

RESOLUTION NO.: 08-024

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 08-005
(Paso Robles Youth Sports Council)
APN: 025-390-003

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit to establish sports fields in the Agriculture (AG) zone; and

WHEREAS, the applicant, the Paso Robles Youth Sports Council, has filed a Conditional Use Permit application to establish temporary sports fields on the 7.5 acre area of the River Oaks Hot Spring Spa located at 800 Clubhouse Drive; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 10, 2008, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request, and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15304 of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 08-005 subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of youth sports practice fields in the area of the River Oaks Hot Springs site as shown on the vicinity map (Exhibit A) for a two year time period, ending June 10, 2010.
2. Any condition imposed by the Planning Commission in granting this conditional use permit 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 granting of the original permit. 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 under the conditional use permit.
3. The practice fields are exclusively for practice sessions only for youth ages ranging from 6-12 years of age. Games, leagues and adult sports shall not be permitted to use these practice fields.

4. Parking related to the fields shall be located in the parking area noted on the site plan, Exhibit A. Parking associated with the fields shall not be allowed on Clubhouse Drive, in front of the Traditions neighborhood.
5. Portable restrooms shall be provided at the northern end of the fields, see Exhibit A for location. Restrooms shall be maintained on a regular basis by the Paso Robles Youth Sports Council.
6. Trash receptacles shall be located at the sports fields at all times when practices are taking place. Trash receptacles shall be maintained by the Paso Robles Youth Sports Council. The site shall be kept in a neat and clean manner at all times.
7. All sports practice activities shall be oriented in a manner, where the direction of the path of “long-ball” activities shall be away from the Traditions neighborhood to the south.
8. Coaches on site will be responsible to monitor noise levels during practice activities, and shall be present on the site until all youths have been picked up from the fields.
9. The operation of the fields shall be permitted during daylight hours only on Monday through Friday. Use of the fields is not permitted at night or on the weekends.
10. The Conditional Use Permit shall be reviewed after 1-year from the date of commencement of the use of the fields, to determine if conditions of approval are being adequately addressed.

PASSED AND ADOPTED THIS 10th day of June 2008, by the following roll call vote:

AYES: Flynn, Holstine, Treach, Steinbeck, Peterson, Hodgkin
NOES: Johnson
ABSENT: None
ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY