

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 10-003
(NORTH COUNTY CHRISTIAN FELLOWSHIP)

DATE: OCTOBER 12, 2010

Needs: For the Planning Commission to consider a request filed by Ted Weber, Architect, on behalf of North County Christian Fellowship, to establish a pre-school and day care center within the existing church education facilities.

Facts:

1. North County Christian Fellowship church is located at 421 9th Street (See Vicinity Map, Attachment 1).
2. This item was continued from the Planning Commission hearings on August 24th, and September 28th, 2010.
3. The item was originally heard by the Commission on August 24, 2010, where the Commission continued the item in order to allow the applicants time to address concerns raised by the Commission and the public related to alley and parking lot improvements.
4. The project was continued for the September 14th and 28th Commission meetings at the request of the applicants to allow additional time to work out an improvement design proposal.
5. The applicants have provided a revised site plan that shows that alley improvements and parking lot improvements will be completed prior to the opening of the school. The proposed parking lot improvements consist of installing 10 paved parking spaces prior to opening the school. The applicant's will be requesting that the Planning Commission allow the remaining parking lot improvements and masonry wall at the northern property line to be completed within three years.
6. The original staff report from August 24th is attached to this report which provides background information (See Attachment 1).

Analysis
and

Conclusions: In response to concerns raised by the Commission and neighbors that were brought up at the public hearing on August 24, 2010, the applicants have provided a revised plan that indicates that alley and parking lot improvements will be completed prior to the pre-school opening for business.

Phase I would include full alley improvements along with the installation of 10 paved parking spaces. Phase II will include installation of the remainder of the parking lot (16 spaces) and a masonry wall.

It appears that the applicant's have addressed the alley and parking concerns, it will be up to the Commission to discuss the timing for the completion of the Phase II improvements.

Policy

Reference: City of Paso Robles Zoning Code and Land Use Element of the General Plan.

Fiscal

Impact: None

Options:

After consideration of any public testimony, the Planning Commission should consider the following options:

- a. Adopt the attached resolution granting approval of Conditional Use Permit 10-003, subject to standard and site specific conditions of approval.
- b. Amend, modify or alter the above noted options.

Attachments:

1. August 24th Staff Report
2. Resolution Approving CUP 10-003
3. Newspaper notice and mail affidavits

H:/Darren/CUPs/ CUP 10-003

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 10-003
(NORTH COUNTY CHRISTIAN FELLOWSHIP)

DATE: AUGUST 24, 2010

Needs: For the Planning Commission to consider a request filed by Ted Weber, Architect, on behalf of North County Christian Fellowship, to establish a pre-school and day care center within the existing church education facilities.

- Facts:
1. North County Christian Fellowship church is located at 421 9th Street (See Vicinity Map, Attachment 1).
 2. The property is zoned R2 (Residential Multi-family, low density) and the General Plan designation is RMF -8 (Residential Multi-family, 8 units per acre).
 3. Section 21.16.200 of the Municipal Code requires approval of a Conditional Use Permit (CUP) for private schools of all levels in the R2 zoning district.
 4. The request is to have 60-75 children attending the school on a daily basis, Monday thru Friday from 6:30am to 6:30pm (See Applicant's Letter, Attachment 2).
 5. The school will be operating within the existing educational facilities, which is the two-story building located north of the sanctuary. The outdoor play area is proposed to be in the lawn area between the two buildings. New 5-foot tall wrought iron fencing will be installed to contain the children within the lawn area.
 6. The Development Review Committee (DRC) reviewed the project at their meeting on August 16, 2010. The DRC along with Staff, discussed the issue of alley improvements with Gary DelGiorgio and Ted Weber (applicants). The DRC recommended that the Planning Commission approve the Conditional Use Permit, but the issue of alley improvements be discussed with the full Commission. See further discussion on alley improvements in the Analysis and Conclusion section of this staff report.
 7. The Planning Division staff has determined that this application is Categorically Exempt from environmental review per Section 15311 of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusions: The request to locate a pre-school/daycare use within the existing church facility appears to be a good fit, especially since the issues that often result from pre-school/daycare facilities, such as parking & circulation and play ground noise, can be addressed with this site.

The main pick-up and delivery area will be located at the rear of the building, within the existing parking area located off of the alley, therefore the impacts from circulation and parking on Vine Street and the surrounding neighborhood should be minimal.

The outdoor play area will be located within the lawn area located between the existing two-story buildings. The buildings will block noise from residences to the north and south of the site. Additionally, the church owns the adjacent parcels to the west of the site between the alley and Olive Street, therefore, noise should not be an issue with the homes along the west side of Olive Street, since the play area will be over 300-feet (a City block) away from Olive Street. The playground will be separated by Vine Street, from homes to the east.

The Planning Commission in January 1999 approved a two phase expansion project for the church. Phase I allowed for the construction of the existing two-story educational building (where the school is proposed to be located) and Phase II allowed for a 3,100 square foot expansion of the sanctuary (which was never started). The project was conditioned to construct alley improvements with Phase II. The applicant's have indicated that Phase II is no longer in the church's plans to complete.

Since the alley improvements were not completed with Phase I, and since Phase II is not going to happen, Staff has included a condition of approval to this CUP requiring that the alley improvements be completed prior to the issuance of a business license for the school. The applicant's have indicated that they would like the Commission to differ the alley improvement requirements for a few years until the school has had a chance to get established. The Planning Commission has the ability to differ the improvements, however requiring improvements at the time of development and/or prior to the intensification of the use would be consistent with the Commission's action on other projects. Additionally, the addition of the school will result in more daily vehicle use of the alley, which would seem to warrant immediate improvements to the alley.

The proposed pre-school and day care use, subject to the conditions of approval within CUP 10-003, would comply with the Zoning Code and General Plan for development within the R2/RMF designated district.

Policy
Reference: City of Paso Robles Zoning Code and Land Use Element of the General Plan.

Fiscal
Impact: None

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a. Adopt the attached resolution granting approval of Conditional Use Permit 10-003, subject to standard and site specific conditions of approval.
- b. Amend, modify or alter the above noted options.

