

RESOLUTION NO.: 03-083

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 02-012
(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 also been submitted as required by Section 21.13.030 of the Zoning Code for all of the C2,PD properties located on Theatre Drive, and

WHEREAS, Section 21.13.030 requires that in order to approve a conditional use permit request along Theatre Drive, that the Planning Commission make findings that such a use will not have a significant adverse impact on the economic vitality of the downtown, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 12, 2003 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

WHEREAS, the Planning Commission additionally finds that the project will not have significant adverse impacts on the economic vitality of the downtown, based upon this use meeting a regional tourism need that will benefit all portions of the community by providing additional hospitality options within the Paso Robles city limits, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 02-012 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 02-007 and its exhibits.
2. No outdoor storage of recreational vehicles, besides those of overnight visitors of the facility shall not be permitted.
3. Approval of this conditional use permit shall run concurrently with the Planned Development approval, and shall expire under the same conditions of that entitlement (2 years, with additional on year time extension increments permitted to be considered). However, once the project/site development is complete, the CUP will run indefinitely (in accordance with the Zoning Code provisions).
4. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 (General Performance Standards Applicable to All Uses).
5. The intent of this RV Park is for overnight transient stay. The maximum length of stay shall be 28 days, for 90 percent of the RV spaces. The remaining 10 percent will be allowed a maximum of 8 months. The park operator shall impose a transient occupancy tax in accordance with Ordinance 746 N.S., amending Chapter 5.06, Transient Occupancy Tax, of the Municipal Code for persons(s) whose length of stay is for a period of over 30 consecutive days or less, counting portions of calendar days as full days. An agreement shall be drafted between the City and the operator addressing these issues for review and approval by the City Attorney, as necessary, prior to the issuance of an encroachment permit by the City.
6. Any site specific condition imposed by the Planning Commission in approving this project 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 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

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