



City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner
Subject: Conditional Use Permit 17-001
1245 Park Street / APN 009-042-002
Applicant – Pastor Brad Alford, New Day Church
A request to establish a Church use on the 3rd floor of the existing historic building (Bank of Italy) at 1245 Park Street.

Date: April 25, 2017

Facts

1. The proposed New Day Church would be located on the third floor within the existing building located at 1245 Park Street, also known as the historical Bank of Italy building (See Vicinity Map, Attachment 1).
2. The building is located in the TC-1 (Town Center) zoning district within the Uptown/Town Centre Specific Plan and has a Downtown Commercial (DC) General Plan Land Use designation.
3. The building is the historic Bank of Italy (Bank of America) at the SW corner of Park and 13th St. and has been identified as one of the most significant historic building in Paso Robles. The building is eligible for the National Historic Register and the California Historic Register. No changes to the building's historic character defining features are proposed as part of the project.
4. Table 5.3-1 of the Uptown/ Town Center Specific Plan requires a Conditional Use Permit (CUP) for a church in the TC-1 zone.
5. As part of this CUP, the proposed use would utilize a portion of the 1st floor as the Church's reception area and the entire 3rd floor for assembly. The 2nd floor is proposed to remain as an office use with offices available to be leased to tenants in addition to the Church having the ability to lease office spaces (See Project Plans, Exhibit B to Attachment 3).
6. The Church has indicated approximately 50 attendees would assemble on Monday, Tuesday, and Wednesday evenings from 7:00 pm to 10:00 pm, and approximately 80-100 attendees would assemble on Sunday from 10:00 am to 1:00 pm. Additionally, the Church plans to hold conferences on various Saturdays (no more than five times per calendar year) from 10:00 am to 10:00 pm for approximately 80 attendees per event.
7. The applicant has indicated parking demands for the New Day Church would be comparable to the established office use of the building, which is a permitted use in the TC-1 zone. The applicant is proposing to utilize an off-site private parking lot to provide additional parking to Church attendees.
8. Per Resolution No. 2480 (Attachment 2), the City Council previously approved a Downtown Parking Assessment District in 1980 that required the building's property owner to pay an off-site parking assessment fee totaling \$40,593.34 for public parking improvements to the Downtown.

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This parking assessment fee would have mitigated the parking demand for the uses of the entire building

9. The Uptown/Town Centre Specific Plan allows shared and off-site parking areas. Off-site parking should be located within a 1,250 feet walking distance (corresponding to a five-minute walk) for the use it's intended to serve. Where approved by the review authority, the off-site parking may be located at a more remote site. In considering a request for off-site parking at a distance greater than 1,250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site.
10. The Development Review Committee (DRC) reviewed this project at their meeting on April 10, 2017. The DRC expressed concerns regarding the occupancy of a church, noting that the large assembly use could affect parking demands in the Downtown, especially when weekday evening services would be offered. The DRC recommend the applicant further analyze parking compatibility prior to the Planning Commission hearing, which is included in the analysis section.
11. This application is categorically exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA.

Options

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

1. Approve the draft Resolution A (Attachment 3), approving the proposed Conditional Use Permit 17-001, subject to site specific conditions of approval;
2. Approve Draft Resolution A (Attachment 3), with amended conditions such as modifying the Church's allowed occupancy;
3. Refer back to staff for additional analysis;
4. Deny the conditional use permit with the adoption of findings of denial.

Analysis and Conclusions

Project Summary

For the Planning Commission to consider a Conditional Use Permit to establish a Church use within the existing building at 1245 Park Street. The Church is requesting assembly times for Monday, Tuesday, and Wednesday from 7:00 pm to 10:00 pm, for approximately 50 people per service, and on Sunday from 10:00 am to 1:00 pm for approximately 80-105 people per service. Additionally, the applicant anticipates conferences to be held no more than five times per year with approximately 80 people per event.

As part of this request, patrons would assemble on the third floor of the building in one of the two proposed assembly rooms, as shown on the floor plans in Exhibit B to Attachment 3. The Church also proposes to use the first floor as a reception area. As shown on the floor plans, the Church would share the ground floor with a retail/commercial tenant. The Church would take access via a 13th Street entrance whereas the retail/commercial use would take access from a Park Street entrance.

General Plan / Zoning Consistency

The zoning is TC-1 which is occupied by Paso Robles' historic Downtown. In general, buildings are 1-, 2-, and 3-story, zero-setback flex block buildings occupied by commercial and mixed-uses. The Specific Plan

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allows for churches in the TC-1 zone, subject to a CUP. In order to ensure compatibility with the density of the Downtown and concerns with available parking, conditions of approval have been provided as part of this project. The conditions are intended to regulate the meeting times and the total occupancy allowed, which should result in parking requirements similar to a permitted use in the TC-1 zone such as an office.

Since the Downtown is the most dense and most mixed-use zone, the CUP is attempting to find a balance between the Church's request to use an existing building for assembly purposes and the public's expectation of Downtown uses not having an overall impact on the public on-street parking.

The Planning Commission will need to review this CUP request to determine if the proposed use is compatible in the TC-1 zone. The CUP gives the Planning Commission the ability to require special conditions of approval to insure that a particular use is compatible with surrounding uses.

Neighborhood Compatibility / Parking Issues

The main issue related to this request is the proposed change of occupancy of the third floor from an office occupancy to an assembly occupancy and its effect on Downtown parking. As a historic building, the site has only two (2) designated parking spaces and church patrons will be utilizing the existing public on-street parking available within the immediate vicinity of the building. The Church has indicated the maximum number of attendees at any given service would be 105 people, which is a project condition.

The Church's regular hours of assembly would be held Monday, Tuesday, and Wednesday from 7:00 pm to 10:00 pm, and again on Sunday from 10:00 am to 1:00 p.m. Although church will create a peak parking demand a few times a week, it will not be regularly occupied like the existing office use which would create a similar parking demand from 8 a.m. to 5 p.m. 5 days a week.

One of the main issues associated with the proposed use is the number of people who will utilize parking in the Downtown. The applicant has indicated parking demands for the New Day Church (with occupancy restrictions) would be comparable to existing office use if reoccupied, which is a permitted use in the TC-1 zone, and would not negatively affect the parking needs of the Downtown.

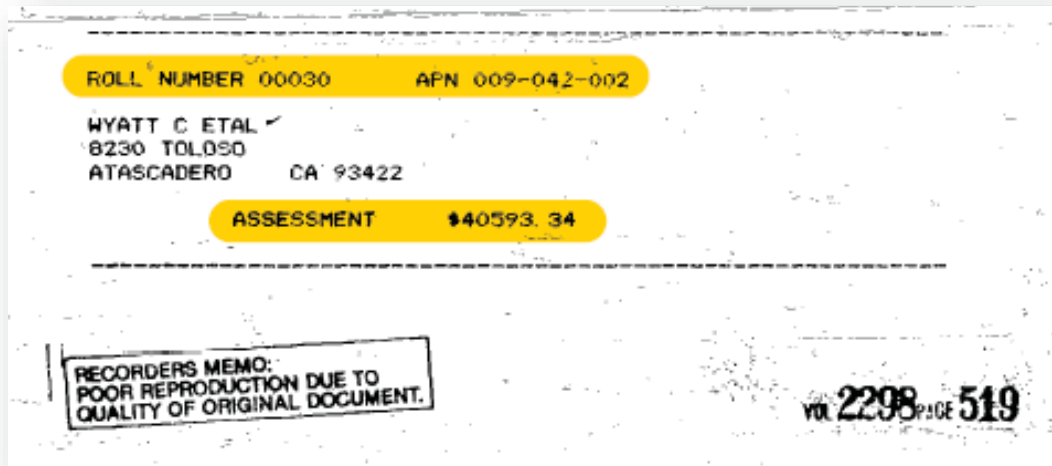
Using the assumption that an office could be reoccupied in the third floor of the building, staff has determined the third floor could potentially support an occupant load of 42 persons (gross office area: 4,185 SF @ one occupant per 100 SF = 42 occupants), resulting in a parking demand of 42 parking spaces. Since it is more likely for a church attendee to carpool, it is reasonable to expect the parking demand of the New Day Church to be less than the actual number of people occupying the space. For instance, the Church expects no more than 105 occupants at any given service and the occupants would be more likely to share a vehicle, at an average of 2.5 persons per car. This results in the need for approximately 42 parking spaces to accommodate the 105 occupants (105 occupants / 2.5 persons per vehicle = 42 parking spaces). In order to maintain consistency with the notion that 42 parking spaces could be needed if the third floor were used as an office, a condition of approval has been added to the project requiring the occupancy load not to exceed 105 occupants (42 spaces x 2.5 persons/vehicle = 105 people).

In addition to utilizing parking Downtown, the applicant is prepared to utilize an off-site private parking lot approximately 3-miles from the site to provide additional parking to Church attendees either as overflow parking or, if required, to be used permanently as part of the CUP approval. The Uptown/Town Centre Specific Plan allows shared and off-site parking areas to be approved. Off-site parking should typically be located within a 1,250 feet walking distance (corresponding to a five-minute walk) for the use it is intended to serve. However, where approved by the review authority, the off-site parking may be located at a more remote site. In considering a request for off-site parking at a distance greater than 1,250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site. At this time, the Church has indicated its patrons

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could park at this location and carpool to parking spaces closer to the building. Because this off-site parking location is more than 1,250 feet from the site, staff has not added this as a formal condition of approval, but supports it as an operational best practice.

As a result of the Development Review Committee's concerns regarding parking, the applicant has provided additional information pertaining to the site's historical influence on Downtown parking. Although the project has been conditioned to maintain the same level of parking demand as the existing office use, there is still a understandable concern over the building's use of parking, not only for the third floor assembly, but for the combination of the all floors, including the second floor office and first floor retail/commercial. Per Resolution No. 2480 (Attachment 2), the City Council previously approved a Downtown Parking Assessment District in 1980 that required the building's property owner to pay an off-site parking assessment fee totaling \$40,593.34 for public parking improvements to the Downtown.



This parking assessment fee would have mitigated the parking demand for the uses of the entire building, meaning that all three floors of the building have been accounted for when considering parking spaces in the Downtown. As a result of the property paying this assessment, it would seem reasonable that the building would be vested for purposes of parking and since the Church has demonstrated its parking needs are comparable to a permitted office use, no additional parking requirement appears to be justified.

Alcohol Beverage Control Licensing Issues

In addition to parking concerns, staff contacted the California Department of Alcoholic Beverage Control (ABC) to inquire on the potential impacts of a church being located near existing and future businesses that have ABC licenses. The ABC has provided the following information as it relates to this request:

- A church use does not preclude the ability for a business to obtain an ABC license; and
- If there is a church located within 600-feet of an ABC applicant, then a notice is required to be sent to the church that an ABC application has been requested; and
- Type 02 "duplicate" (wine tasting rooms) are exempt from requirement to notify churches.

Architecture and Appearance

No changes to the existing building are needed to accommodate the proposed church use. A condition has been added that all signage shall be reviewed and approved by the Development Review Committee (DRC) for consistency with the character of the historic building and historic guidelines.

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Options

Option 1. Option 1 takes into account the applicant has demonstrated the Church's parking demands would be equivalent to the existing office use on the third floor of the building and takes into consideration that the building has previously paid into a Downtown Parking Assessment District. Approval on the CUP would be based on the finding the Church has demonstrated its parking demand are comparable to the existing use.

Option 2. Option 2 takes into account the potential for the Planning Commission to change the conditions of approval.

Option 3. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the project as it is proposed.

Option 4. The Planning Commission would have to make findings to support denial of the project. However, if the total occupancy can be reduced to a satisfactory figure, it does not appear denial findings would be warranted.

Fiscal Impact

None identified at this time.

Recommendation

Option 1. Approve the draft Resolution A, approving the proposed Conditional Use Permit 17-001, subject to site specific conditions of approval.

Attachments

1. Vicinity Map
2. Resolution No. 2480
3. Draft Resolution A
4. Mail Affidavit
5. Newspaper Affidavit
6. Public Comments Received

Attachment 1

Vicinity Map



Project Site
1245 Park Street

RECORDING REQUESTED BY AND MAIL TO
NAME City of Paso Robles
STREET 1030 Spring str
CITY Paso Robles, Ca. 93401

1454 P
DOC. NO. 1766
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL
JAN 14 1981
WILLIAM E. ZIMARIK
COUNTY RECORDER
TIME 9 : 15 PM

RESOLUTION NO. 2480

A RESOLUTION AND ORDER ADOPTING ENGINEER'S REPORT
CONFIRMING THE ASSESSMENT AND ORDERING THE WORK
AND ACQUISITIONS

DOWNTOWN PARKING ASSESSMENT DISTRICT

RESOLVED, by the City Council of the City of El Paso
de Robles, County of San Luis Obispo, California, that

WHEREAS, on the 2nd day of October, 1979, said Council
adopted its Resolution of Intention No. 2352, to construct
public improvements in said City, and referred the proposed
improvements to the Engineer of Work of said City, he being
the officer having charge and control of the construction of
improvements in and for said City of the kind described in
said Resolution of Intention and being a competent person
appointed by said Council for that purpose; and

WHEREAS, said Council thereby directed said Engineer of
Work to make and file with the City Clerk a report in writing
in accordance with and pursuant to the Municipal Improvement
Act of 1913; and

WHEREAS, said report was duly made and filed with the City
Clerk, whereupon said Clerk presented it to the Council for con-
sideration; and

WHEREAS, said Council thereupon duly considered said report
and each and every part thereof and found that it contained all
the matters and things called for by the provisions of said Act,
including (1) plans and specifications of the proposed improve-
ment, (2) estimate of costs, (3) diagram of district, and (4)
an assessment according to benefits, all of which was done in
the form and manner required by said Act; and

WHEREAS, said Council found that said report and each and
every part thereof was sufficient in every particular and deter-
mined that it should stand as the report for all subsequent

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proceedings under said Act, appointed Wednesday, September 10, 1980, at the hour of 7:30 o'clock P.M., of said day in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California, as the time and place for hearing protests in relation to said proposed improvements, and directing the City Clerk to give notice of said hearing as required by said Act; and

WHEREAS, it appears that notices of said hearing were duly and regularly posted, mailed and published in the time, form and manner required by said Act, as evidenced by the affidavits on file with the City Clerk, whereupon said hearing was duly and regularly held at the time and place stated in said notice; and

WHEREAS, 48 persons interested, objecting to said acquisitions and improvements, or to the extent of the assessment district, or to the proposed assessment or diagram, or to the maps and descriptions or to the grades at which said work will be done, or to the Engineer's estimate of the costs and expenses thereof, filed written protests with the City Clerk at or before the time set for hearing, and all persons interested desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to said improvements were fully heard and considered by said Council, and said Council has acquired jurisdiction to order said improvements and the confirmation of said diagram and assessment to pay the costs and expenses thereof.

NOW, THEREFORE, said Council does hereby FIND, DETERMINE and ORDER, as follows:

1. That the owners of one-half (1/2) of the area to be assessed for the cost of the project did not, at or prior to the time fixed for said hearing file written protests against the proposed improvements as a whole, or against the said district or the extent thereof to be assessed for the costs and expenses of said improvements as a whole, or as to the Engineer's estimate of said costs and expenses, or against the diagram and assessment to pay for the costs and expenses thereof.

7. That the assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land in said district in proportion to the estimated benefits to be received by said subdivisions, respectively, from said improvements, and of the expenses incidental thereto, contained in said report, be, and the same is hereby, finally approved and confirmed as the assessment to pay the costs and expenses of said improvements.

8. That said Engineer's report be, and the same is hereby, finally adopted and approved as a whole.

9. That the City Clerk shall forthwith deliver to the Superintendent of Streets the said assessment, together with said diagram thereto attached and made a part thereof, as confirmed by this Council, with his certificate of such confirmation thereto attached and of the date thereof; and that said Superintendent of Streets shall record said diagram and assessment in his office in a suitable book to be kept for that purpose; and append thereto his certificate of the date of such recording, and such recordation shall be and constitute the assessment roll herein.

10. That said Superintendent of Streets, upon the recording of said diagram and assessment, shall mail to each owner of real property within the assessment district at his last known address as the same appears on the tax rolls of the City or on file in the office of the City Clerk, or to both addresses if said address is not the same, or to the general delivery when no address so appears, a statement containing a designation by street number or other description of the property assessed sufficient to enable the owner to identify the same, the amount of the assessment, the time and place of payment thereof, the effect of failure to pay within such time, and a statement of the fact the bonds will be issued on the unpaid assessment pursuant to the Improvement Bond Act of 1915.

2. That the district benefited by said improvements and to be assessed to pay the costs and expenses thereof and the exterior boundaries thereof are more particularly described in said Resolution of Intention and made a part hereof by reference thereto. That all public streets and highways within said assessment district in use in the performance of a public function as such shall be omitted from said district and from the levy and collection of the special taxes to be hereafter levied and collected to cover the costs and expenses of said improvements.

3. That the plans and specifications for the proposed improvements, contained in said report, be, and they are hereby, finally adopted and approved as the plans and specifications to which said work shall be done as called for in said Resolution of Intention.

4. That the Engineer's estimate of the itemized and total costs and expenses of said improvements, and of the incidental expenses in connection therewith, contained in said report, be, and it is hereby, finally adopted and approved as the Engineer's total and detailed estimate of the costs and expenses of said improvements.

5. That the public interest and convenience require and said Council does hereby order the improvements to be made as described in and in accordance with said Resolution of Intention on file in the office of the City Clerk, reference to which is hereby made for a more particular description of said improvements, and also for further particulars pursuant to the provisions of said Municipal Improvement Act of 1913.

6. That the diagram showing the assessment district referred to and described in said Resolution of Intention, and also the boundaries and dimensions of the respective subdivisions having been given a separate number upon said diagram, as contained in said report, be, and it is hereby, finally approved and confirmed as the diagram of the properties to be assessed to pay the costs and expenses of said improvements.

11. That said Superintendent of Streets shall also give notice by publishing a copy of a Notice to Pay Assessments once a week for two weeks in the local newspaper published and circulated in Paso Robles, that said assessment has been recorded in his office, and that all sums assessed thereon are due and payable immediately, and that payment of said sums is to be made thirty (30) days after the date of recording said assessment, which date shall be stated in said notice, and of the fact that bonds will be issued upon unpaid assessments as above provided.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles, County of San Luis Obispo, State of California, this 18th day of November, 1980, by the following vote:

AYES: Councilmen Monroe, Parish, Stemper and Schwartz

NOES: Councilmen None

ABSENT: Councilmen Minshull

Barney Schwartz

 Mayor

ATTEST:

David P. ...

 City Clerk



STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO
CITY OF EL PASO DE ROBLES } ss.

I, Donald B. Keefer, City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing Resolution No. 2480 was duly and regularly adopted, passed, and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 18th day, of November, 19 80, by the following vote:

AYES: Councilmen Monroe, Parish, Stempel and Schwartz

NOES: Councilmen None

ABSENT: Councilmen Minshull

Dated this 18th day of November, 19 80.

Donald B. Keefer
City Clerk and Ex-Officio Clerk of the City Council,
City of El Paso De Robles, State of California.

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NOTICE OF ASSESSMENT

DOWNTOWN PARKING ASSESSMENT DISTRICT

Pursuant to the requirement of Section 3114 of the Streets and Highways Code, the undersigned Clerk of the City of El Paso de Robles, California, hereby gives notice that a diagram and assessment were recorded in the Office of the Superintendent of Streets of said City as provided for in said Section, and relating to the property more particularly described on that certain assessment diagram filed in accordance with Section 3114 of the Streets and Highways Code, in Book 2 of Maps of Assessment Districts at Page 660 in the Office of the County Recorder of the County of San Luis Obispo.

Notice is further given that upon the recording of this Notice in the Office of the County Recorder of San Luis Obispo County, the several assessments assessed as shown on said filed assessment diagram shall become a lien upon the lots or portions of lots assessed, respectively.

Reference is made to the assessment diagram and assessment roll recorded in the Office of the Superintendent of Streets of said City.

DATED: 1-5, 1981.

