

RESOLUTION NO.: 03-082

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 02-007
(PETE LAUGHLIN)

APN: 009-831-005

WHEREAS, Planned Development 02-007 has been filed by Dutch Sawyer on behalf of Pete Laughlin to construct an 85 space RV park with ancillary administrative building, community recreation facility and pool/spa; and

WHEREAS, the subject site is located on the 6.3 acre site located at 390 Gahan Place; and

WHEREAS, in conjunction with PD 02-007, Conditional Use Permit 02-012 has been filed in order to comply with Section 21.13.030 of the Zoning Code which requires that all C-2, PD-zoned properties in the Theatre Drive area be conditioned to require a Conditional Use Permit to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, at its November 12, 2003 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 02-007 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Palazzo Project qualifies for adoption of a Mitigated Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is a destination RV Park with ancillary/related land uses consistent with the City's Economic Strategy.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and

plans of the City. Rather, the PD for the Project implements the City’s goals as expressed in its General Plan and its Economic Strategy to develop Paso Robles into an “end-destination” tourist attraction.

- B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
- C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
- D. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 02-007, subject to the following conditions:

STANDARD CONDITIONS:

- 1. The Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Conditional Use Permit 02-012.

PLANNING SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

- 2. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Title Sheet
B	Preliminary Site Plan
C	Preliminary Grading and Drainage Plan
D	Preliminary Utility Plan
E	Preliminary Exterior Elevations
F-1, F-2	Preliminary Landscaping Plan
G	Perimeter Walls, Gates & Fences
H	Exterior Parking Lot and Landscape Lighting
I	June 19, 2002 APCD Letter
J	Color and Materials Board (on file in the Community Development Dept.)

3. The approval of the PD 02-007 would allow the construction of the Laughlin RV Park that would be constructed in two phases as described below:

The following work would be completed with Phase I:

- Construction of 82 RV spaces;
- Construction of the 4,500 square foot Administrative building;
- Conversion of the existing single family home into the community events facility/convenience market;
- Perimeter walking/jogging track and designated area for pets.
- Brick/wrought iron perimeter fencing on the north and south property lines
- Decorative masonry wall along the east and west property lines
- Site landscaping.

The following work would be constructed in Phase II:

- Construction of the 5,000 to 10,000 square foot community recreation facility;
 - Construction of the pool and spa;
 - Demolition of the phase I events/market (existing single family house); Installation the 3 additional RV spaces.
4. Prior to issuance of an encroachment permit to connect into the City sewer or water facilities, the following plans shall be filed with the City for Development Review Committee review and approval:
 - a. The final color and material boards and the architectural elevations for all of the buildings;
 - b. The final landscaping plans including any work proposed within the Caltrans right of way;
 - c. The final details for the decorative walls and fencing;
 5. Prior to the issuance of a permit to locate the above ground propane tank, the Fire Marshal shall review the permit.
 6. All existing and new overhead utilities shall be placed underground.
 7. All exterior light fixtures shall be fully shielded. Planning Staff shall review fixtures prior to installation. Note: the parking lot light shown on the Title Sheet of the plans (Exhibit B) is not an acceptable shielded unit. The unit will need to be replaced with a unit that utilized no exposed lens.

ENGINEERING SITE SPECIFIC CONDITIONS:

8. Recreational vehicle parks are regulated by the State. The City will not be issuing grading or building permits. Further, the City will not have control over the timing of the occupancy of the

park. The applicant is required by Municipal Code to obtain an encroachment permit for connection to City sewer and water lines. As a condition of obtaining an encroachment permit, the applicant shall post a bond to guarantee the installation of the improvements listed in the following conditions.

- A. Curb, gutter and sidewalk shall be constructed on Gahan Place along the frontage of the project in accordance with City Collector Street Standard A-3.
- B. All impact mitigation fees to the Building Division.
- C. The existing overhead utilities on Gahan Place along the frontage of the project and along the west boundary of the project shall be relocated underground.
- D. Street lights shall be placed in accordance with City Standard U-3 adjacent to the project on Gahan Place.
- E. An 8-inch sewer line, constructed in accordance with City Standards, shall be extended from Theatre Drive to serve the project.
- F. A City Standard fire hydrant shall be placed at the entrance to the project (Fire hydrants shall be placed in the interior of the project in accordance with a plan approved by the Fire Chief).
- G. Storm water detention facilities shall be placed on-site in accordance with City Standards to mitigate the impact of increased volumes of storm water due to development of the site.
- H. The applicant shall enter into an Engineering Plan Check and Inspection Agreement and shall pay all fees required for City engineering plan check and construction inspection.
- I. The applicant shall install a directional sign on the south side of Gahan Place opposite of the main entrance to the park, advising recreational vehicles to turn west on Gahan Place to access Highway 101 and Highway 46 West.

AIR POLLUTION CONDITIONS:

- 9. During the project design and construction phases of the development, the conditions as described in the letter from the Air Pollution Control District (APCD) dated June 19, 2002 need to be followed. The letter is attached to this resolution as Exhibit

OAK TREE MITIGATION

- 10. There is one 36-inch oak tree located within the right of way for Gahan Place. With the development of public improvement plans, a letter from the Arborist will be necessary

acknowledging the design of the improvements and addressing proper construction techniques under the tree.

11. Prior to the issuance of an encroachment permit, the applicant shall work with the City Engineer and the City's Waste Water Manager to discuss pre-treatment of the waste water from the RV Park as necessary.

PASSED AND ADOPTED THIS 12th day of November, 2003 by the following Roll Call Vote:

AYES: Flynn, Warnke, Ferravanti, Johnson, Steinbeck, Calloway

NOES: None

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY