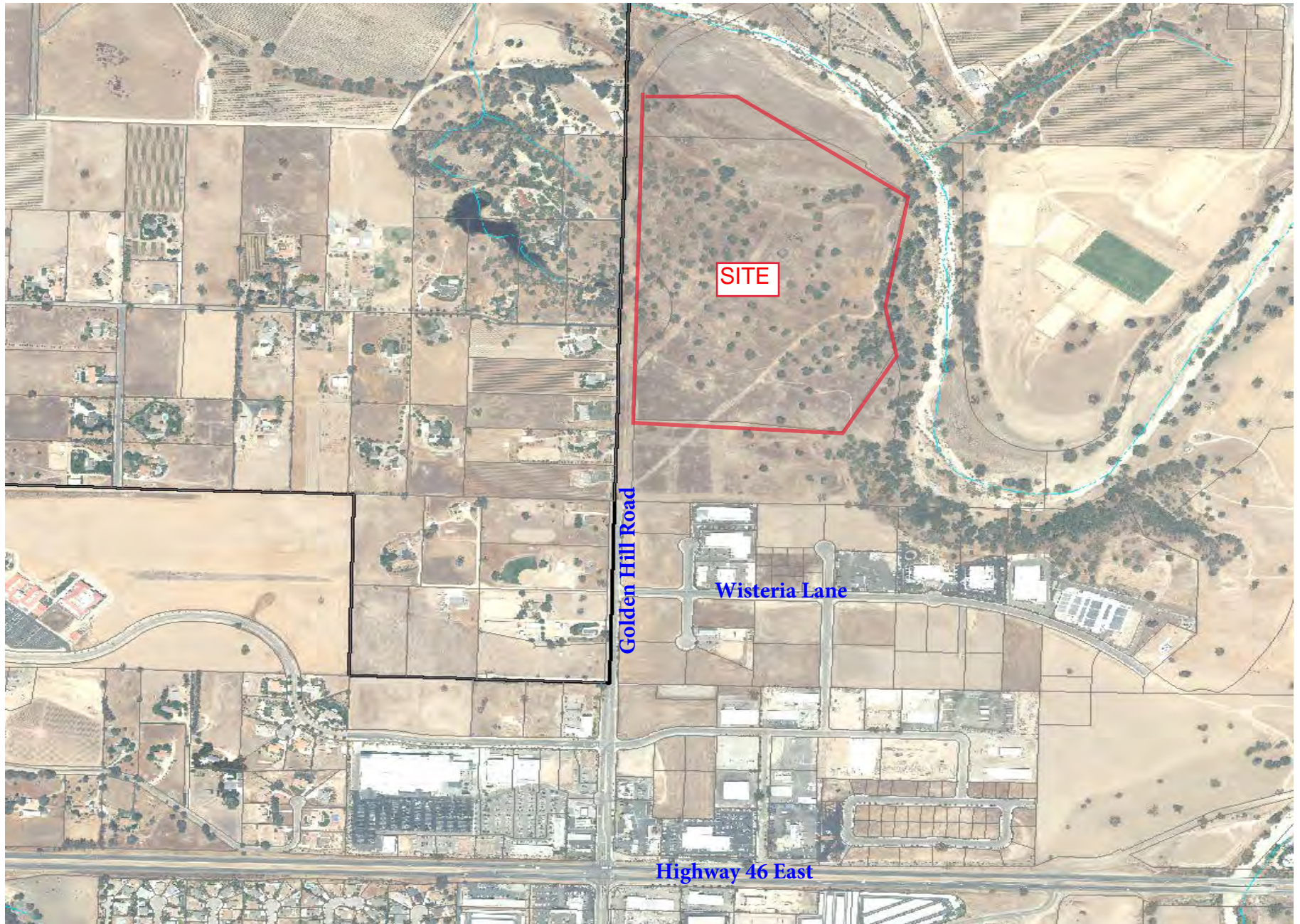
None identified at this time.

Recommendation

Option 1. Approve the draft Resolution A, approving the change in the fence/wall materials as proposed, changing the materials of the fence to horizontal wood as indicated in Exhibits 3a-3d of Resolution A.

