

RESOLUTION NO: 99-026

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 99001
(PASO ROBLES HOT SPRINGS - KIESSIG)
APN: 020-011-018

WHEREAS, Chapter 21.16J (Agricultural District) of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for a range of uses that include recreational, educational, and cultural uses within the Agricultural District, and

WHEREAS, the applicant, Russell and Carol Kiessig, have filed a conditional use permit application to operate a 4,600 square foot spa facility with indoor and outdoor hot mineral baths, massage and beauty treatments, landscaped gardens and related ancillary services on an approximate 72 acre parcel located west of North River Road, east of Buena Vista Road, also known as 3725 Buena Vista Road, and

WHEREAS, Planned Development 99002 for the construction and physical site improvements was filed and considered concurrently with this conditional use permit request, and

WHEREAS, an environmental initial study was prepared for both the development plan and conditional use permit requests, covering the physical site and design and operational issues associated with the new construction and operation, and

WHEREAS, on April 13, 1999 a resolution was adopted by the Planning Commission approving a mitigated Negative Declaration status for this project, and a mitigated Negative Declaration was prepared for the proposed Planned Development and Conditional Use Permit applications in accordance with the California Environmental Quality Act, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 1999, 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, based upon the facts and analysis presented in the staff report, 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 99001 subject to the following conditions:

STANDARD CONDITIONS

1. The applicant shall comply with all those standard and site specific conditions which are contained in the resolution approving Planned Development 99002.

SITE SPECIFIC CONDITONS

2. This conditional use permit (CUP) authorizes the full range of services described within the applicant's project summary, generally described as a health spa facility. Ancillary services related to the spa may include retail sales and office use.
3. The operation of the spa facility is in addition to the pre-existing commercial nursery and seasonal corn maze event that takes separate vehicle access from North River Road, west of the spa facility's improved area.
4. Approval of this CUP does not preclude the property owner from applying for independent Temporary Use Permit(s) for special events/activities that would be outside of the scope of this CUP approval. Any approval of such a TUP would be subject to an independent set of conditions as deemed necessary, per Chapter 21.23C of the Municipal Code (Temporary Use Permits).
5. Approval of this conditional use permit shall expire, unless extended by the Planning Commission, if not exercised within six months from the date of approval.
6. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 (General Performance Standards Applicable to All Uses) - attached as Exhibit "A" to this resolution.
7. 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.

8. The private access driveway from Buena Vista Road shall be continuously maintained in a manner acceptable to the Emergency Services Department, to assure adequate access for emergency service vehicles.

PASSED AND ADOPTED THIS 13th day of April, 1999, by the following roll call vote:

AYES: JOHNSON, WARNKE, NEMETH, STEINBECK, FINIGAN, TASCONA

NOES: NONE

ABSENT: FERRAVANTI

ABSTAIN: NONE

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY