

RESOLUTION NO. 99-027  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 99002  
(KIESSIG - PASO ROBLES HOT SPRINGS)  
APNS: 020-011-018 AND 020-011-019

WHEREAS, section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for construction of buildings when located in the planned development overlay district, which is the case for these parcels per the Borkey Specific Plan, and

WHEREAS, Russell and Carol Kiessig, have filed a development plan application to construct an approximate 4,600 square foot spa facility that will include 11 indoor/outdoor spa and therapy rooms, public lobby area, outdoor spa and garden areas, enhanced landscaping and improved parking, located on an approximate 72 acre site west of Buena Vista Road and east of North River Road within the Borkey Specific Plan area, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering the physical site and design issues associated with the new construction and operation, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 1999, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

WHEREAS, 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 application in accordance with the California Environmental Quality Act, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development 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;

5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles in its independent judgment, does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

**STANDARD CONDITIONS:**

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.

**SITE SPECIFIC CONDITIONS:**

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

**COMMUNITY DEVELOPMENT:**

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Site Plan - Contextual Location
C	Preliminary Site Plan
D	Spa Floor Plan and Elevations
E	Project Summary by Applicant
F*	Landscape Treatment
G*	Color and Material Board
H*	Conceptual Sign Design

\* On file in the Community Development Department.

3. The approval of Planned Development 99002 authorizes the new construction of an approximate 4,600 square foot spa facility as shown on the project exhibits. In addition, to the spa building, the following on-site improvements are also approved for this project site, generally described as follows:
  - a. Paved and improved parking lot with landscaped planters, concrete curb separations, and vehicle turn around areas in accordance with City code;

- b. Landscaping enhancements of the agricultural pond, the parking area, the immediate grounds surrounding the spa facility and the outdoor spa and garden areas north of the building foot print;
  - c. Continued operation of the commercial nursery and seasonal corn maze, including driveways and all weather parking areas to accommodate those uses;
  - d. Off-site directional monument sign located at the project's driveway entrance at Buena Vista Road (on private property);
- 4. The building architecture, use of color and materials shall be substantially the same as the elevations and exhibits approved in the resolution, with all accessory elements such as trash enclosures, mechanical screens, decorative paving and wall/fences staying within the same design and material character as the primary facility.
  - 5. Prior to the issuance of grading or building permits for the construction of the spa facility or its accessory uses, the developer shall submit detailed plans for review and approval by the planning staff as described in the standard conditions (Exhibit A) and the site specific conditions contained in this resolution.
  - 6. The parking area shall be developed in accordance with the preliminary site plan (Exhibit "C") and modified to include handicapped parking and enhanced pedestrian connections in accordance with State and Federal requirements. In addition, landscaping planters shall be maximized within the parking lot design, with additional landscaped "fingers" being placed to introduce shade opportunities. All landscape planters shall be fully irrigated and surrounded by a concrete curb in accordance with the zoning code.
  - 7. Detailed design plans submitted for review prior to building permit issuance shall include informational detail on decorative and perimeter walls, fencing/screening of service areas, trash enclosures, signs, location and screening methods for any electrical transformer vaults and back flow valves and related details. Use of planting materials should be maximized to soften architectural features.
  - 8. A detailed plan for the conceptually approved off-site directional monument sign shall be subject to review and approval by the DRC, consistent with City zoning code. The placement of the sign shall be on private property and subject to review by the engineering staff to assure maintenance of

safe vehicular sight distance at the Buena Vista intersection. All lighting of the sign shall be shielded so as not to adversely impact vehicle travel on the public road or private driveway.

9. To assure consistency with the General Plan and Borkey Area Specific Plan a General Plan Amendment for the project site area from RSF-2 to Agriculture must be processed and in place consistent with the existing zoning.
10. Any future expansion and/or intensification of land use beyond the current project would require amendment and clarification to the Sub Area A policies, including any applicable supplemental environmental analysis and impact fee analysis.
11. The approval of this planned development application in no way is intended to preclude or modify rights as established by law. Planning Commission action does not add or take away any rights that have already been established by law.
12. The undergrounding of electrical power shall be coordinated with PG&E, with poles removed to the greatest extent feasible (given easement relationships and size of lines). At a minimum, the two power poles to the north and east of the spa facility footprint shall be undergrounded, with the third being the pole located to the northwest of the area labeled for leach field on the site plan.
13. The applicant shall be solely responsible for the private driveway design as it relates to safety and nighttime lighting.
14. All improvements associated with the spa facility (including fencing) shall be located entirely on this legal parcel within the City limits.
15. All site and development design shall be consistent with the development standards established for Sub Area A of the Borkey Area Specific Plan. Said consistency shall be demonstrated in conjunction with staff review of the applicant's detailed design plans.
16. The applicant shall comply with all operational conditions contained in the resolution approving Conditional Use Permit 99001.

#### EMERGENCY SERVICES DEPARTMENT

17. In conjunction with any intensification of development beyond the approved spa facility, or within a 2 year period from the issuance of a Certificate of Occupancy for the spa facility (whichever comes first), the applicant shall further improve the private access from Buena Vista road as a 24 foot wide paved access in accordance with City standards.
18. The applicant shall install an NFPA (National Fire Protection Association) approved fire pump, hydrant and sprinkler system for the proposed use, as required and approved by the

Fire Chief.

#### ENGINEERING DIVISION

19. Prior to the issuance of a grading or building permit, the applicant shall obtain approval of its sewage discharge (both domestic and thermal water use) from the Regional Water Quality Control Board.
20. Prior to the issuance of a grading or building permit, the applicant shall demonstrate they have obtained authorization from the Regional Water Quality Control Board for the continued operation of the thermal mineral wells on site.
21. Prior to issuance of a grading or building permit, the applicant shall dedicate one-half width arterial roadway for Buena Vista Along the project frontage. In addition, prior to issuance of a certificate of occupancy, the applicant shall improve this road to an arterial standard road with paving, concrete curb and gutter, parkway landscaping, concrete sidewalk, and streetlight at the project entrance. Improvements to transition smoothly to the existing paving shall be installed at the direction of and to the satisfaction of the City Engineer.
22. Prior to issuance of a Certificate of Occupancy, the applicant shall extend an existing 12-inch diameter water line in Buena Vista Road to serve domestic water use needs. The waterline shall be constructed in accordance to the City's Standards and Specifications.

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

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY