

# City of El Paso de Robles

RESOLUTION NO: 90-176  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 90007  
(LOYAL ORDER OF MOOSE - MEETING HALL/LODGE)

WHEREAS, on August 14, 1990 the Planning Commission adopted Resolution 90-22 granting approval of a meeting hall/lodge within an existing commercial center located at 2548 Spring Street (formally known as the Spring Street Fitness Center) subject to 13 conditions of approval, and

WHEREAS, the Loyal Order of Moose, filed an application appealing conditions contained within Resolution 90-22 approved by the Planning Commission, and

WHEREAS, a public hearing was conducted by the City Council on October 16, 1990 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project appeal, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the City Council finds that, subject to the mitigation measures/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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant portions of the applicant's appeal and approves Conditional Use Permit 90007 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This conditional use permit (CUP) authorizes the establishment of a meeting hall/lodge use for a fraternal organization within an existing 5,760 square foot commercial building.
2. The applicant shall submit a detailed parking and landscaping plan to the Architectural Review Committee for review and approval. Those improvements indicated within the plan shall be installed prior to obtaining a Certificate of Occupancy for the building, unless otherwise noted. The parking and landscaping plan shall provide for the following:

# City of El Paso de Robles

- a. A minimum of 38 parking stalls (one of which shall be a handicapped stall designed and marked in compliance with State requirements);
- b. A minimum of 5 feet of irrigated landscape strip along both the Spring Street and 26th Street frontages;
- c. A minimum of 3 feet of irrigated landscape strip along the southern property boundary;
- d. A minimum of 8 square feet of interior irrigated landscaping per parking stall (example: 304 square feet required for 38 stalls). Interior landscape islands shall be placed so as to soften the paving expanse and shall include canopy trees for provision of additional shaded areas;
- e. Irrigated planting plan for the 26th Street parkway which shall include a combination of groundcover and shrubs \*;
- f. Street tree planting plan for both the 26th and Spring Street frontages. Trees shall be required at minimum intervals of 50 feet and shall be planted in accordance with the City's adopted street tree planting standards \*;
- g. If the applicant chooses not to screen the open area to the east of the existing building, an irrigated landscaping plan for this area shall be provided as well as a screening plan for the mechanical equipment (approval of such a plan must be done prior to building occupancy, but installation may be deferred until 6 months after occupancy).

**\*NOTE:** Those portions of landscaping within parkways which may conflict with future repair of sidewalks may be deferred and installed in conjunction with the street improvements.

3. The applicant shall either screen the open area to the east of the existing building with a fence in a manner subject to the approval of ARC or shall comply with condition 2g noted above (approval of a screening plan must be done prior to building occupancy, but installation may be deferred until 6 months after occupancy).

4. The applicant shall remove the existing pole sign located at the northwest corner of the property at the time that a new sign for the site is installed or within 6 months of building occupancy, whichever comes first. Any and all signs for the site shall be subject to review and approval by the Architectural Review Committee.

5. The applicant shall submit a detail of screening and trash enclosure upgrade for the area south of the existing building to

# City of El Paso de Robles

---

the Architectural Review Committee. Installation of approved screening shall be done within 6 months of building occupancy.

6. All existing overhead utilities adjacent to or within the project site shall be relocated underground unless the property owner enters into an agreement for waiver of protest against a future utility undergrounding district, should one be formed, in a manner and form acceptable to the City Attorney.

7. No buildings will be occupied until all public improvements are complete and accepted by the City engineer, and accepted by the City Council for maintenance, or until appropriate securities have been posted to assure the future installation and maintenance of such public improvements.

8. The applicant shall replace the broken concrete on the south side of 26th Street to the satisfaction of the City Engineer. In addition, the unneeded drive approach on 26th Street shall be replaced with full face curb and gutter. The applicant shall be permitted to defer the installation of such improvement for up to one year from occupancy of the building.

9. The applicant shall replace the substandard wood light pole with a standard metal light pole on Spring Street. The applicant shall be permitted to defer the installation of such improvement for up to one year from occupancy of the building.

10. The applicant shall be required to obtain a Certificate of Occupancy for the building. In doing so, the applicant shall comply with all applicable requirements of the Uniform Building and Fire Codes in a manner subject to the approval of the Building Official and Fire Marshal. Building permits shall be obtained for all work requiring such.

11. This Conditional Use Permit shall be reviewed at six (6) month intervals by the Planning Commission for compliance with the conditions of approval. After conducting at least one such review, the Planning Commission may reduce further scheduled reviews to annual reviews if it finds that all conditions are in a state of compliance.

12. 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.

# City of El Paso de Robles

---

13. The site shall be kept in a neat manner at all times, and all landscaping shall be maintained in viable condition.

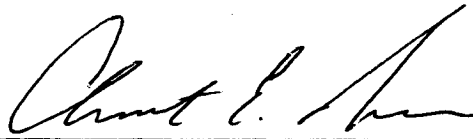
PASSED AND ADOPTED THIS 16th day of October, 1990 by the following roll call vote:

AYES: Russell, Reneau, Picanco and Martin

NOES: None


ABSENT: None

ABSTAIN: Iversen



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



---

JERRY BANKSTON, CITY CLERK

meg\cups\moose-cc.res