

RESOLUTION NO.: 00-073
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-015
(Sky River RV Sales & Service)
APN: 009-851-005

WHEREAS, Planned Development 00-015 has been filed by Dutch Sawyer on behalf of Sky River RV (William Wolkoff) for the development of a new & used RV sales and service facility, on a vacant 5.7 acre lot located at 2515 Theatre Drive just north of the San Luis Bay Motors lot, and

WHEREAS, in conjunction with PD 00-015, Conditional Use Permit 00-014 has also been submitted as required by Ordinance No. 568 N.S. for all of the C2,PD properties located on Theatre Drive, and

WHEREAS, the Development Plan would consist of the construction of a 1,800 square foot sales office and an approximate 4,960 square foot service building with the remainder of the site being used for new and used RV display, and

WHEREAS, the site is zoned C2,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 10, 2000, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the Development Plan and Conditional Use Permit, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Conditional Use Permit application in accordance with the California Environmental Quality Act, and

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

That the Planning Commission of the City of El Paso de Robles does hereby make 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 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.
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
C	Preliminary Landscape Plan
D	Building Elevations (Sales Office)
E	Building Elevations (Service Shop)

*Large copies of plans are on file in the Community Development Department

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

3. This planned development application would allow the construction of a 1,800 square foot sales office and an approximate 4,960 square foot service building with the remainder of the 5.7 acre site being used for new and used RV display. No outdoor storage of recreational vehicles, besides the overnight storage of those being serviced is permitted.
4. The applicant shall agree not to protest to the formation of an Assessment District to construct any future improvements at the intersections of Highways 46 West and 101 for the area served by Theater Drive, Ramada Drive and South Vine Street. The agreement

shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the RV Sales and Service project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.

5. The monument sign shall be no taller than 6 feet tall (from the base to the top) and the signage can not be greater than 32 square feet. Final monument sign shall be approved by the Development Review Committee and receive the necessary building permits.
6. A Conditional Use Permit must be applied for to install a highway oriented sign if one is requested in the future.
7. There shall be no unshielded lighting on the building such as wall mounted "light packs". All lighting shall be fully shielded and soffit lighting to enhance the architectural features of the building in the wall reveal areas is encouraged. The applicant shall demonstrate that both building lighting and parking lot pole lighting is adequately shielded in conjunction with Planning Staff review of the construction drawings.
8. The oak tree that is located at the rear of the site shall remain. In the event that any grading or construction is to occur in this area, at the developers expense, a certified Arborist shall be hired to assess the situation prior to any grading.
9. A trash enclosure shall be installed on the site. The enclosure shall be constructed of decorative masonry and be painted to match the building and have "view obscuring" metal gates. The final design shall be submitted to Staff for approval.
10. If, during any future construction excavation, any buried or isolated cultural materials are unearthed, work in the affected area should stop until these materials can be examined by a qualified Archeologist and appropriate recommendations made regarding their treatment and/or disposition. Such examination should be conducted under the coordination of the City of Paso Robles.
11. In order to help mitigate visual and noise impacts of the project from the residentially zoned County property to the west, a combination of landscaping and fencing shall be installed. Final plans shall be submitted to the DRC showing how landscaping and fencing would buffer this area.
12. The following details shall be submitted for DRC review prior to the issuance of Building Permits:
 - a. Landscape plans for the front of the site along Theatre Dr.
 - b. Landscaping and fencing along the rear of the site along the western property boundary.
 - c. RV parking layout for the area behind the sales building.
 - d. Details for the RV display areas showing the materials/landscaping.
 - e. Monument and building mounted signage.

ENGINEERING SITE SPECIFIC CONDITIONS:

13. Prior to the issuance of a grading permit, the applicant shall submit and incorporate any recommendations from a certified arborist regarding any construction within and adjacent to the driplines of the existing oak trees.
14. Prior to the issuance of a Certificate of Occupancy, the applicant shall have widened Theater Drive and install curb, gutter, sidewalk, pavement, streetlights and parkway landscaping along the property frontage of this planned development application in accordance to the Environmental Impact Report prepared for the Target Shopping Center and in accordance with the improvement plans approved by the City Engineer.
15. Prior to the issuance of a Grading Permit, the applicant shall dedicate the necessary public road right of way along Theater Drive in accordance to the EIR prepared for the Target Shopping Center.
16. Prior to the issuance of a Grading Permit, the applicant shall complete and file an Industrial Waste Discharge Permit with the Public Works Department.
17. A sewer lateral shall be installed for the proposed development, connecting to an existing 10 inch diameter collection line in Theater Drive. The sewer lateral shall remain private and its maintenance shall be the responsibility of the applicant.
18. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
19. The developer shall mitigate additional storm drain run-off generated by this project. Appropriate drainage facilities shall be designed in accordance with current City Standards, and design plans shall be reviewed and approved by the City Engineer.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS

20. Fire hydrants will be required both on and off site. A preliminary review indicates the need for approximately four fire hydrants.
21. The required fire flow for the project is calculated at 2000 GPM for two hour duration.
22. The main driveway will need to be a minimum 24 foot paving. If the applicant wishes to split the driveways to be one-way, the width can be reduced to 16 feet in width.

AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS

23. Wall and ceiling insulation to be upgraded one level from the Title 24 requirements.
24. Comply with the Air Pollution Control District dust control measures.
25. All glazing to be dual pane.

26. Appliances, furnaces, water heaters and lighting to be high efficiency and energy conserving.

PASSED AND ADOPTED THIS 10th day of October 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

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