

RESOLUTION NO: 00-037

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT TO
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, on April 13, 1999 the Planning Commission adopted Resolution 99-026, granting approval to Conditional Use Permit 99001 which authorizes the operation 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, on April 13, 1999 the Planning Commission adopted Resolutions 99-025 and 99-027 granting a Negative Declaration Status and approving Planned Development 99002 for the construction/development of the physical site improvements for the aforementioned project, and

WHEREAS, on April 19, 2000 the Paso Robles Hot Springs and Spa applied for and received a Temporary Use Permit (TUP 00-004) for the hourly outdoor use of four (4) hot tubs along the western edge of the property with access from North River Road, and

WHEREAS, TUP 00-004 expires on July 5, 2000 in the absence of any subsequent approvals or time extensions, and

WHEREAS, the Paso Robles Hot Springs (Kiessig) has filed a request to amend the existing Conditional Use Permit 99001 approval to include the continued operation of the four (4) outdoor hot tubs on the western portion of the property and to expand the list of permissible ancillary activities to the Spa Facility to include weddings and related events, and

WHEREAS, prior to its annexation into the City and prior to the construction of the Paso Robles Hot Springs facility, the applicant had established and operated a seasonal Corn Maze (and related family activities) with access from North River Road, and

WHEREAS, this proposal for expansion of uses is Categorically Exempt from environmental review per Section 15301 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, a public hearing was conducted by the Planning Commission on July 11, 2000, and July 25, 2000 to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit amendment 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 additional requested uses and/or buildings 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 and Amendment 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 Resolutions 99-025 (Negative Declaration), 99-026 (Conditional Use Permit 99001) and 99-027 (Planned Development 99002).

SITE SPECIFIC CONDITONS

2. In addition to the full range of services already permitted for the health spa facility (as described in resolution 99-026, this amendment to conditional use permit (CUP 99001) authorizes the additional events/uses considered to be ancillary to the operation of the spa facility as described in the applicant's letter dated Map 29, 2000 and attached as Exhibit A
3. The Special Event areas and activities shall be in accordance with the Site Plan Exhibit B attached to this resolution.
4. 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.

5. 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 "C" to this resolution.
6. 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.
7. Prior to occupancy of the spa facility, the applicant shall pave the North River Road driveway as a continuous connection through the spa facility to the Gazebo area. New paving width shall be a minimum of 24-feet and placed in a manner to be approved by the Emergency Services Department.
8. Prior to occupancy of the spa facility, the all-weather surfaced Buena Vista Driveway shall be widened with additional all-weather base surface to a full 24-foot width from Buena Vista Drive to the edge of the paved driveway (near the Gazebo).
9. The applicant shall complete the installation of a waterline to meet required fire flows for the project prior to occupancy of the spa facility.
10. For special events involving attendance of 200 persons or more, the applicant shall notify the Police Department, Emergency Services Department, and Community Development Department, a minimum of four (4) weeks in advance. At that time, the City shall have the ability to respond with conditions related to health and safety measures for the event and may impose measures to meet health and safety concerns (including cost recovery of city staff time and/or requiring private security).
11. All requirements set for the County Department of Environmental Health shall be adhered to for the operation of the indoor and outdoor spa facilities as may be independently exercised by that agency under their jurisdictional authority.
12. All requirements and on-going operational standards set forth by the State Regional Water Quality Control Board for discharge of waste water on site shall be adhered to as may be independently exercised by that agency under their jurisdictional authority.
13. No permanent signage shall be permitted on North River Road. Temporary signs can be placed for special events for safety and directional purposes. However, the temporary

signs shall be removed promptly upon completion of event (within 24-hours).

14. No permanent buildings/tents shall be established for special events (no longer than a two (2) week continuous period of time).

PASSED AND ADOPTED THIS 25th day of July, 2000, by the following roll call vote:

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

NOES: NONE

ABSENT: STEINBECK

ABSTAIN: NONE

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY