

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 12-010 (NCI AFFILIATES, INC.)

DATE: OCTOBER 23, 2012

Needs: For the Planning Commission to consider an application filed by NCI Affiliates, Inc. to re-establish staff training programs and executive offices within the Chestnut House. (APN: 008-311-017)

Facts:

1. The Chestnut House is located at 1434 Chestnut Street. See attached Vicinity Map (Attachment 1).
2. Conditional Use Permit 82031 was approved in 1982 for NCI, allowing the conversion of the Chestnut House from a triplex into a training and educational facility for the disabled.
3. In 1997, the Planning Commission approved an amendment to CUP 82031 to modify the use of the Chestnut House to be used for staff training and office uses.
4. With the construction of NCI's new building on Linne Road in 2008, there has not been consistent use of the Chestnut House. Since the building has been vacant for over 180 days, Section 21.23.420 of the Zoning Code, requires CUP 82031 be deemed abandoned.
5. NCI would like the Planning Commission's approval of CUP 12-010 to allow the reestablishment of staff training programs and executive offices at the Chestnut House. See Applicant's letter, Attachment 2.
6. The Development Review Committee (DRC) reviewed the proposal at their meeting on October 1, 2012. The Committee recommended approval of the CUP as proposed.
7. This application is categorically exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusion: The current plan for the Chestnut house is to remodel the interior of the building from 4 bedrooms and 7 offices, to 2 bedrooms and 6 offices. The activities would consist primarily of the executive offices for NCI, with the ability to have two bedrooms available for staff training of residential activities (See NCI letter, Attachment 3).

The NCI activities at the Chestnut house have been considered “quasi-public” which is defined as a non-commercial building, not publically owned, which is used primarily for religious, educational, or cultural purposes.

NCI Affiliates has had programs at the Chestnut House for many years and has been a compatible fit with the neighborhood. The reestablishment of the CUP seems to be a reasonable use for the Chestnut House, and would comply with the Zoning Code as a quasi-public use.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

Impact: None identified at this time.

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

- a). Adopt the attached resolution approving the proposed Conditional Use Permit 12-010, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map
2. Applicant’s letter dated August 30th
3. Applicant’s letter dated October 3rd
4. Resolution Approving CUP 12-010
5. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
CUP 12-010
(NCI Affiliates)



August 30 2012

City of Paso Robles
Attn: Planning Commission
1000 Spring Street
Paso Robles, 93446

Subject: Chestnut House Renovation/Upgrade Project-1434 Chestnut Street

Dear Planning Commission,

In December of 1999 NCI's Spring Street Work Program and training offices were destroyed in a fire. Shortly afterwards, NCI's Board directed staff to move its administrative and training offices over to our Chestnut House facility.

NCI remained at Chestnut House until the fall of 2008, when its new 15,000 sq. ft. Linne Road facility was completed.

In the spring of 2009, NCI approached Semmes and Company to submit a feasibility study to convert the Chestnut House from its current business/training offices into low income multi-family residential, studio, one and two bedroom apartments. In 2010, the project was killed, due to high construction costs, low rental income and the declining real estate market.

In the interim, the property was used by NCI Community Living Instructors and as a training site for our vocational trainees learning grounds maintenance and yard care. NCI has always maintained the property i.e. landscaping, tree pruning, plumbing, security and fire services. In addition, NCI staff regularly stops by to inspect the property.

Over the last four years NCI's Linne Road work and activity programs have outgrown its space and, in order to make more room, we'll need to move personnel.

In 2012, NCI again approached Semmes and Company to submit a preliminary design estimate to renovate and upgrade the existing Chestnut House administrative and training offices. This renovation project would allow NCI to open more space at Linne Road, thereby making more programs available for our growing senior disabled and autistic adult population.

Respectfully yours,

Mike Metcalf
Business Services Coordinator

Cc: Crystal Nevosh, Executive Director

Attachment 2
NCI Letter - Aug 30th
CUP 12-010
(NCI Affiliates)

NCI AFFILIATES, INC.
Corporate Office
496 Linne Road Paso Robles, CA 93446
(805) 238-6630 Fax (805) 239-9073 www.nciaffiliates.org



October 3, 2012

City of Paso Robles
Attn: Darren Nash-Associate Planner
1000 Spring Street
Paso Robles, 93446

Subject: Chestnut House Renovation
Residential Bedrooms for Transitional/Independent Living Training

Darren,

One component of NCI's Community Living Program is to help transition developmentally disabled adults into independent living, that is provide individuals the tools necessary to live independently within the community. However, potential adults will need to be assessed to see if they are capable of living alone. Periodically, and under the supervision of a trained Community Living Instructor, an adult will spend two to three nights at the Chestnut House to determine if he or she is ready to live on their own. Therefore, the first floor residential bedrooms, bathrooms, living room, laundry room and kitchen will be designed to provide the disabled adult and staff with a safe and comfortable training environment.

Regards,

Mike Metcalf
Business Services Coordinator

Cc: Crystal Nevosh, Executive Director

Attachment 3
NCI Letter - Oct. 2nd
CUP 12-010
(NCI Affiliates)

NCI AFFILIATES, INC.
Corporate Office
496 Linne Road Paso Robles, CA 93446
(805) 238-6630 Fax (805) 239-9073 www.nciaffiliates.org

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-010
(NCI Affiliates)
APN: 008-311-017

WHEREAS, Table 21.16.200 of the City of El Paso de Robles Zoning Code requires approval of a Conditional Use Permit (CUP) for quasi-public uses in the R-2 (Residential Multi-Family) zoning district; and

WHEREAS, the applicant, NCI Affiliates, Inc. has filed a CUP application to establish and operate a residential training programs and executive offices within the Chestnut House, located at 1434 Chestnut Street; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 23, 2012, 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 and operation for the requested use and building would be consistent with the General Plan and not 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 12-010 subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Proposed 1 st Floor Plan
B	Proposed 2 nd Floor Plan

2. This CUP authorizes the establishment and operation of the Chestnut House located at 1434 Chestnut Street into a residential training and executive office building for NCI Affiliates, Inc.
3. This project approval shall expire on October 23, 2014, unless the use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.

5. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
6. 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.

PASSED AND ADOPTED THIS 23rd day of October, 2012 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

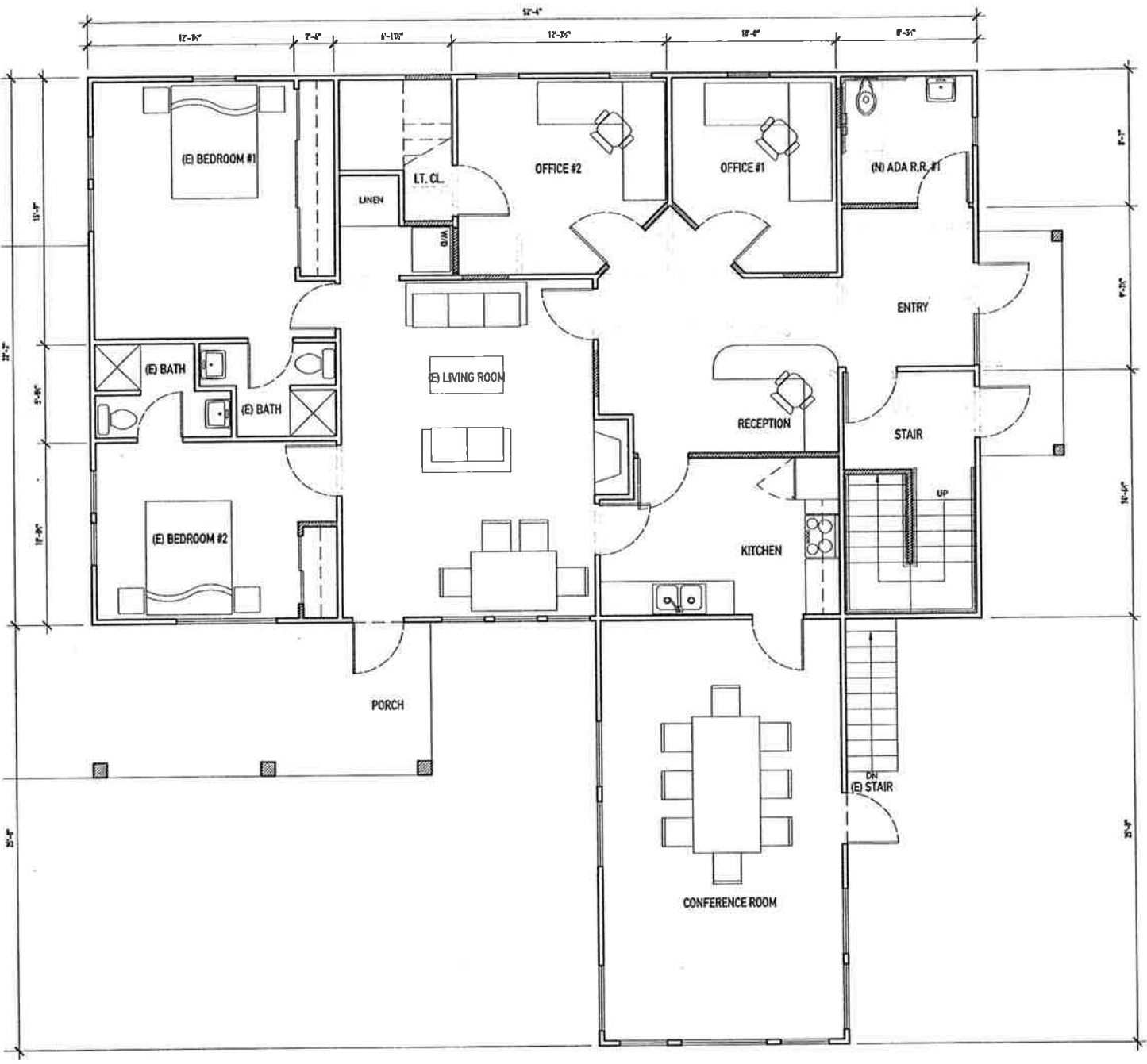


Exhibit A
 Proposed First Floor Plan
 CUP 12-010
 (NCI Affiliates)

NCI AFFILIATES - OFFICE REMODEL, PASO ROBLES

NEW FLOOR PLANS
 FIRST FLOOR
 1/4" = 1'-0"

RECEIVE

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Engineering Di

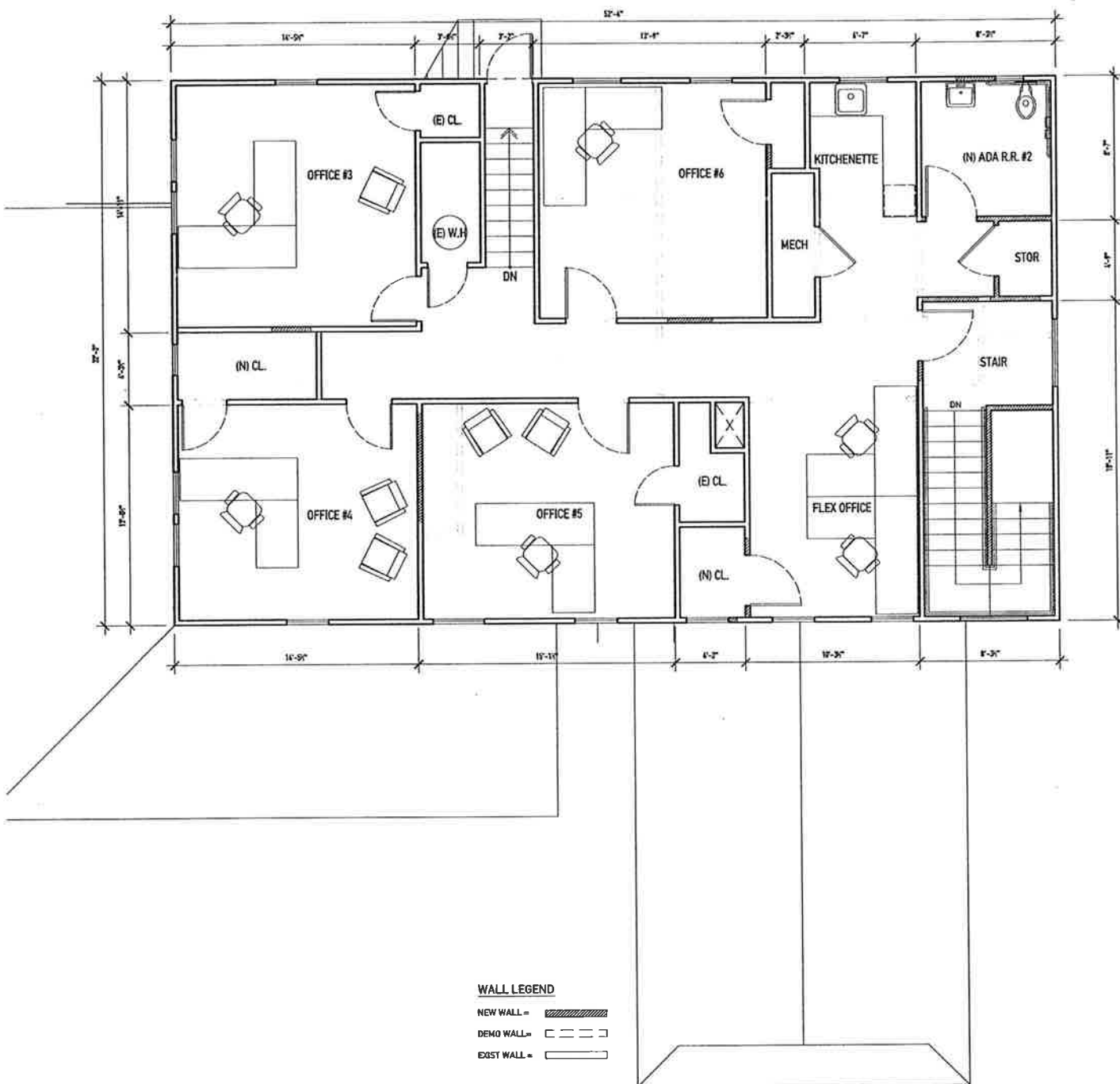


Exhibit B
 Proposed Second Floor Plan
 CUP 12-010
 (NCI Affiliates)

NCI AFFILIATES - OFFICE REMODEL, PASO ROBLES

NEW FLOOR PLANS
 SECOND FLOOR
 1/4" = 1'-0"

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: October 11, 2012

Hearing Date: October 23, 2012
(Planning Commission)

Project: Conditional Use Permit 12-010 (NCI Affiliates)

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

forms\newsaffi.691

**CITY OF EL PASO DE ROBLES
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 on Tuesday, October 23, 2012, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Conditional Use Permit (CUP 12-010), a request by NCI Affiliates, Inc. to re-establish a residential training and executive office building within the existing building located at 1434 Chestnut Street, Paso Robles, California.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

If you challenge the project 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.

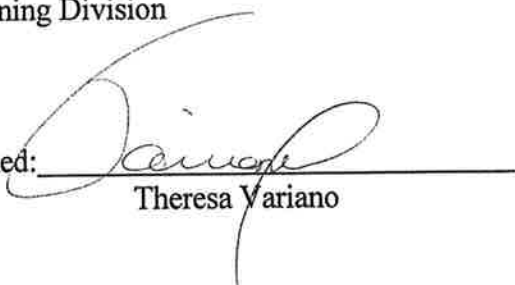
Darren Nash
Associate Planner
October 11, 2012 7002464

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 12-010 (NCI Affiliates Inc.) on this 11th day of October, 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Theresa Variano