

RESOLUTION NO.: 05-0003

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT 00-015  
AND CONDITIONAL USE PERMIT 00-014  
(SKY RIVER RV- WOLKOFF)

APN: 009-851-005

WHEREAS, a Development Plan has been filed by Dutch Sawyer on behalf of William J. Wolkoff of Sky River RV, for the development of a new 6,000 square foot service building on the existing site; and

WHEREAS, the new building would complement the existing operation which consists of a 1,800 square foot sales office, a 4,960 square foot service building and approximately 5.7 acres of new RV display/sales; and

WHEREAS, the site is located at 2525 Theatre Drive; and

WHEREAS, the project was reviewed by John McCarthy, P.E. and Associated Transportation Engineers (ATE) to determine if the proposed expansion would have an increase in peak hour trips at the Route 46 West / Highway 101 interchange and as described in the letter from Dick Pool, P.E. of ATE, dated August 23, 2004, concluding the following:

“Based upon the Traffic Review prepared by Mr. McCarthy and the information from Mr. Wolkoff, it is my conclusion that the expansion of the building for Sky River RV Sales and Service will not generate additional peak hour or critical trips at the Route 46/Route 101 interchange.”

WHEREAS, based on the ATE determination that the proposed expansion would not increase peak hour trips, this project has been deemed to be Categorical Exempt from environmental review per Section 15302 of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA), and therefore would not be subject to participation in the interim improvements or the assessment district for the future PSR related to the Route 46 West / Highway 101 interchange; and

WHEREAS, at its January 11, 2005 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal including the proposed amendment to Planned Development 00-015 and Conditional Use Permit 00-014; 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 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.
  - B. The Project maintains and enhances the significant natural resources on the site.
  - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.
  - 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 Amendment to Planned Development 00-015 and Conditional Use Permit 00-014, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The Project shall comply with all conditions established for the original PD 00-015 and CUP 00-014 as stated in Resolutions 00-072, 00-073 & 00-074.

**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	Site Plan
B	Landscape Plan
C	Architectural Elevations
D	ATE Letter dated August 23, 2004

3. This Amendment to PD 00-015 and Conditional Use Permit 00-014, allows for development

and operation of the 6,000 square foot, RV service building with ancillary landscaping and parking.

4. Prior to the installation of any exterior lights, cut-sheets shall be submitted for City Staff review and approval. The light fixtures shall be fully shielded units.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of January, 2005 by the following Roll Call Vote:

AYES: Hamon, Johnson, Menath, Hostine, Mattke, Steinbeck, Flynn  
NOES: None  
ABSENT: None  
ABSTAIN: None

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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