Deborah J. Hendry
 City Clerk
 City of El Paso de Robles



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DOWNTOWN PARKING ASSESSMENT DISTRICT NO. 79-7

ASSESSMENT ROLL

(LOG NUMBER 460) DECEMBER 18 1980 PAGE 1

ROLL NUMBER 00001 APN 009-093-001
 PASO ROBLES-AT&CO, INC
 PO BOX 455
 PASO ROBLES CA 93446
 ASSESSMENT \$2115.62

ROLL NUMBER 00002 APN 009-093-002
 PASO ROBLES CITY OF
 PO BOX 307
 PASO ROBLES CA 93446
 ASSESSMENT \$0.00

ROLL NUMBER 00003 APN 009-093-023
 DAUTH LC ETAL
 530 12TH ST
 PASO ROBLES CA 93446
 ASSESSMENT \$2456.18

ROLL NUMBER 00004 APN 009-093-013
 GOMER V ETAL
 RT 1 BOX 30
 PASO ROBLES CA 93446
 ASSESSMENT \$382.49

ROLL NUMBER 00005 APN 009-093-014
 EMRICK MJ
 2663 VICTORIA
 SN LUIS OBispo CA 93401
 ASSESSMENT \$3052.03

RECORDERS MEMO:
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ASSESSMENT ROLL

(LOG NUMBER 460) DECEMBER 18 1980 PAGE 2

ROLL NUMBER 00006 APN 009-093-039

✓CROCKER NATIONAL BANK
79 NEW MONTGOMERY
SAN FRANCISCO CA 94105

ASSESSMENT \$7599.19

ROLL NUMBER 00007 APN 009-093-036

BAXTER CJ & DM
35 RIDGEVIEW CT
PASO ROBLES CA 93446

ASSESSMENT \$808.87

ROLL NUMBER 00008 APN 009-093-038

✓BUNDY RV & SL
STAR RT BOX 23
SN MARGARITA CA 93453

ASSESSMENT \$938.27

ROLL NUMBER 00009 APN 009-093-037

✓BUNDY RV & SL
STAR RT 23
SN MARGARITA CA 93453

ASSESSMENT \$1319.19

ROLL NUMBER 00010 APN 009-093-035

WEBBER RD & S
PO BOX 302
PASO ROBLES CA 93446

ASSESSMENT \$7665.45

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ROLL NUMBER 00011 APN 009-093-018

SHELL OIL CO W TAX REG
PO BOX 4848
ANAHEIM CA 92803

ASSESSMENT \$10361.00

ROLL NUMBER 00012 APN 009-046-006

GILMAN AN & CE
1212 PINE ST
PASO ROBLES CA 93446

ASSESSMENT \$3617.89

ROLL NUMBER 00013 APN 009-046-007

GILMAN AN & CE
1236 RAILROAD ST
PASO ROBLES CA 93446

ASSESSMENT \$492.12

ROLL NUMBER 00014 APN 009-046-008

SCHINBINE CH ETAL ✓
1218 PINE
PASO ROBLES CA 93446

ASSESSMENT \$3109.36

ROLL NUMBER 00015 APN 009-046-003

PASO ROBLES CITY OF ✓
PO BOX 307
PASO ROBLES CA 93446

ASSESSMENT \$0.00

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ROLL NUMBER 00016 APN 009-046-010

ESTRADA N
1232 PINE
PASO ROBLES CA 93446

ASSESSMENT \$1506.98

ROLL NUMBER 00017 APN 009-046-009

ESTRADA B
CRESTON STAR RT
PASO ROBLES CA 93446

ASSESSMENT \$5021.68

ROLL NUMBER 00018 APN 009-046-001

DUST OF ETAL ✓
2721 VINE
PASO ROBLES CA 93446

ASSESSMENT \$2830.56

ROLL NUMBER 00019 APN 009-044-005

BLACK TM & D
PO BOX 871
PASO ROBLES CA 93446

ASSESSMENT \$3793.56

ROLL NUMBER 00020 APN 009-044-006

COUSINS RJ ETAL ✓
PO BOX 65
PASO ROBLES CA 93446

ASSESSMENT \$1087.57

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ROLL NUMBER 00021 APN 009-044-012

PASO ROBLES MERCHANTILE
839 12TH ST
PASO ROBLES CA 93446

ASSESSMENT \$15516.62

ROLL NUMBER 00022 ✓ APN 009-044-011

HEWITT ED ETAL ✓
PO BOX 493
PASO ROBLES CA 93446

ASSESSMENT \$9551.00

ROLL NUMBER 00023 APN 009-044-010

12TH ST PROF BLDG
6782 - A PAFADO
GOLETA CA 93017

ASSESSMENT \$10540.66

ROLL NUMBER 00024 APN 009-044-009

ANDREWS RG ETAL ✓
1520 FAIRWAY KNOLLS RD
WEST COVINA CA 91791

ASSESSMENT \$3586.90

ROLL NUMBER 00025 APN 009-044-008

REEDER WB & GC
PO BOX 1155
PASO ROBLES CA 93446

ASSESSMENT \$6949.89

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ROLL NUMBER 00026 APN 009-044-007

MASTAGNI A & ME
1214 PARK
PASO ROBLES CA 93446

ASSESSMENT \$17202.41

ROLL NUMBER 00027 APN 009-044-004

DI COLLELMO MM
FAIR OAK R-ADELAIDE RD
PASO ROBLES CA 93446

ASSESSMENT \$18121.72

ROLL NUMBER 00028 APN 009-044-002

COUSINS RJ ETAL
PO BOX 65
PASO ROBLES CA 93446

ASSESSMENT \$6215.52

ROLL NUMBER 00029 APN 009-044-013

DI COLLELMO MM
FAIR OAK R-ADELAIDE RD
PASO ROBLES CA 93446

ASSESSMENT \$16554.91

ROLL NUMBER 00030 APN 009-042-002

WYATT C ETAL
8230 TOLOSO
ATASCADERO CA 93422

ASSESSMENT \$40593.34

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ROLL NUMBER 00031 APN 009-042-027

SMITH FS JR ETAL ✓
451 VIRGINIA
SAN MATEO CA 94402

ASSESSMENT \$17610 09

ROLL NUMBER 00032 APN 009-042-004

MINSHULL T ETAL ✓
1229 PARK
PASO ROBLES CA 93446

ASSESSMENT \$8408 64

ROLL NUMBER 00033 APN 009-042-005

SMITH C
1225 PARK ST
PASO ROBLES CA 93446

ASSESSMENT \$3758 81

ROLL NUMBER 00034 APN 009-042-016

BULL ND & LT
1221 PARK ST
PASO ROBLES CA 93446

ASSESSMENT \$8821 02

ROLL NUMBER 00035 APN 009-042-017

LAMAS JF & CS ETAL ✓
3440 MONTEREY RD
ATASCADERO CA 93422

ASSESSMENT \$8045 66

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ROLL NUMBER 00036 APN 009-042-018
MASTAGNI A & ME
1214 PARK
PASO ROBLES CA 93446
ASSESSMENT \$10650.73

ROLL NUMBER 00037 APN 009-042-015
PASO ROBLES CITY OF
PO BOX 307
PASO ROBLES CA 93446
ASSESSMENT \$0.00

ROLL NUMBER 00038 APN 009-042-014
PASO ROBLES CITY OF
PO BOX 307
PASO ROBLES CA 93446
ASSESSMENT \$0.00

ROLL NUMBER 00039 APN 009-042-013
BORKEY RK & VB
2460 ASCENSION DR
SAN RAMON CA 94583
ASSESSMENT \$6079.34

ROLL NUMBER 00040 APN 009-042-012
UCHTYL C & D
PO BOX 802
PASO ROBLES CA 93446
ASSESSMENT \$20908.60

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ROLL NUMBER 00041 APN 009-042-011

✓BICKELL CO & AV
312 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$14241.48

ROLL NUMBER 00042 APN 009-042-022

✓BICKELL CO & AV
312 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$16090.56

ROLL NUMBER 00043 APN 009-043-023

JORDAN AC ETAL ✓
PO BOX 516
PASO ROBLES CA 93446

ASSESSMENT \$3257.89

ROLL NUMBER 00044 APN 009-042-008

JORDAN EJ & JA ETAL ✓
PO BOX 516
PASO ROBLES CA 93446

ASSESSMENT \$623.59

ROLL NUMBER 00045 APN 009-042-024

STUDER FW & MP
PO BOX 951
PASO ROBLES CA 93446

ASSESSMENT \$17365.43

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ROLL NUMBER 00046 APN 009-042-071

MERCHANTS NATL REALTY
PO BOX 37000
SAN FRANCISCO CA 94137

ASSESSMENT \$556.33

ROLL NUMBER 00047 APN 009-036-014

CENTURY FEDERAL SUGMLN
PO BOX 1466
PASO ROBLES CA 93446

ASSESSMENT \$5248.74

ROLL NUMBER 00048 APN 009-036-015

BRANTON RH & AM
PO BOX 1036
PASO ROBLES CA 93446

ASSESSMENT \$1238.89

ROLL NUMBER 00049 APN 009-036-016

WESTERN CALIF INVEST
622 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00050 APN 009-036-017

CITY OF PASO ROBLES
PO BOX 307
PASO ROBLES CA 93446

ASSESSMENT \$0.00

1 RECORDERS MEMO:
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ASSESSMENT ROLL

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ROLL NUMBER 00051 APN 009-036-018

CREAMER, K & M
1215 SPRING
PASO ROBLES CA 93446

ASSESSMENT \$17659.20

ROLL NUMBER 00052 APN 009-036-019

1ST PENNSYLVANIA TRUST
PO BOX 786
MOOREPARK CA 93021

ASSESSMENT \$3747.38

ROLL NUMBER 00053 APN 009-036-013

CAGLIERO, P.J.-TR
RT 1 BOX 214
PASO ROBLES CA 93446

ASSESSMENT \$24047.55

ROLL NUMBER 00054 APN 009-036-012

✓CROCKER NATL BANK
79 MONTGOMERY
SAN FRANCISCO CA 94104

ASSESSMENT \$2072.12

ROLL NUMBER 00055 APN 009-036-021

✓CROCKER NATL BANK
1 MONTGOMERY
SAN FRANCISCO CA 94104

ASSESSMENT \$3644.31

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ROLL NUMBER 00056 APN 009-036-020

CROCKER NATIONAL BANK
79 NEW MONTGOMERY ST
SAN FRANCISCO CA 94105

ASSESSMENT \$2993.28

ROLL NUMBER 00057 APN 009-036-003

LIST LA ETAL
1202 VINE ST
PASO ROBLES CA 93446

ASSESSMENT \$272.06

ROLL NUMBER 00058 APN 009-036-024

RAINWOOD COMPANY
RT 1 BOX 214
PASO ROBLES CA 93446

ASSESSMENT \$6791.87

ROLL NUMBER 00059 APN 009-036-010

PASO ROBLES CITY OF
PO BOX 307
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00060 APN 009-036-004

LONG AL & BE
PO BOX 1948
PASO ROBLES CA 93446

ASSESSMENT \$5638.97

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ASSESSMENT ROLL

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ROLL NUMBER 00061 APN 009-036-005

MULLEN DA
532 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$0 00

ROLL NUMBER 00062 APN 009-036-027

SMITH NM
546 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$0 00

ROLL NUMBER 00063 APN 009-036-028

BLAKE BD
608 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$0 00

ROLL NUMBER 00064 APN 009-036-007

FHELPS PM & CL
PO BOX 733
PASO ROBLES CA 93446

ASSESSMENT \$2400 13

ROLL NUMBER 00065 APN 009-036-008

HOFFMAN SH ETAL
614 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$3822 41

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ASSESSMENT ROLL

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ROLL NUMBER 00066 APN 009-036-025

FORD HB ETAL
EXT W 17TH ST
PASO ROBLES CA 93446

ASSESSMENT \$3543.63

ROLL NUMBER 00067 APN 009-036-026

BRANTON RH ETAL
PO BOX 1036
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00068 APN 009-037-011

THOMAS GA ETAL
PO BOX 1441
PASO ROBLES CA 93446

ASSESSMENT \$40116.25

ROLL NUMBER 00069 APN 009-037-010

BRIDGE NR & FL
1319 SPRING
PASO ROBLES CA 93446

ASSESSMENT \$9574.27

ROLL NUMBER 00070 APN 009-037-009

HANSEN RF ETAL
PO BOX 1966
PASO ROBLES CA 93446

ASSESSMENT \$2363.81

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ASSESSMENT ROLL

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ROLL NUMBER 00071 APN 009-037-008

SHANNON HM JR-ETAL ✓
1197 EDWARD PL
GOLETA CA 93017

ASSESSMENT \$41063.68

ROLL NUMBER 00072 APN 009-037-006

COUNTY INVSTMNT GRP AP
645 MAIN ST
MORRO BAY CA 93447

ASSESSMENT \$0.00

ROLL NUMBER 00073 APN 009-037-007

MOBIL OIL CORP
612 S FLOWER
LOS ANGELES CA 90054

ASSESSMENT \$3934.18

ROLL NUMBER 00074 APN 009-041-018

REDIGER RL TR ETAL ✓
PO BOX 1468
PACIFIC POBLES CA 93446

ASSESSMENT \$8826.99

ROLL NUMBER 00075 APN 009-041-019

JOHNSON JD ETAL ✓
142 SIERRA
EL SEGUNDO CA 90245

ASSESSMENT \$9372.04

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ASSESSMENT ROLL

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PAGE 1A

ROLL NUMBER 00076 APN 009-041-020
 DUNN WE & LA
 PO BOX 1834
 ATASCADERO CA 93422
 ASSESSMENT \$11641.66

ROLL NUMBER 00077 APN 009-041-009
 BOBBO & GRAY RE
 1301 PARK ST
 PASO ROBLES CA 93446
 ASSESSMENT \$7120.55

ROLL NUMBER 00078 APN 009-041-010
 CANACK CA & RE
 1319 PARK ST
 PASO ROBLES CA 93446
 ASSESSMENT \$1849.25

ROLL NUMBER 00079 APN 009-041-011
 CHAPMAN KS & NF
 850 HIGHWAY
 SN LUIS OBISPO CA 93401
 ASSESSMENT \$1960.93

ROLL NUMBER 00080 APN 009-041-012
 MAGGIANI M ETAL
 2203 HASTINGS DR #23
 BELMONT CA 94002
 ASSESSMENT \$3387.49

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ASSESSMENT ROLL

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ROLL NUMBER 00081 APN 009-041-013

COLETTI DM
23 UNIVERSITY DR
MENLO PARK CA 94025

ASSESSMENT \$4987.79

ROLL NUMBER 00082 APN 009-041-014

TAYLOR TE ETAL ✓
1301 PARK ST
PASO ROBLES CA 93446

ASSESSMENT \$9730.13

ROLL NUMBER 00083 APN 009-043-001

VARIAN J & ZL ETAL ✓
RT 1 BOX 214
PASO ROBLES CA 93446

ASSESSMENT \$5112.77

ROLL NUMBER 00084 APN 009-043-002

COUSINS RU ETAL ✓
PO BOX 65
PASO ROBLES CA 93446

ASSESSMENT \$499.03

ROLL NUMBER 00085 APN 009-043-003

HEATON PB ETAL ✓
803 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$12132.74

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ASSESSMENT ROLL

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DECEMBER 19 1980

PAGE 18

ROLL NUMBER 00086 APN 009-043-004

WEST CW & LP ETAL
2511 4TH ST XM DAILLAK
BAKERSFIELD CA 93304

ASSESSMENT \$3140.35

ROLL NUMBER 00087 APN 009-043-008

DUAGLIND PL
PO BOX 305
AVILA BEACH CA 93424

ASSESSMENT \$13269.16

ROLL NUMBER 00088 APN 009-043-006

B OF A ETAL & HEATONS
PO BOX 185
PASO ROBLES CA 93446

ASSESSMENT \$332.00

ROLL NUMBER 00089 APN 009-043-009

SILVA S
1014 BIRDIE CT
PASO ROBLES CA 93446

ASSESSMENT \$2372.02

ROLL NUMBER 00090 APN 009-045-004

HARRIS KG
PO BOX 636
PASO ROBLES CA 93446

ASSESSMENT \$1745.38

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ASSESSMENT ROLL

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DATE: 1/1/1980

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ROLL NUMBER 00091 APN 009-045-001

SILVA SM & MJ
1014 BIRDIE CT
PASO ROBLES CA 93446

ASSESSMENT \$4575.54

ROLL NUMBER 00092 APN 008-326-006

BRUSH K ETAL & HEATONS
803 13TH ST
PASO ROBLES CA 93446

ASSESSMENT \$493.42

ROLL NUMBER 00093 APN 008-326-007

FARNHAM T & M
326 I ST
LOS BANOS CA 93635

ASSESSMENT \$901.75

ROLL NUMBER 00094 APN 008-326-004

MARTIN F
1426 PINE
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00095 APN 008-326-003

MARRS PL & KL
ADELAIDE RT 1
PASO ROBLES CA 93446

ASSESSMENT \$0.00

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ASSESSMENT ROLL

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ROLL NUMBER 00096 APN 009-326-002

MARRS KL
ADELAIDE STAR RT
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00097 APN 008-326-001

CONTRA INVESTMENTS
1398 WARREN
CAMBRID CA 93428

ASSESSMENT \$0.00

ROLL NUMBER 00098 APN 008-324-011

RAHE RW & AD
PO BOX 893
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00099 APN 008-324-010

GRIFFIN JA & C
1411 PINE
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00100 APN 008-324-009

PETERS DU & RF
1421 PINE
PASO ROBLES CA 93446

ASSESSMENT \$0.00

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ASSESSMENT ROLL

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ROLL NUMBER 00101 APN 008-324-008

REDEMPORIST SOC OF CA
1427 PINE
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00102 APN 008-324-007

✓ REICH WW & MR ETAL ✓
1800 AV O/T STARS #323
LOS ANGELES CA 90067

ASSESSMENT \$0.00

ROLL NUMBER 00103 APN 008-324-006

✓ REICH WW & MR ETAL ✓
1800 AV O/T STARS #323
LOS ANGELES CA 90067

ASSESSMENT \$0.00

ROLL NUMBER 00104 APN 008-324-001

NORTHROP NL
PO BOX 577
PASO ROBLES CA 93446

ASSESSMENT \$1190.15

ROLL NUMBER 00105 APN 008-324-002

BANKSTON MICHAEL & KAY
1438 PARK
PASO ROBLES CA 93446

ASSESSMENT \$1822.67

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ROLL NUMBER 00106 APN 008-324-003

BPDE #2364 PASO ROBLES
PO BOX 301
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00107 APN 008-324-004

THURLBY, DD
PO BOX 879
WEAVERVILLE CA 96093

ASSESSMENT \$9821.45

ROLL NUMBER 00108 APN 008-324-005

MIHELIC RJ & DJ
1034 PAR AV
PASO ROBLES CA 93446

ASSESSMENT \$1744.56

ROLL NUMBER 00109 APN 008-322-013

SINTON L ETAL ✓
9255 DOHENY RD #1605
LOS ANGELES CA 90069

ASSESSMENT \$10860.07

ROLL NUMBER 00110 APN 008-322-008

CHAMPION N
1421 PARK ST
PASO ROBLES CA 93446

ASSESSMENT \$5791.61

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ASSESSMENT ROLL	
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ROLL NUMBER 00111 APN 008-322-007 PACIFIC TEL & TEL CO PARK & 15TH ST PASO ROBLES CA 93446 ASSESSMENT \$2510.20	
ROLL NUMBER 00112 APN 008-322-014 BALDWIN RH ETAL ✓ 1446 SPRING PASO ROBLES CA 93446 ASSESSMENT \$816.95	
ROLL NUMBER 00113 APN 008-322-003 RODKEY L ETAL ✓ 1007 GRAND AV ARROYO GRANDE CA 93420 ASSESSMENT \$6653.28	
ROLL NUMBER 00114 APN 008-322-004 THACH AA TR & HARDT AA 1442 SPRING PASO ROBLES CA 93446 ASSESSMENT \$872.00	
ROLL NUMBER 00115 APN 008-322-005 FELGENHAUER JL & KL 51 RIDGEVIEW DR PASO ROBLES CA 93446 ASSESSMENT \$2801.03	

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ASSESSMENT ROLL

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ROLL NUMBER 00116 APN 008-322-015
 MISSION FEDERAL SV&LN
 936 STATE ST
 SANTA BARBARA CA 93101
 ASSESSMENT \$2353.31

ROLL NUMBER 00117 APN 008-316-010
 PETERSON GL & M
 1405 SPRING
 PASO ROBLES CA 93446
 ASSESSMENT \$1524.20

ROLL NUMBER 00118 APN 008-316-009
 WILLIAMS FE
 825 14TH ST
 PASO ROBLES CA 93446
 ASSESSMENT \$0.00

ROLL NUMBER 00119 APN 008-316-008
 SCHROEDER MW & GM
 13022 HAGAR ST
 SYLMAR CA 91342
 ASSESSMENT \$3772.55

ROLL NUMBER 00120 APN 008-316-012
 SWANK MK & EJ
 1427 SPRING
 PASO ROBLES CA 93446
 ASSESSMENT \$2445.58

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ASSESSMENT ROLL

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ROLL NUMBER 00121 APN 008-316-015
UNION OIL CO TR UNIT
PO BOX 7600
LOS ANGELES CA 90054
ASSESSMENT \$535.59

ROLL NUMBER 00122 APN 008-316-016
68 SCARTEEN WINTON OIL
PO BOX 7600
LOS ANGELES CA 90054
ASSESSMENT \$1692.24

ROLL NUMBER 00123 APN 009-103-001
SPENCER HW & AJ
1220 NIBUCK RD
PASO ROBLES CA 93446
ASSESSMENT \$1338.93

ROLL NUMBER 00124 APN 009-103-010
PIONEER AUTO PARTS
1130 PINE ST
PASO ROBLES CA 93446
ASSESSMENT \$3314.26

ROLL NUMBER 00125 APN 009-103-004
BUSI JB
1122 PINE ST
PASO ROBLES CA 93446
ASSESSMENT \$2665.45

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ASSESSMENT ROLL

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ROLL NUMBER 00126 APN 009-103-005

CASTELLANOS A&M ETAL
1114 PINE ST
PASO ROBLES CA 93446

ASSESSMENT \$1192 90

ROLL NUMBER 00127 APN 009-103-009

BUSI JB & RM
1122 PINE ST
PASO ROBLES CA 93446

ASSESSMENT \$425 17

ROLL NUMBER 00128 APN 009-103-008

BUSI JB & RM
1122 PINE ST
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00129 APN 009-101-001

CITY OF PASO ROBLES
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00130 APN 009-093-047

CHANDLER LH
PO BOX 295
LOMITA CA 90717

ASSESSMENT \$14047.78

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ASSESSMENT ROLL

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ROLL NUMBER 00131 APN 009-093-049
 COUNTY / SN LUIS OBISPO
 SN LUIS OBISPO CA 93401
 ASSESSMENT \$2298. 18

ROLL NUMBER 00132 APN 009-093-048
 KOCH SW ETAL/
 RT 1 BOX 124
 ARROYO GRANDE CA 93420
 ASSESSMENT \$0. 00

ROLL NUMBER 00133 APN 009-093-020
 VIDOR KW TR
 1115 LA ALTURA RD
 BEVERLY HILLS CA 90210
 ASSESSMENT \$4221. 99

ROLL NUMBER 00134 APN 009-102-001
 CITY OF PASO ROBLES
 PASO ROBLES CA 93446
 ASSESSMENT \$0. 00

ROLL NUMBER 00135 APN 009-104-001
 REDDICK BO & DD
 PO BOX 1084
 PASO ROBLES CA 93446
 ASSESSMENT \$4676. 45

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ASSESSMENT ROLL

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ROLL NUMBER 00136 APN 009-104-002
 RUNNING OH & JIP ETAL
 1020 PARK
 PASO ROBLES CA 93446
 ASSESSMENT \$3533.03

ROLL NUMBER 00137 APN 009-104-003
 MCMILLAN II & CF
 1000 PARK DR
 PASO ROBLES CA 93446
 ASSESSMENT \$2319.30

ROLL NUMBER 00138 APN 009-104-011
 MANDELLA WU ETAL
 2695 VINE
 PASO ROBLES CA 93446
 ASSESSMENT \$4125.21

ROLL NUMBER 00139 APN 009-104-012
 ELOSO BOHN LTD
 PO BOX 369
 ATASCADERO CA 93422
 ASSESSMENT \$5689.80

ROLL NUMBER 00140 APN 009-104-005
 CLARK WP JR & J
 PO BOX 272
 PASO ROBLES CA 93446
 ASSESSMENT \$3518.30

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ASSESSMENT ROLL

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ROLL NUMBER 00141 APN 009-104-006

BOWLUS JC & MW
11 12TH ST
PASO ROBLES CA 93446

ASSESSMENT \$37.43

ROLL NUMBER 00142 APN 009-104-007

BOWLUS JC & MW
11 12TH ST
PASO ROBLES CA 93446

ASSESSMENT \$2459.73

ROLL NUMBER 00143 APN 009-104-008

MCMILLAN II & CF
1000 PARK DR
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00144 APN 009-106-001

FURR B. ETAL
PO BOX 1894
PASO ROBLES CA 93446

ASSESSMENT \$1235.77

ROLL NUMBER 00145 APN 009-106-002

BERTONI JI ETAL
2227 VILLA DR
PASO ROBLES CA 93446

ASSESSMENT \$304.12

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ASSESSMENT ROLL

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ROLL NUMBER 00146 APN 009-106-006

DICKINSON JJ & RJ
1026 PINE
PASO ROBLES CA 93446

ASSESSMENT \$613.61

ROLL NUMBER 00147 APN 009-106-005

SYSTEM STEEL BUILDERS
PO BOX 67
PASO ROBLES CA 93446

ASSESSMENT \$987.29

ROLL NUMBER 00148 APN 009-106-004

SYSTEM STEEL BUILDERS
PO BOX 67
PASO ROBLES CA 93446

ASSESSMENT \$628.61

ROLL NUMBER 00149 APN 009-153-001

CITY OF PASO ROBLES
PO BOX 307
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00150 APN 009-153-002

BOATMAN CC & MF
910 PARK ST
PASO ROBLES CA 93446

ASSESSMENT \$1254.23

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ASSESSMENT ROLL

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ROLL NUMBER 00151 APN 009-151-001

HANSON AE JR & MA
10TH & SPRING STS
PASO ROBLES CA 93446

ASSESSMENT \$18187.40

ROLL NUMBER 00152 APN 009-151-002

MOYE BOB
PO BOX 502
PASO ROBLES CA 93446

ASSESSMENT \$0.00

ROLL NUMBER 00153 APN 009-151-004

WILKINSON JA & MG
RT 1 BOX 234 H
PASO ROBLES CA 93446

ASSESSMENT \$1342.08

ROLL NUMBER 00154 APN 009-151-005

WILKINSON JA & MG
735 TRIGO LN
PASO ROBLES CA 93446

ASSESSMENT \$1314.24

ROLL NUMBER 00155 APN 009-145-001

WEINSTEIN RE & EK
945 SPRING ST
PASO ROBLES CA 93446

ASSESSMENT \$12443.55

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ASSESSMENT ROLL

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ROLL NUMBER 00156 APN 009-145-008

CHEUNG F & FY
243 SPRING ST
PASO ROBLES CA 93446

ASSESSMENT \$5368.19

ROLL NUMBER 00157 APN 009-145-009

✓ HEATON MR
PO BOX 576
PASO ROBLES CA 93446

ASSESSMENT \$6977.51

ROLL NUMBER 00158 APN 009-145-010

✓ HEATON MR
PO BOX 576
PASO ROBLES CA 93446

ASSESSMENT \$2430.28

RECORDERS MEMO:
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END OF DOCUMENT

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Attachment 3 Draft Resolution A

RESOLUTION NO: PC 17-XXX
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-001
(1245 Park Street – New Day Church)
APN: 009-042-002

WHEREAS, the applicant, Brad Alford with New Day Church, has filed a Conditional Use Permit (CUP) application to establish a Church use within the existing building at 1245 Park Street; and

WHEREAS, the proposed New Day Church would be located on the third floor within the existing building located at 1245 Park Street, also known as the historical Bank of Italy building; and

WHEREAS, the building is the historic Bank of Italy (Bank of America) at the SW corner of Park and 13th St. and has been identified as one of the most significant historic building in Paso Robles. The building is eligible for the National Historic Register and the California Historic Register. No changes to the building's historic character defining features are proposed as part of the project; and

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for a Church, in the TC-1 (Town Center 1) zoning district; and

WHEREAS, the applicant has indicated parking demands for the New Day Church would be comparable to the established office use of the building, which is a permitted use in the TC-1 zone, and would not negatively affect the parking needs of the Downtown and the applicant is prepared proposing to utilize an off-site private parking lot to provide additional parking to Church attendees; and

WHEREAS, per Resolution No. 2480 (Attachment 2), the City Council previously approved a Downtown Parking Assessment District in 1980 that required the building's property owner to pay an off-site parking assessment fee totaling \$40,593.34 for public parking improvements to the Downtown and this parking assessment fee would have mitigated the parking demand for the uses of the entire building; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, the Development Review Committee (DRC) reviewed this project at their meeting on April 10, 2017; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on April 25, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received

Agenda Item 1

and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Zoning Ordinance; and
2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
5. That the proposed use or project will not generate a volume of traffic or parking beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood because the proposed use has the same parking demand as the existing office use that met its offsite parking requirement with the payment of \$40,593 into the City's Downtown parking assessment fee; and

Section 3 - Environmental Determination: This application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 4 - Approval: Conditional Use Permit 17-001 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B	Project Plans

PASSED AND ADOPTED THIS 25th Day of April 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN JOHN DONALDSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Conditions of Approval – CUP 17-001

Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a Church use on the third floor of the existing building at 1245 Park Street.
2. The project shall substantially conform to Exhibit B (Project Plans) as attached to this Resolution.
3. The Church's regular assembly/meeting times and occupancy are approved as follows:
 - a. Weekdays and Saturday - 50 people maximum
 - b. Sundays - 105 people maximum
4. The Church's special assembly/meeting times and occupancy for Conferences (not to exceed five times per calendar year) are approved as follows:
 - a. Saturday - 80 people
5. This Conditional Use Permit (CUP) authorizes a maximum of 105 people to assemble within the designated assembly areas on the third floor, as shown on the floor plans in Exhibit B attached to this Resolution.
6. All signage shall be reviewed and approved by the Development Review Committee (DRC) for consistency with the character of the historic building and consistency with US Secretary of the Interior's Standards for the Treatment of Historic Properties, prior to installation.
7. The site shall be developed, maintained and operated 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.
8. The applicant shall regularly provide written and verbal parking information to attendees and actively encourage carpooling and use of remote parking locations.
9. 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.

Agenda Item 1

Building Division Conditions:

10. Prior to occupying the building for Assembly use, the applicant shall first submit a complete building permit application and obtain the required building permits, inspections, and approvals, as required by the California Building and Fire Codes, to the satisfaction of the Building Official.



■ SANTA BARBARA OFFICE
 822 N. Ventura Street
 Santa Barbara, CA 93103
 T: 805.238.9600
 T: 805.238.9611

■ PASO ROBLES OFFICE
 831 19th Street
 Paso Robles, CA 93446
 www.larrygabriel.com
 lg@larrygabriel.com



NEW DAY CHURCH

CONDITIONAL USE PERMIT

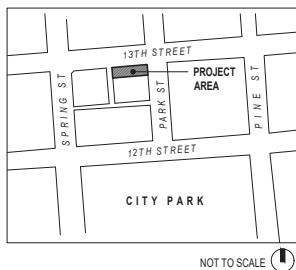
STAMP



ABBREVIATIONS

&	AND	I.D.	INSIDE DIAMETER
AT	AT CENTERLINE	INCL.	INCH
Ø	DIAMETER OR ROUND	INFO.	INCLUDE
#	FOUND OR NUMBER	INSUL.	INSULATION
ℙ	PROPERTY LINE	INT.	INTERIOR
A/C	AIR CONDITIONING	JAN.	JANITOR
A.C.	ASPHALT CONCRETE	J.BOX	JUNCTION BOX
A.D.A.	AMERICAN DISABILITIES ACT	JT.	JOINT
ADMIN.	ADMINISTRATION	KIT.	KITCHEN
A.F.F.	ABOVE FINISHED FLOOR	L.	LENGTH
ALUM.	ALUMINUM	LAM.	LAMINATE
ALT.	ALTERNATE	LAV.	LAVATORY
ANOD.	ANODIZED	MATL.	MATERIAL
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MCHQ.	MECHANICAL
AUTO.	AUTOMATIC	MEMB.	MEMBRANE
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MN.	MINIMUM
BLKG.	BLOCKING	MISC.	MISCELLANEOUS
BM.	BEAM	MTD.	MOUNTED
BOT.	BOTTOM	MTL.	METAL
CAB.	CABINET	(N)	NEW
CEM.	CEMENT	NO.	NUMBER
CER.	CERAMIC	NOM.	NOMINAL
CL.	CAST IRON	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLO.	CLOSET	O.H.	OVERHEAD
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PLAS.	PLASTER
CONTR.	CENTER	P.W.D.	PLYWOOD
COL.	COLUMN	PR.	PAIR
CONC.	CONCRETE	PT.	POINT
CONSL.	CONSTRUCTION	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PVC	POLYVINYL CHLORIDE
DBL.	DOUBLE	Q.T.	QUARRY TILE
DEMO.	DEMOLITION	RAD.	RADIUS
DEPT.	DEPARTMENT	REF.	REFERENCE
DET.	DETAIL	REFR.	REFRIGERATOR
DIA.	DIAMETER	REQ.	REQUIRED
DIAG.	DIAGONAL	RM.	ROOM
DIM.	DIMENSION	R.W.L.	RAINWATER LEADER
DN.	DOWN	SCHED.	SCHEDULE
DR.	DOOR	S.F.	SQUARE FOOT
DWG.	DRAWING	S.F.M.	STATE FIRE MARSHALL
(E)	EXISTING	SHT.	SHEET
EA.	EACH	SHTG.	SHEATHING
EL.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	S.M.	SHEET METAL
ELEV.	ELEVATION	S.M.S.	SHEET METAL SCREWS
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUP.	EQUIPMENT	SQ.	SQUARE
EXP.	EXPANSION	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
F.F.	FIRE EXTINGUISHER	STOR.	STORAGE
F.F.	FINISHED FLOOR	STRUC.	STRUCTURAL
FIN.	FINISHED	SUSP.	SUSPENDED
INT.	INTERIOR	SYM.	SYMMETRICAL
FL.	FLOOR	T.&B.	TOP AND BOTTOM
FLASH.	FLASHING	TEMP.	TEMPERED
FLOR.	FLORESCENT	T.&G.	TONGUE AND GROOVE
F.O.	FACE OF	TH.	THICK
F.O.B.	FACE OF BUILDING	THRES.	THRESHOLD
F.O.C.	FACE OF CONCRETE	T.O.	TOP OF
F.O.F.	FACE OF FINISH	T.O.B.	TOP OF BEAM
F.O.M.	FACE OF MASONRY	T.O.C.	TOP OF CONCRETE
F.O.S.	FACE OF STUD	TOL.	TOLERANCE
F.O.W.	FACE OF WALL	T.O.W.	TOP OF WALL
F.R.P.	FIBER REINFORCED PANEL	T.V.	TELEVISION
FTG.	FOOTING	TRICAL.	TRICAL
FURR.	FURRING	V.C.T.	VINYL COMPOSITION TILE
GA.	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	VTR.	VENT THRU ROOF
G.B.	GYP/SUM BOARD		
GL.	GLASS		
GYP. BD.	GYP/SUM WALLBOARD		
H.B.	HOSE BIB		
H.C.	HOLLOW CORE		
HDR.	HEADER		
HWD.	HARDWOOD	w	WOOD
HW.	HARDWARE	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	WD.	WOOD
HR.	HOUR	WH.	WATER HEATER
HT.	HEIGHT	WO.	WITHOUT
H.V.A.C.	HEATING / VENTILATION / AIR CONDITIONING	WP.	WATERPROOFING

LOCATION MAP



NOT TO SCALE

CODES

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE CITY. ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS
- CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSIONS, GRADE, CONFIGURATION AND OTHER ASPECTS OF COMPATIBILITY WITHIN THE WORK OF THESE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE WORK SHALL NOT PRECEED IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN FORMALLY RESOLVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.

BUILDING DATA

LOCATION
1245 PARK ST
PASO ROBLES, CA 93446

APN#: 009-042-002
PERMIT #: CUP 17-001

RELATED PERMIT #s: NA

BUILDING DATA
ZONING: TC-1 (TOWN CENTER COMMERCIAL)

SCOPE OF WORK
EXISTING MIXED-USE BUILDING WITH COMMERCIAL / RETAIL ON THE GROUND FLOOR, AND OFFICE-USE ON THE SECOND AND THIRD FLOORS. PROPOSED CHANGES ARE AS FOLLOWS:

- **GROUND FLOOR** : SEPARATE INTO TWO TENANTS: EXISTING RETAIL USE, AND NEW SEPARATE CHURCH ASSEMBLY USE (RECEPTION + STORAGE ONLY).
- **SECOND FLOOR** : NO CHANGE (RETAIN EXISTING USE).
- **THIRD FLOOR** : TO BE CONVERTED INTO CHURCH USE (A-3 ASSEMBLY). SEE SHEET A 2.0 FOR MORE INFORMATION.

BUILDING SUMMARY:
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: Y (EXISTING)
GROUP OCCUPANCY: 1F: M (RETAIL)
A-3 (RELIGIOUS)
2F: B (OFFICE)
3F: A-3 (RELIGIOUS)

SEPARATION: 1F / 2F: 1-HR @ A-3
2F / 3F: 1-HR

EXISTING T.I. AREA: 15,490 SF (ALL FLOORS)

AREA MODIFIED IN THIS PERMIT: 990 SF (GROUND FLOOR)
0 SF (SECOND FLOOR)
5,530 SF (THIRD FLOOR)

SEE SHEET A2.0 FOR MORE INFORMATION

EXISTING PARKING:
EXISTING STREET PARKING + (2) DESIGNATED PARKING STALLS BEHIND BUILDING. SEE SHEET A1.0 (SITE PLAN) FOR MORE INFORMATION.

SEE "PARKING REQUIREMENTS" ON THIS SHEET FOR MORE INFO.

USE CONSIDERATIONS

THE FOLLOWING OUTLINES THE PROPOSED HOURS OF OPERATION, NUMBER OF PERSONS, AND PARKING CONSIDERATIONS FOR THE CHURCH-USE COMPONENT:

CHURCH HOURS OF OPERATION:

OFFICE HOURS :	MWF	10:00 am - 1:00 pm
		1 employee running the office
		Up to 7 people max. visiting sporadically
ASSEMBLY / MEETING - MTW	7:00 pm	
		Approx. 50 people in attendance
SAT	10:00 am - 10:00 pm	
		Conferences (five times per year)
		Approx. 80 people in attendance
SUN	10:00 am - 1:00 pm	
		Sunday service
		Approx. 80-100 people in attendance

PARKING REQUIREMENTS

THIS PROJECT SHALL REQUIRE PARKING TO THE EXTENT OUTLINED IN THE FOLLOWING LETTER FROM THE TENANT:

To the City Planning Dept.
Re: NewDay Church parking for the 1245 Park Street Facility

NewDay Church primary parking needs will be **Sundays Mornings**.
Service times: 9:30am-11:30
Wednesday Pm Service 7:00-9:00pm

We propose to use the public parking behind Spearhead Coffee and other shops on 12th street. There is about 20-30 spaces for parking. As well as Parking on 13th street. Along side that will be parking spaces downtown. Since most businesses do not open till 10:00. This should give us adequate parking as to avoid congestion. Also there is property we can use 3miles away on 3700 Springs st to park 30 cars - Where we can capsool to the facility.