Attachments

1. Vicinity Map
2. Circle B Letter
3. Draft Resolution A
 - 3a – Site Fencing Map
 - 3b - Fence Type – on site
 - 3c – Fence Type – GH Rd.
 - 3d – Fence Type Photos
4. Mail Affidavit
5. Newspaper Affidavit



Circle B Springs Home Owner's Association

October 24, 2017

RobbinsReed

1308 Monterey St., #210
San Luis Obispo, Ca. 93401
Attn: Ryan Adams

RECEIVED
OCT 25 2017
City of Paso Robles
Community Development Dept

Re: Site Fence Modifications for the Cava Robles RV Resort

We are in receipt of Sun Community's proposed modifications to the site fence(s) separating the Cava Robles RV Resort property from the Circle B Springs Home Owners Association property and other proposed improvements and collectively offer our endorsement of these changes as proposed:

- The new design of double-sided fence provides the same shielding of vehicle headlights from our HOA as the original design and the change in materials improves the overall appearance of the project.
- The new design of the single-sided fence is also an improvement in appearances.
- All landscaping and irrigation along the new design fences is remaining the same as the original design to soften the overall effect.
- We also reviewed the proposed modifications and construction of the Circle B Springs HOA sign and landscaping at the Golden Hills Road entrance and offer our compliments on a very pleasing and professional upgrade that this will provide for our HOA.

If possible, we request that the City's review of these changes and the subsequent work be made a priority to be completed as soon as possible to provide the necessary infrastructure between our properties to minimize impacts to our HOA.

Thank you for your continued cooperation. Please contact us if you have any further questions.

Sincerely,

Steve Baker
Chairman
Circle B Springs HOA
(805) 226-9246

ATTACHMENT - 3

DRAFT RESOLUTION - A

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT 08-001 & CONDITIONAL USE PERMIT 08-001
(Cava RV Resort)
APN: 025-435-022, & 023

WHEREAS, the Cava RV Resort is located at 3800 Golden Hill Road; and

WHEREAS, in February 2004, the City Council approved PD 08-001 & CUP 08-001 (Res. 09-025, 09-026 & 09-027) approving the development of the 332 space RV park on the 73-acre site; and

WHEREAS, in February 2012, the Planning Commission approved an amendment to PD 08-001/CUP 08-001, allowing a number of changes, including changes to the screen fence/wall to allow a combination of masonry walls and wood fences; and

WHEREAS, as part of the approval of the amended project in 2012, a condition of approval was included that required that the final architectural details, including the final materials for the screen wall/fence along Golden Hill Road and the screen wall/fence on site, be reviewed and approved by the DRC (Condition No. 8 of Res. 12-008); and

WHEREAS, Sun Paso Robles RV has owned the project since 2014 and is currently in the process of constructing what is now known as the Cava RV Resort; and

WHEREAS, in an effort to satisfy condition No. 8 of Resolution 12-008, Sun Paso Robles RV along with North Coast Engineering and Ten Over Studio, presented materials to the DRC on multiple occasions where the wall/fence location and materials were discussed, with the currently approved fence/wall plans approved by the DRC at its meeting on March 14, 2016; and

WHEREAS, On October 23, 2017, the applicant presented plans to the DRC that included changes to the fence/wall materials to wood to correspond with the wood utilized in other aspects of the project and since the change in materials includes eliminating the use of masonry, the DRC could not find the change as substantially compliant with what was originally approved with PD 08-001, therefore it is necessary for the Planning Commission to consider the proposed changes as an amendment to PD 08-001; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on December 12, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 08-001 amendment, subject to the following conditions of approval:

Section 1. The above recitals are true and correct and incorporated herein by reference.

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Section 2. Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the 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 changes in wall materials would remain decorative and correspond with the quality wood materials used throughout the site, and therefore would be consistent with the goals and policies established by the General Plan, since the project would provide for a quality tourist-oriented development.
2. The changes in wall materials would remain decorative and correspond with the quality wood materials used throughout the site, therefore the proposed development plan amendment will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
3. The changes in wall materials would remain decorative and correspond with the quality wood materials used throughout the site, therefore the proposed development plan amendment accommodates the aesthetic quality of the city as a whole.
4. The changes in wall materials would remain decorative and correspond with the quality wood materials used throughout the site, therefore the proposed development plan amendment is compatible with, and is not detrimental to, surrounding land uses and improvements and provides an appropriate visual appearance, as well as being constructed in a manner that will shield vehicle lights from RVs from the adjacent residential neighborhood.
5. The proposed development plan is compatible with existing surrounding development, as noted in #4 above.
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 in the vicinity.

Section 3. Conditions. The Planning Commission of the City of El Paso de Robles does hereby approved Planned Development 08-001 Amendment, subject to the following Conditions of Approval.

1. This project shall comply with the fencing and wall designs as indicated in the Site Fencing Plan attached hereto as Exhibits A - D and incorporated herein by reference.

PASSED AND ADOPTED THIS 12th day of December, 2017 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairman, John Donaldson

ATTEST:




Warren Frace, Planning Commission Secretary

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Exhibits:

- A Site Fencing Map
- B Fence Type – on site
- C Fence Type – off site
- D Fence Type Photos



-  EXTENT OF DOUBLE SIDED WOOD FENCE TO REPLACE THE ORIGINAL APPROVED SOLID FENCE WITH PILASTERS. REFER TO PAGE 2 FOR ADDITIONAL INFORMATION.
-  EXTENT OF SINGLE SIDED WOOD FENCE TO REPLACE THE ORIGINAL APPROVED 6' TALL MASONRY WALL. REFER TO PAGE 3 FOR ADDITIONAL INFORMATION.
-  EXTENT OF SINGLE SIDED WOOD FENCE TO REPLACE THE ORIGINAL APPROVED 5' TALL WROUGHT IRON FENCE. REFER TO PAGE 3 FOR ADDITIONAL INFORMATION.

SITE FENCING OVERALL MAP

10

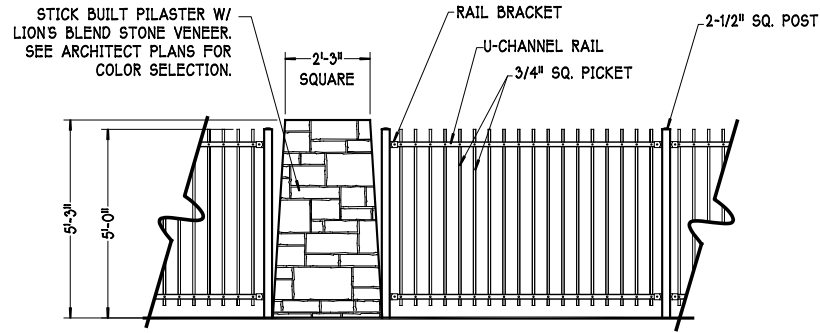
TEN OVER STUDIO, INC

805.541.1010
539 Marsh Street
San Luis Obispo, CA
info@tenoverstudio.com
tenoverstudio.com

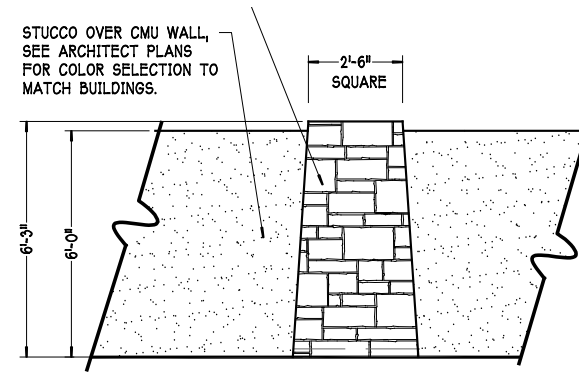
SET NOT FOR CONSTRUCTION
All dimensions to be verified on site

CAVA ROBLES RV RESORT
DRC SUBMITTAL - SUPPORTING DOCUMENTS

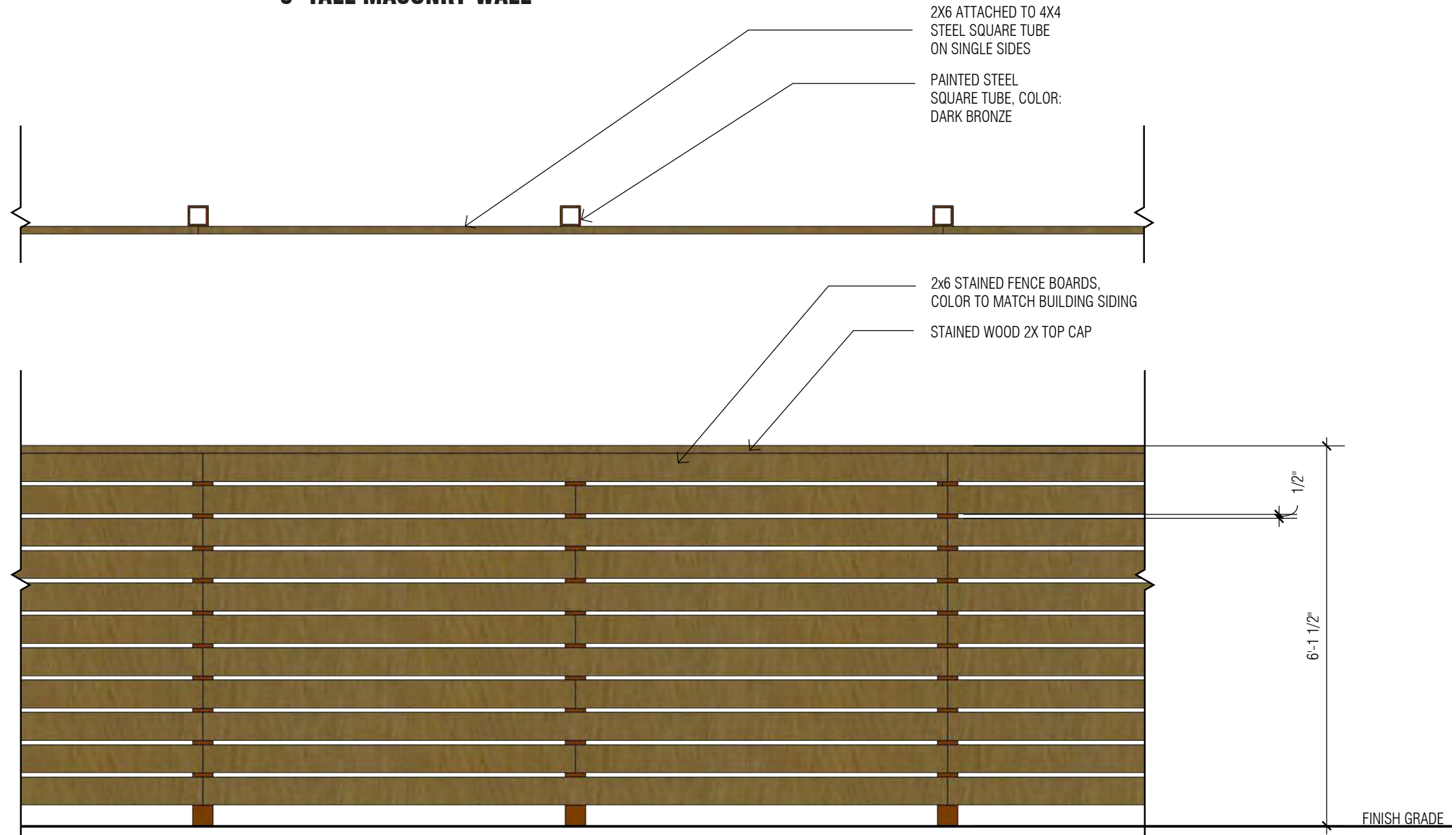
PASO ROBLES, CA
DATE: 10/24/2017



**ORIGINAL DESIGN:
5' TALL WROUGHT IRON FENCE**

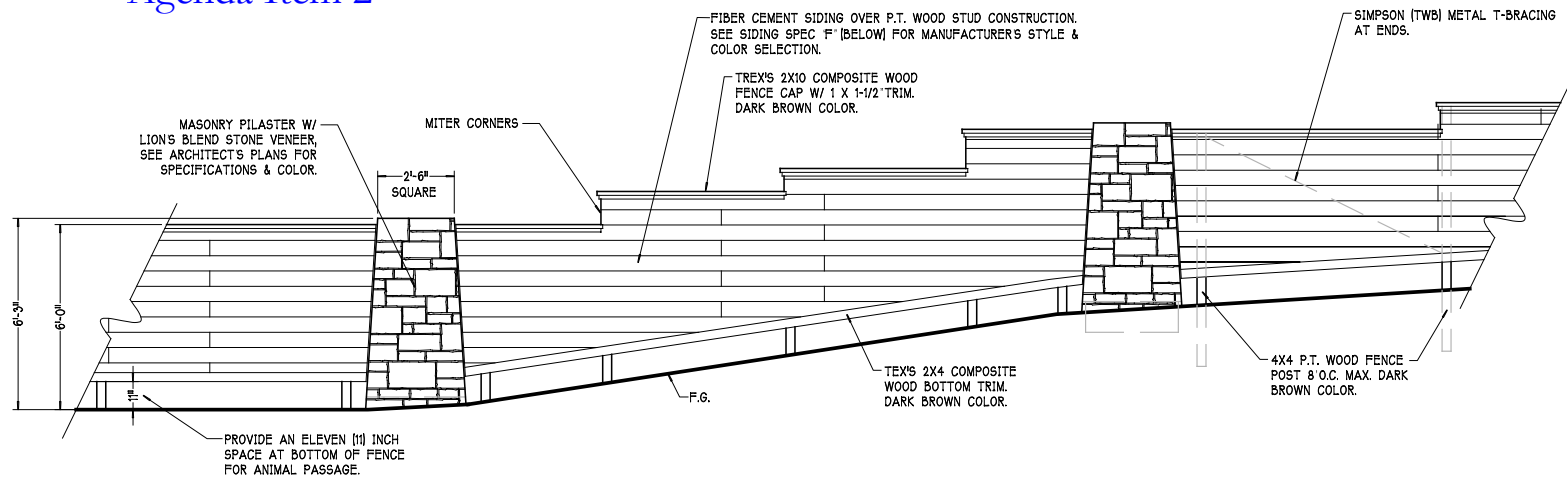


**ORIGINAL DESIGN:
6' TALL MASONRY WALL**

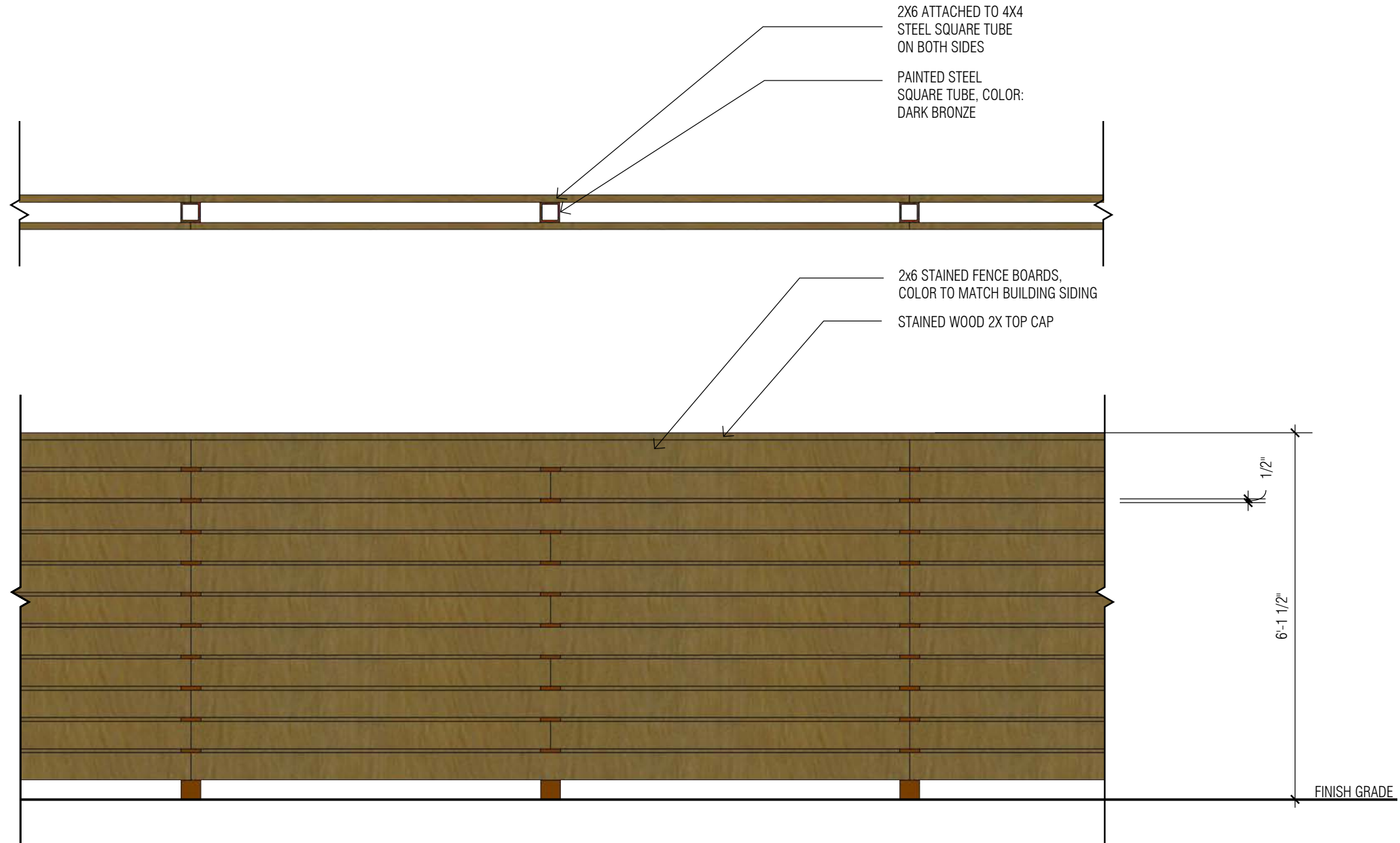


PROPOSED SINGLE SIDED WOOD FENCE

SITE FENCING TYPES



**ORIGINAL DESIGN:
SOLID FENCE WITH PILASTERS**



PROPOSED DOUBLE SIDED WOOD FENCE

SITE FENCING TYPES

EXHIBIT - C



TEN OVER
STUDIO, INC

805.541.1010
539 Marsh Street
San Luis Obispo, CA
info@tenoverstudio.com
tenoverstudio.com

SET NOT FOR
CONSTRUCTION
All dimensions to
be verified on site

CAVA ROBLES RV RESORT
DRC SUBMITTAL - SUPPORTING DOCUMENTS

PASO ROBLES, CA
DATE: 10/24/17



PHOTO 1: VIEW OF MOCKUP FROM ENTRY DRIVE



