

RESOLUTION NO.: 01-025  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
AMENDING RESOLUTION PC 98-023  
TO APPROVE A SUBSEQUENT AMENDMENT TO PLANNED DEVELOPMENT 89010  
(QUAIL RUN)

WHEREAS, Planned Development 89010 was amended by the Planning Commission on April 14, 1998 via adoption of Resolution 98-023; and

WHEREAS, Condition #5(b)(4) of Resolution 98-023 requires the applicant to complete construction of a clubhouse expansion, per plans approved by the City's Architectural Review Committee in 1991, prior to the City's release of utilities for any mobilehome unit in Subphase 2B; and

WHEREAS, Quail Run Joint Venture has filed an application to amend Planned Development 89010 to allow for a time extension for completion of the clubhouse expansion to allow the expansion to be completed after the City's release of utilities for any mobilehome unit in Subphase 2B, but by June 30, 2001; and

WHEREAS, in return for the requested time extension, the applicant has proposed certain concessions, which have been agreed to by the Board of Directors of the Quail Run Homeowners' Association; and

WHEREAS, the site is located in a Planned Development Overlay Zoning District and Municipal Code Section 21.16A.050 requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District; and

WHEREAS, the proposed planned development amendment does not propose any new physical development that was not considered in the original approval (in November, 1990) of Tract 1892 and Planned Development 89010 and, therefore, does not constitute a change in the project; and

WHEREAS, a resolution was adopted by the City Council on November 6, 1990, approving a Negative Declaration for this project in accordance with the California Environmental Quality Act; and

WHEREAS, at its meetings of March 27, 2001, the Planning Commission took the following actions regarding this planned development amendment:

- a. Considered the facts and analysis, as presented in the staff report prepared for the proposed planned development amendment;
- b. Conducted a public hearing to obtain public testimony on the proposed planned development amendment; 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. The granting of this permit, including the project's design and intensity is consistent with, and will not adversely affect, the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City (Sections 21.16A.070[a] and 21.23B.050.A);
2. The proposed project maintains and enhances the significant natural resources on the site, is compatible with existing scenic and environmental resources (Sections 21.16A.070[b] and 21.23B.050[E]);

3. The proposed project is designed to be sensitive to and blend in with the character of the site and surrounding area (Section 21.16A.070[c]);
4. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area (Sections 21.16A.070[d] and 21.23B.050.B and D);
5. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare (Sections 21.16A.070[e] and 21.23B.050.B);
6. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors (Section 21.23B.050.C).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve an amendment to Resolution PC 98-023 for Planned Development 89010, subject to the following conditions set forth below:

1. Condition #5(b)(4) of Resolution PC 98-023, which requires construction of an expansion to the existing clubhouse building, is amended to allow that said expansion may be completed after release of utilities for any mobilehome unit in Subphase 2B, but by June 30, 2001, subject to the following additional conditions:
  - a. City will not release any utilities for any mobilehome units in either Subphase 2B or 2C until the clubhouse expansion has been completed. Utilities may be released upon request of developer if, in the City's sole judgment, only minor work needs to be completed by developer for the clubhouse expansion.
  - b. By April 16, 2001, developer shall submit to City a copy of a binding, set-aside commitment letter, in a form satisfactory to the City Attorney, indicating that sufficient funds have been reserved and may only be used for the purpose of paying for the costs of completing all remaining improvements for Quail Run (the clubhouse expansion, masonry wall on the northern end of eastern boundary of park, chain link fence on the northern boundary of the park, bus shelter in Sherwood Road right-of-way, and RV storage lot improvements).
  - c. By April 1, 2001, Developer has provided all the tenants of Phase 1 (approximately 173 residents) with operative security gate remote-control transmitters and installed protective posts adjacent to the card readers.
  - d. Developer shall design and construct the expanded clubhouse so that the opening between the existing and the added clubhouse area shall (a) be a minimum of 31 feet wide (as shown on e building plans approved by the City's Architectural Review Committee in 1991, but not including the footprints for support posts at each end of the opening); (b) provide a minimum ceiling clearance of nine (9) feet in height, without any soffits with clearances lower than nine (9) feet; (c) have no more than one (1) vertical support post in the middle of the opening, which support shall not exceed one (1) foot in any footprint dimension.
  - e. By June 30, 2001, developer shall install two (2) new shuffleboard courts (to replace the existing courts removed as a result of the clubhouse expansion) in the landscaped area north of the clubhouse. The new shuffleboard court shall be constructed in accordance with industry standards, as provided to developer by the Quail Run Homeowners Association.

2. All other conditions of Resolution PC 98-023 shall remain in effect as originally adopted.

PASSED AND ADOPTED THIS 27th Day of March, 2001 by the following Roll Call Vote:

AYES: Steinbeck, Warnke, Nicklas, Calloway, Tascona, Johnson  
NOES: None  
ABSENT: None  
ABSTAIN: McCarthy

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, SECRETARY

NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

ED\QUAIL RUMPD AMEND 98\PD AMENDMENT RESO 041498