Sincerely
Ph Brad Eljsh
NewDay Church

PROJECT DIRECTORY

PROJECT OWNER
NEW DAY CHURCH
BRAD ALFORD, PASTOR
1245 PARK ST
PASO ROBLES, CA 93446
mynewday@gmail.com

ARCHITECT OF RECORD
LARRY GABRIEL, ARCHITECT
KEITH ROWE
530 10th STREET
PASO ROBLES, CA 93446
805.238.9600
kr@larrygabriel.com

DRAWING INDEX

TS - TITLE SHEET
TS 1.0 PROJECT DATA

A- ARCHITECTURAL
A 1.0 SITE PLAN
A 2.0 EXISTING PLAN / PROPOSED PLAN

CONSULTANT

PROJECT

CONDITIONAL USE PERMIT FOR



NEW DAY CHURCH
+ OFFICES
+ RETAIL SPACE

1245 PARK ST
PASO ROBLES, CA 93446
APN : 009-042-002

NO.	DESCRIPTION	DATE
△	C.U.P. SUBMITTAL	12-15-2016
△	COMPLETENESS RESPONSE	03-10-2017

DRAWN BY: KR
CHECKED BY: LG

PROJECT DATA

PROJECT NUMBER: 16-702.01

SHEET NUMBER

TS 1.0

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■ SANTA BARBARA OFFICE 822 N. Voltaire Street Santa Barbara, CA 93103
 ■ PASO ROBLES OFFICE 821 1/2th Street Paso Robles, CA 93446
 T: 805_238_8600 T: 805_238_8611
 www.larrygabriel.com lg@larrygabriel.com

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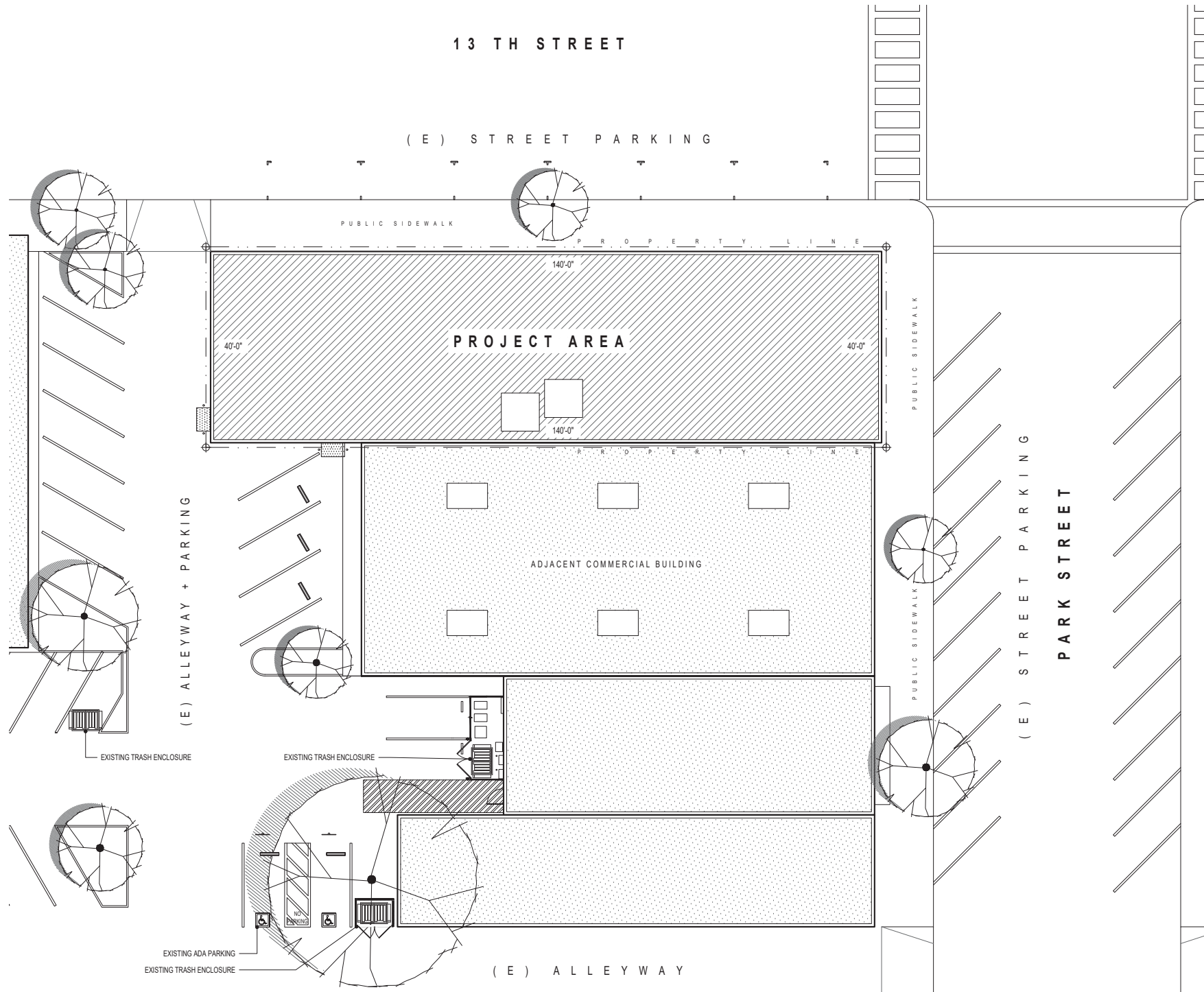


CONSULTANT

GENERAL NOTES

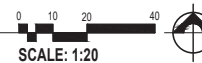
NO CHANGES TO OVERALL SITE PLAN OR EXTERIOR OF THE BUILDING (EXCLUDING SIGNAGE UNDER SEPARATE PERMIT).

1. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" CLEAR IN WIDTH AND HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEED 1/4" IN HEIGHT.
2. WHEN ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
3. OBSTRUCTIONS OVERHANGING WALKWAYS SHALL BE AT LEAST 80" CLEAR ABOVE THE WALKING SURFACE. OBSTRUCTIONS SHALL NOT REDUCE THE WALK CLEAR WIDTH BY MORE THAN 12."
4. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 88" MINIMUM.
5. ALL ACCESSIBLE AREAS, PEDESTRIAN WALKS AND SIDEWALKS SHALL BE SLIP-RESISTANT AND NOT ACCUMULATE WATER.



ERA E AN

NO PROPOSED CHANGES TO OVERALL SITE PLAN.



PROJECT

CONDITIONAL USE PERMIT FOR



NEW DAY CHURCH
 + OFFICES
 + RETAIL SPACE

1245 PARK ST
 PASO ROBLES, CA 93446
 APN : 009-042-002

NO.	DESCRIPTION	DATE
△	C.U.P. SUBMITTAL	12-15-2016
△	COMPLETENESS RESPONSE	02-15-2017

DRAWN BY: YOUR INITIALS
 CHECKED BY: LG

SHEET CONTENTS

SITE PLAN

PROJECT NUMBER: 16-702.01

SHEET NUMBER

A 1.0

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PRINTED 08/27/17. THE CONSULTANT AND/OR CLIENT SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND/OR COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.



• SANTA BARBARA OFFICE
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Santa Barbara, CA 93103
• PASO ROBLES OFFICE
530 10th Street
Paso Robles, CA 93446
• T: 805.238.9600
T: 805.238.9611
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lg@larrygabriel.com

STAMP



CONSULTANT

PROJECT

CONDITIONAL USE PERMIT FOR



NEW DAY CHURCH + OFFICES + RETAIL SPACE

1245 PARK ST
PASO ROBLES, CA 93446
APN : 009-042-002

NO.	DESCRIPTION	DATE
△	C.U.P. SUBMITTAL	12-15-2016
△	COMPLETENESS RESPONSE	03-10-2017

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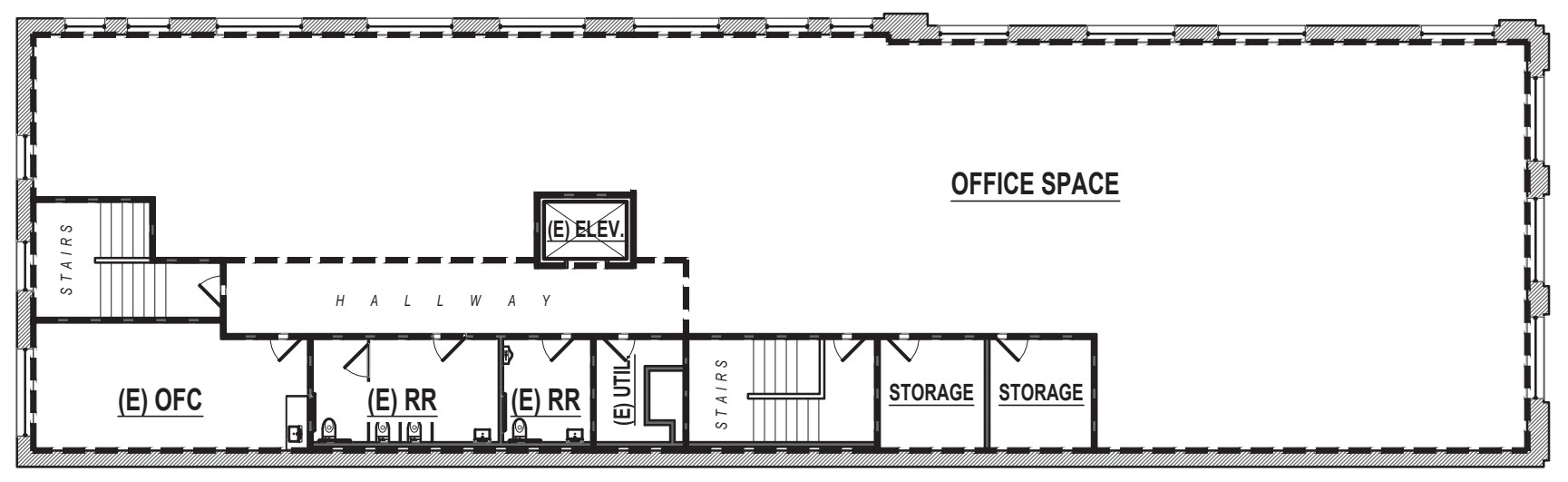
SHEET CONTENTS