PHOTO 2: VIEW OF MOCKUP FROM FIRST TURN ON ENTRY DRIVE



PHOTO 3: VIEW OF MOCKUP FROM HILLSIDE



PHOTO 4: SIDE VIEW OF PROPOSED DOUBLE SIDED FENCE



PHOTO 5: MOCKUP OF PROPOSED DOUBLE SIDED FENCE



PHOTO 6: MOCKUP OF PROPOSED SIGNLE SIDED FENCE

FENCE MOCK UP PHOTOS



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Megan Miller, 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, on this 30th day of November, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____

Megan Miller

✓
changed

RECEIVED

DEC 05 2017

City of Paso Robles
Community Development Dept

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo

AD #3415699
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit;; DECEMBER 1, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATE: DECEMBER 1, 2017

AD COST: \$214.17

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: A request to amend PD 08-001, proposing to modify the materials of the screen wall/fence for a new double-sided fence design that utilizes materials that blend in with the materials of the buildings.

APPLICANT: Sun Paso Robles RV, LLC / Ten Over Studio

LOCATION: 3800 Golden Hill Road (North end of Golden Hill Road), Paso Robles, CA

ENVIRONMENTAL DETERMINATION: This application is Categorical Exempt from environmental review per Section 15303 (small facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, December 12, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

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 application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darren Nash
Associate Planner
December 1, 2017

3415699