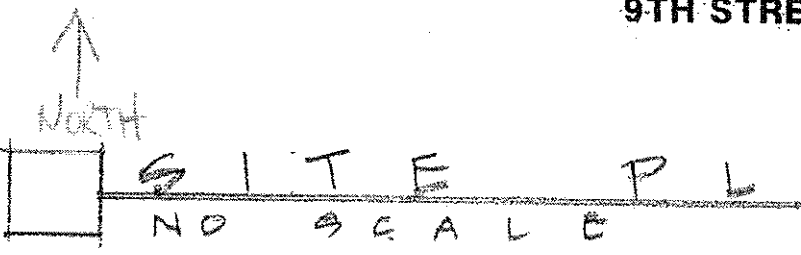
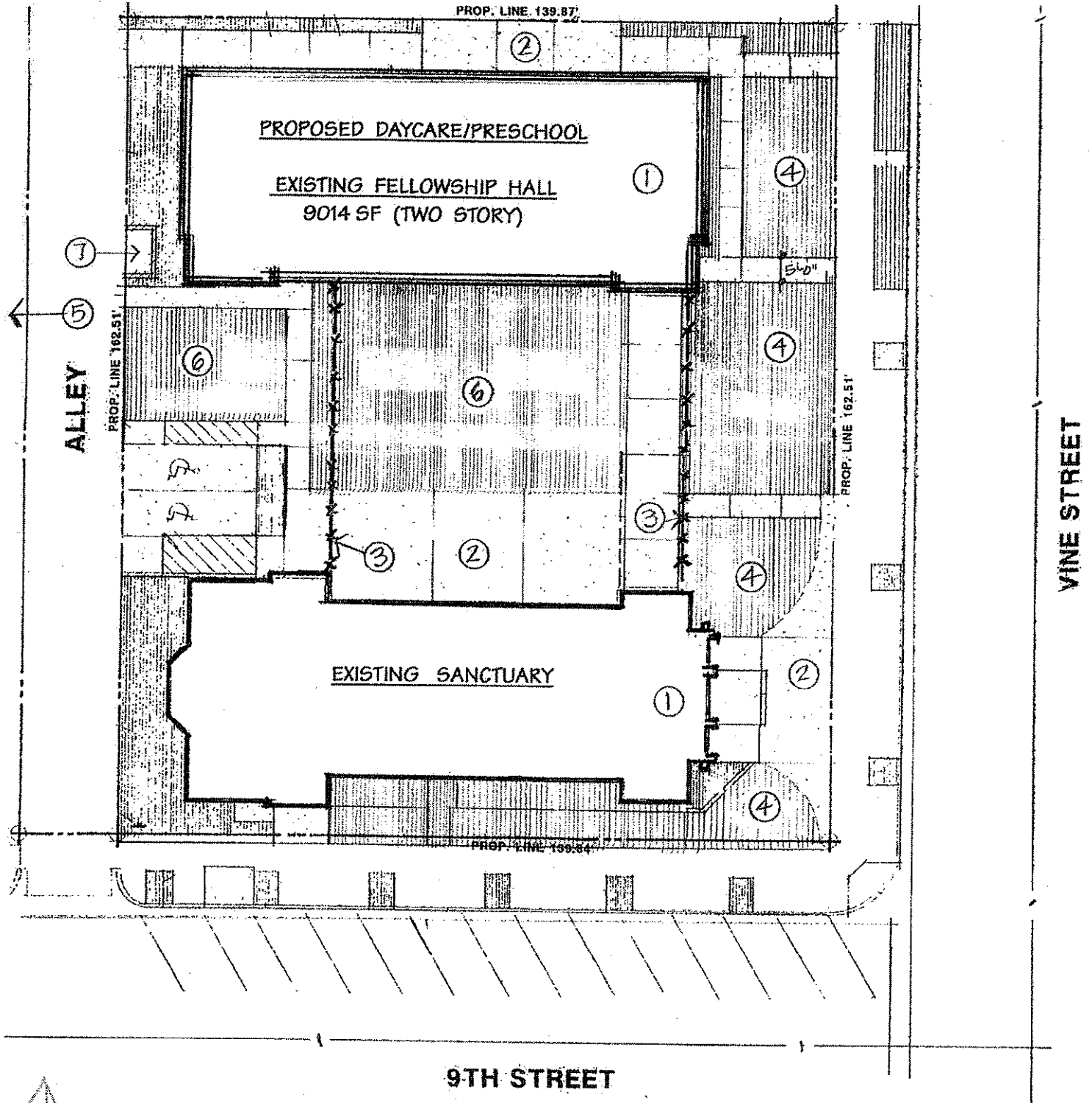
Attachments:

1. Vicinity Map
2. Applicant's Letter
3. Resolution Approving CUP 10-003
4. Newspaper notice and mail affidavits

H:/Darren/CUPs/ CUP 10-003

SITE PLAN NOTES:

- | | |
|--------------------------------|---|
| 1. (E) STRUCTURE | 5. (E) ADDITIONAL PARKING ON ADJACENT LOT |
| 2. (E) CONCRETE SIDEWALK/PATIO | 6. PLAYGROUND AREA / TURF & HARDSCAPE |
| 3. (N) 5' WROUGHT IRON FENCE | 7. (E) TRASH ENCLOSURE |
| 4. (E) LANDSCAPING | |



Attachment 1
 Vicinity Map
 CUP 10-003
 (North County Christian)

North County Christian Fellowship

RECEIVED

JUL 29 2010

Engineering Division

421 9th St

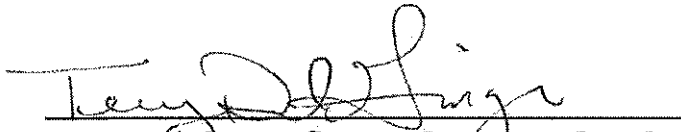
Paso Robles, Ca. 93446

July 28, 2010

City of Paso Robles Planning Department
1000 Spring St.
Paso Robles, Ca 93446

To Whom It May Concern at Paso Robles Planning Department,

North County Christian Fellowship is proposing to hold a preschool/ childcare at our facility on 9th and Vine Street. We are planning to have 40 to ⁷⁵ children, ages 3 months to 5 years old at our facility. Our hours of operation will be 6:30 am to 6:30 pm, Monday through Friday. We will be in full compliance with state preschool licensing requirements. Our planned date to open is August 20, 2011.



Terry DelGiorgio, Program Director/ Site Supervisor

Attachment 2
Applicant's Letter
CUP 10-003
(North County Christian)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 10-003
(North County Christian Pre- School/Daycare)
APN: 009-141-003, 004, 012, 013

WHEREAS, Ted Weber, Architect, on behalf of the North County Christian Church, has filed a Conditional Use Permit application to establish a pre-school/day care center within the existing church educational facilities located at 421 9th Street; and

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for private schools in the R2 zoning district; and

WHEREAS, the main pick-up and drop-off area for the school will be on the west side of the site off of the alley; and

WHEREAS, the outdoor play area will be in the grass area between the existing buildings; and

WHEREAS, the item was originally heard by the Commission on August 24, 2010, where the Commission continued the item in order to allow the applicants time to address concerns raised by the Commission and the public related to alley and parking lot improvements; and

WHEREAS, the project was continued for the September 14th and 28th Commission meetings at the request of the applicants to allow additional time to work out an improvement design proposal; and

WHEREAS, the applicants have provided a revised site plan that shows that alley improvements and parking lot improvements will be completed prior to the opening of the school, the proposed parking lot improvements consist of installing 10 paved parking spaces prior to opening the school; and

WHEREAS, the applicant's will be requesting that the Planning Commission allow the remaining parking lot improvements and masonry wall at the northern property line to be completed within three years; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 12, 2010, 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, 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 10-003 subject to the following conditions:

STANDARD CONDITIONS

1. 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.
2. The site shall be kept in a neat manner at all times.

SITE SPECIFIC CONDITIONS

3. This conditional use permit (CUP) authorizes the establishment of a private pre-school/day care center for up to 75 students, as shown on Exhibit A (Site Plan), at the existing church located at 421 9th Street, subject to the conditions established by this resolution.
4. The school would operate Monday thru Friday, 6:30 am to 6:30 pm.
5. All signage shall be reviewed and approved by the Development Review Committee (DRC).
6. Prior to the issuance of a business license, any necessary tenant improvement building permits shall be obtained and completed to the satisfaction of the Deputy Building Official.
7. Prior to the issuance of a business license, the parking shall be improved with 10 parking spaces as shown on Exhibit A. The remaining parking spaces and masonry wall (Phase II) shall be installed within 3 years, no later than October 12, 2013.
8. Prior to the issuance of a business license, the alley shall be constructed using pervious pavers from 9h Street to the furthest northern property line, in a manner to be reviewed and approved by the City Engineer. In addition, the applicant will be required install an alley approach per City Standards (Dwg. B-6) at the entrance to the alley on 9th Street.

PASSED AND ADOPTED THIS 12th day of October, 2010 by the following Roll Call
Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOEL PETERSON, CHAIRMAN

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

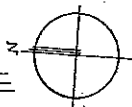
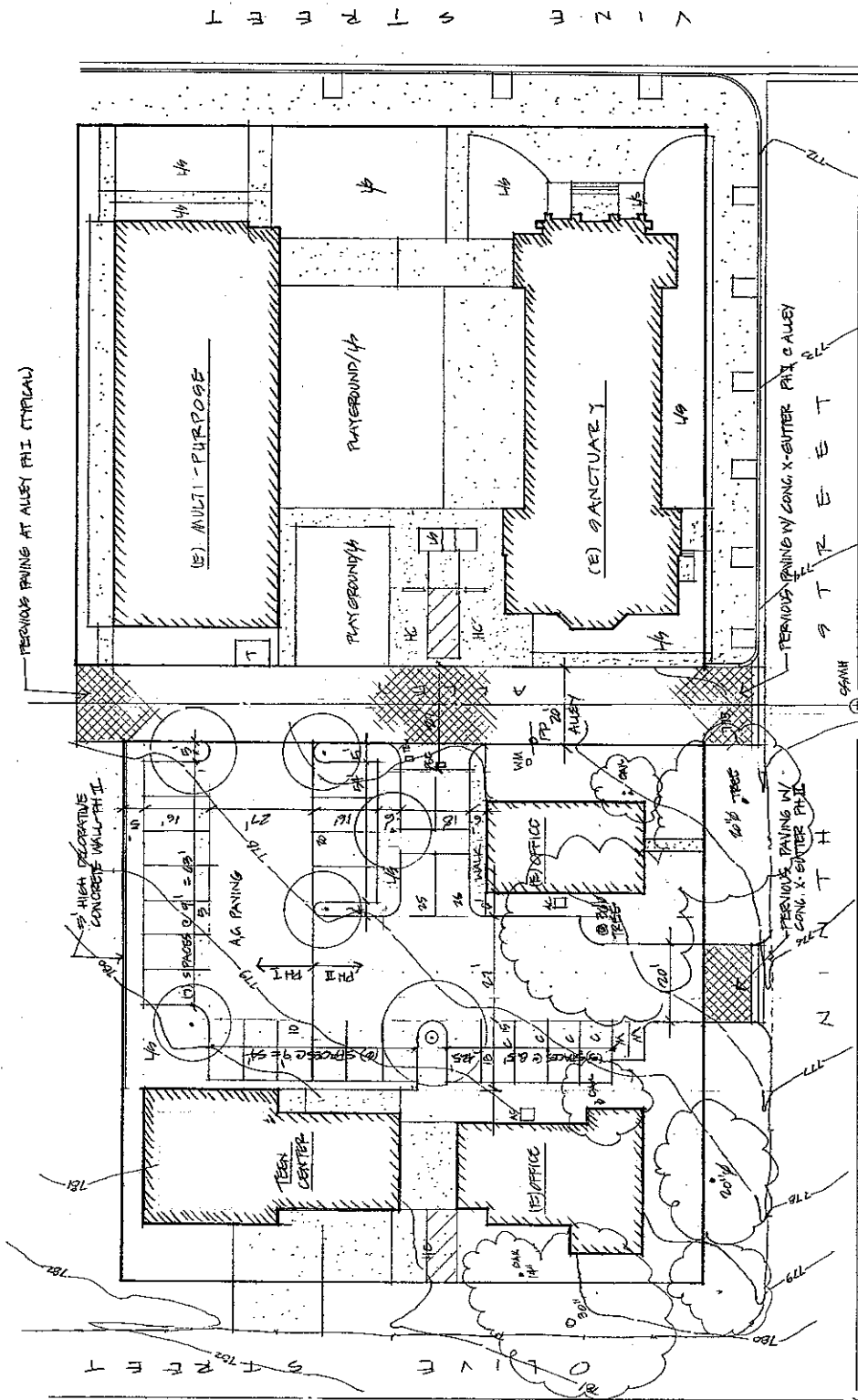


Exhibit A
Site Plan
CUP 10-003
(North County Christian)

PRELIMINARY SITE PLAN FINAL BUILD - PUT PHASE I & II

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: August 14, 2010

Hearing
Date: August 24, 2010
(Planning Commission)

Project: Conditional Use Permit CUP 10-003
(North County Christian Fellowship)

I, Theresa Variano, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: Theresa Variano
Theresa Variano

forms/newsaffi.691

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 10-003, proposed by Ted Weber, Architect on behalf of North County Christian Fellowship, to establish a pre-school and day-care center within the existing church education facilities located at 421 9th Street, APN 009-144-003, 004, 012 & 013.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, August 24, 2010, at which time all interested parties may appear and be heard.

This application is Categorical Exempt from environmental review per Section 15301c of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

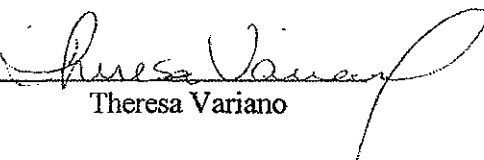
If you challenge the Conditional Use Permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Darren Nash, Associate Planner
August 14, 2010 6902421

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 10-003 (NoCo Christian Fellowship) on this 12th day of August, 2010.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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