

RESOLUTION NO.: 00-074
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-014
(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 project 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, a public hearing was conducted by the Planning Commission on October 10, 2000 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use 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, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 00-014 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 00-015 and its exhibits.
2. This Conditional Use Permit (CUP 00-014) in conjunction with the Development Plan application (PD 00-015) 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 5.5 acre site being used for new and used RV display. No outdoor storage of recreational vehicles,

besides those on display for sale and the overnight storage of those being serviced is permitted.

3. Sewer service shall be limited to service directly linked to the primary use of the property (RV sales and service). The use of the site shall not include a public dumpsite for RV effluent.
4. Any site specific condition imposed by the Planning Commission in approving this project (sign) 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 approval of this project. 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 for this approval.

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

darren/pd/skyriverRV/CUP Res