

RESOLUTION NO.: 00-061
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AN AMENDMENT
TO PLANNED DEVELOPMENT 98010
(KEN MUNDEE)
APNS: 026-191-082 AND 026-191-080

WHEREAS, on October 13, 1998 the Planning Commission approved Resolution 98-070 to authorize the construction of an Overnight RV Park and Campground facility in three development phases, and

WHEREAS, the approximate 19 acre site is located on the northeast corner of Airport Road and Highway 46 East, and

WHEREAS, Conditional Use Permit 98007 was approved by the Planning Commission concurrently with the Planned Development application (PD 98010) which authorizes the operational parameters for the RV overnight facility, and

WHEREAS, Bill and Ken Mundee have subsequently requested to modify the physical design of the park and its features, along with certain operational conditions originally required for the RV Park, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 12, 2000, to consider the facts as presented in the staff report prepared for this request, and to accept public testimony regarding this planned development amendment request, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received, the Planning Commission finds that the project amendment request will not significantly modify the original project for which a mitigated Negative Declaration was prepared and adopted and the incremental change is exempt from additional environmental review under Section 15301 of the States Guidelines to Implement CEQA, 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 amendment is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development amendment is consistent with the zoning code;
3. That the proposed Planned Development amendment will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development 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;

5. That the proposed Planned Development amendment accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development amendment 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 amendment 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 does hereby in its independent judgment, approve an Amendment to Planned Development 98010, subject to the following conditions of approval:

1. The construction and phasing of the RV Resort and Campground shall be carried out in accordance with all standard and site specific conditions of Resolution 98-070 and its exhibits, adopted by the Planning Commission on October 13, 1998, except as may be modified via this resolution.
2. The project shall be constructed so as to substantially conform with the following listed Amended Exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Modified Preliminary Site Plan and Driveway Width Locations
B	Detail of Driveway Width Reduction to Preserve Oak Tree
C	Conceptual Front Elevation
D	Revised Floor Plan

3. This project approval shall expire on September 12, 2002 unless a time extension request is filed with the Community Development Department prior to expiration. Implementation of any phase of this project eliminates this time constraint.
4. Final detailed drawings of the Clubhouse facility, showing all sides of the building, along with colors, materials and related exterior details shall be subject to Development Review Committee approval prior to Building Permits being issued.
5. Prior to a Grading Permit being issued for any given phase, a detailed Landscaping Plan shall be submitted for review by the Development Review Committee. That Landscaping Plan shall include appropriate measures for erosion control of graded slopes, along with plant materials that will screen and enhance the perimeters of the project boundary.
6. All Environmental Mitigation Measures identified in Resolution 98-070 shall be carried out as stated in that resolution.
7. Prior to issuance of Grading Permits for the any phase, the applicant shall submit a revised Phasing Plan that clearly indicates the extent of construction of on-site improvements for

each phase. This plan shall be subject to review and approval by the Planning, Engineering, and Emergency Services staff and subject to approval by the DRC. Phasing can be referred to the full Planning Commission if agreement is not reached.

8. Prior to issuance of Grading Permits, the applicant shall submit revised drawings that include the locations of Pedestrian Pathways, Multi-purpose Recreation Area, and Swimming Pool for review by the Development Review Committee.
9. The applicant will be permitted to have storage of RV's in phase 3 subject to demonstrating to the DRC that the location and setback of the units, along with landscaping and wall treatment can adequately shield the storage from the Highway 46 corridor. Prior to issuance of Grading Permits, the applicant shall submit detailed plans to the DRC who shall have the ability to approve the plan or to refer them up to the full Planning Commission if achievement of the stated screening goal is in question.
10. Storage of RVs cannot occur in phase 3 until after phase 2 is completed. Storage in phase 3 shall cease six (6) years after issuance of Certificate of Occupancy for Phase 1.

PASSED AND ADOPTED THIS 12th day of September, 2000, by the following Roll Call Vote:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY