

RESOLUTION NO.: 04-044
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-020
(Ravine Water Park)

APN: 025-431-023

WHEREAS, Planned Development PD 00-023, the Ravine Waterpark has been filed by Brett Butterfield, John Pehl, and Jay Walsh, for the development of a water park / amusement park situated on a 15 acre parcel located on the northwest corner of Highway 46 East and Airport Road, and

WHEREAS, the site is zoned C2,PD, according to Table 21.16.200 of the Zoning Code, amusement parks are permitted in the C2 zone subject to the approval of a Conditional Use Permit, and

WHEREAS, in conjunction with PD 00-023, the applicants have submitted an application for Conditional Use Permit 00-020, and

WHEREAS, this items is a continued open public hearing from the Planning Commission meeting on March 23, 2004, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 2004 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 00-020 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 00-023 and its exhibits.
2. The approval of Planned Development PD 00-023 in conjunction with Conditional Use Permit 00-020 would allow the construction of a Water Park / Amusement Park on the 9 acre portion of the 15 acre parcel as shown in the above listed Exhibits B-L. The Ravine Water Park will consist of the following activities:
 - a. Four approximately 250-foot long “flume” slides
 - b. Approximate 700-foot “lazy river”
 - c. 8,000 square foot “kiddie pool”
 - d. Speed Slide
 - e. Batting Cages
 - f. 800-foot long Go-Kart track for gasoline powered go-karts
 - g. Open Space and Picnic Areas
 - h. Permanent Concession Stands
 - i. Concession trailer
3. 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.
4. The Ravine Waterpark would be open seasonally from May to October. The hours of operation would be from 10:30am to 8:00pm. There may be some occasional special events that require the park to open earlier or close later than the normal scheduling, but no later than 11:00 pm.

5. Special events shall be review by the Planning Division along with the Police and Emergency Services Departments. Additional conditions may be required depending on type of activity and number of participants.

PASSED AND ADOPTED THIS 13th day of April, 2004 by the following roll call vote:

AYES: Mattke, Steinbeck, Flynn, Johnson, Ferravanti, Hamon
NOES: None
ABSENT: Kemper
ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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