EXISTING + PROPOSED PLAN

PROJECT NUMBER 16-702.01
SHEET NUMBER

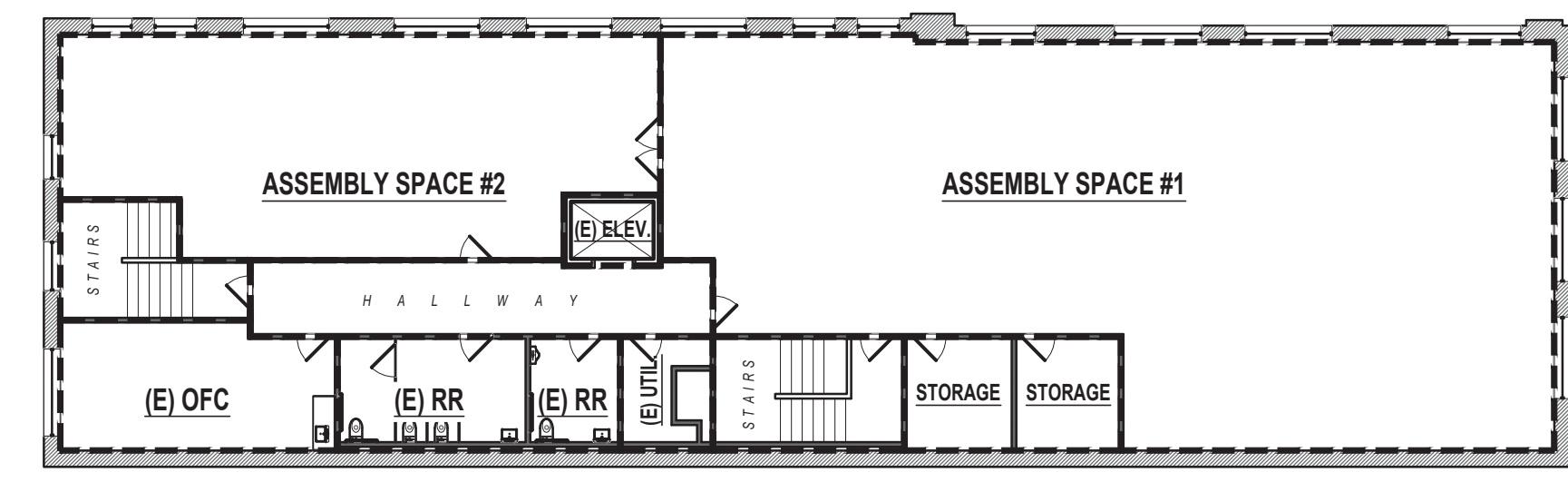
A 2.0

**Condition of approval
Maximum 3rd floor occupancy is 105 people**



3F : THIRD FLOOR

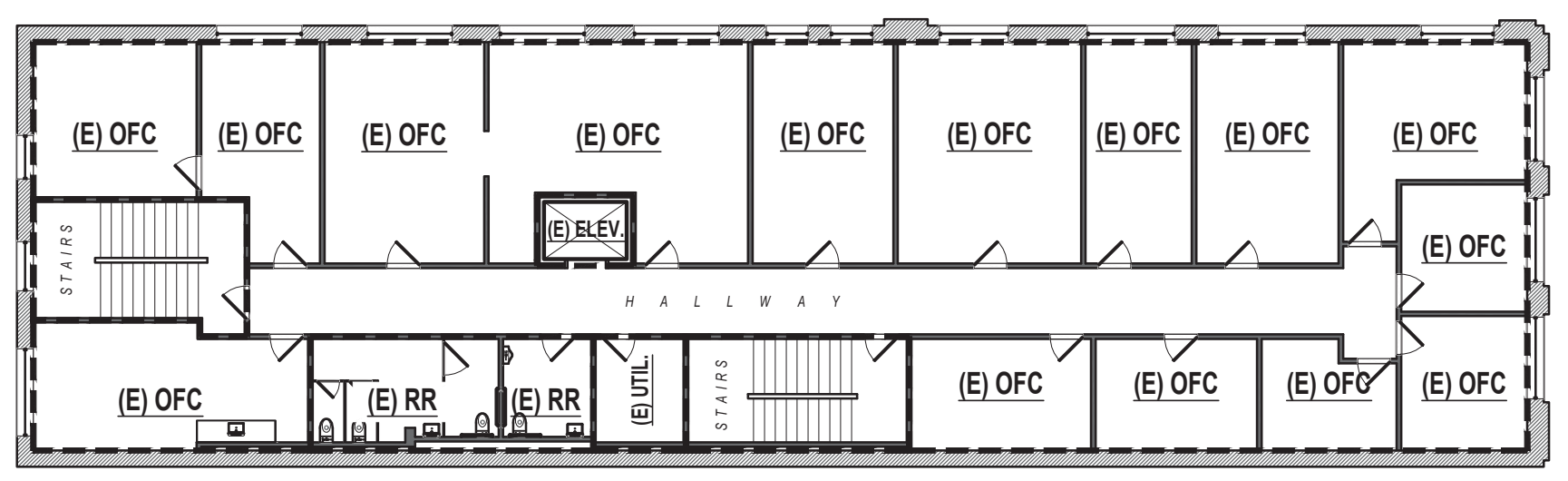
OFFICE / CIRCULATION : 4,230 SF
RESTROOMS : 272 SF
STORAGE / UTILITIES : 298 SF
EXIT STAIRS / ELEVATOR : 400 SF
TOTAL 3F : 5,200 SF



3F : THIRD FLOOR

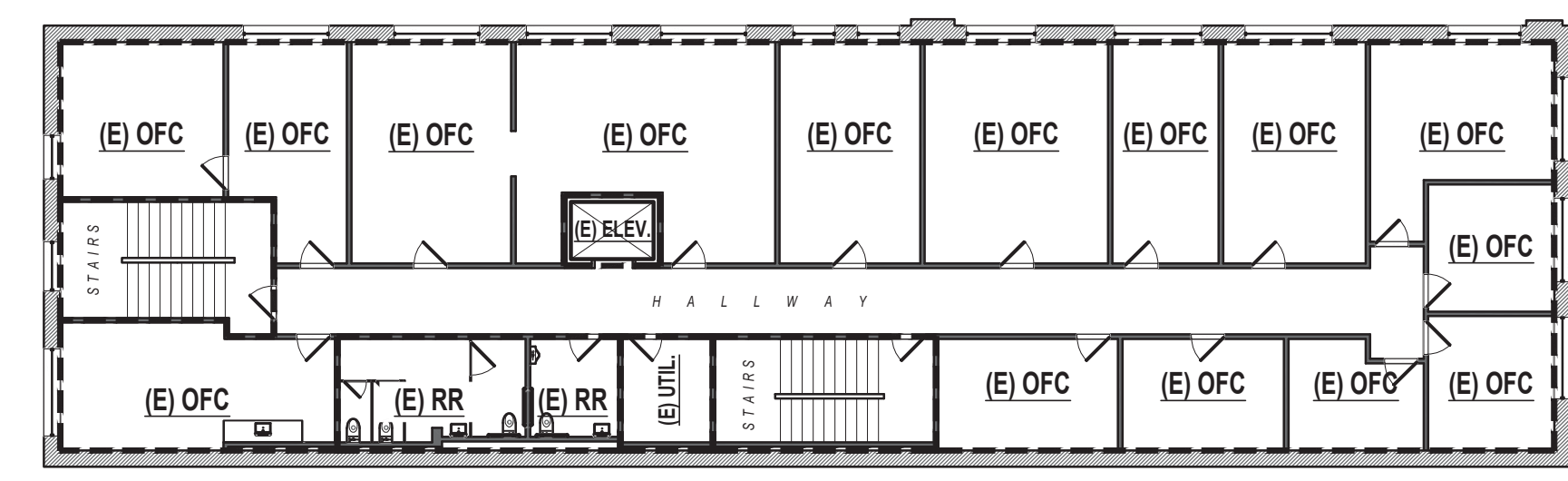
THIRD FLOOR TO CHANGE EXISTING OFFICE USE INTO CHURCH ASSEMBLY USE.

ASSEMBLY SPACE : 3,645 SF
OFFICE / CIRCULATION : 585 SF
RESTROOMS : 272 SF
STORAGE / UTILITIES : 298 SF
EXIT STAIRS / ELEVATOR : 400 SF
TOTAL 3F : 5,200 SF



2F : SECOND FLOOR

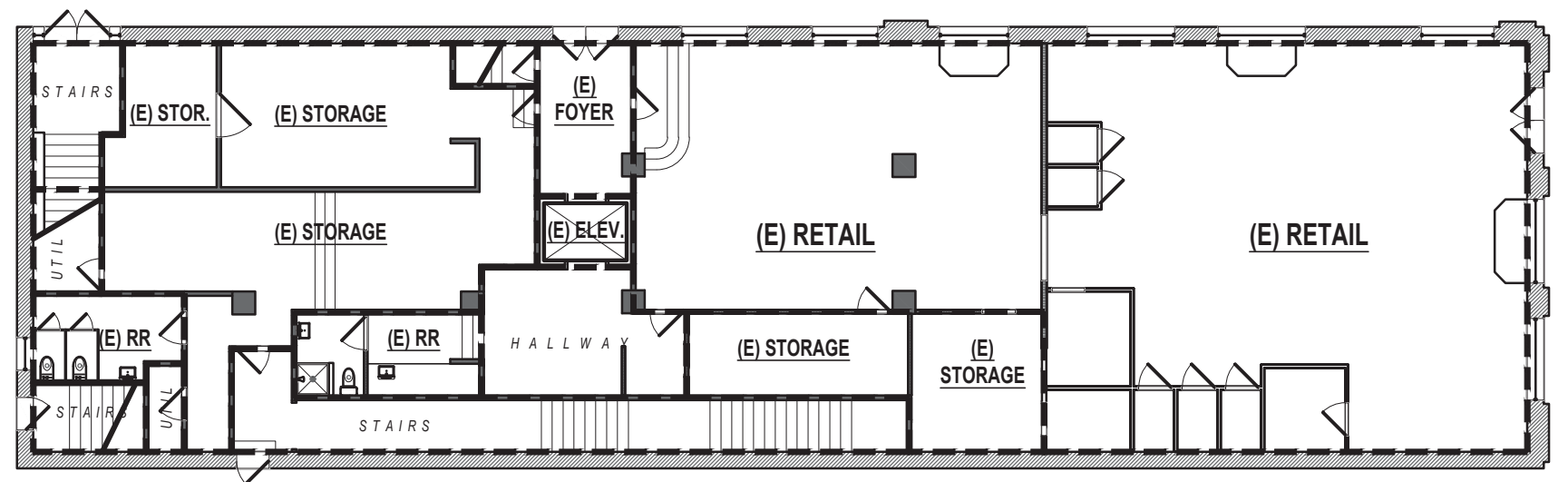
OFFICE / CIRCULATION : 4,347 SF
RESTROOMS : 272 SF
STORAGE / UTILITIES : 88 SF
EXIT STAIRS / ELEVATOR : 438 SF
TOTAL 2F : 5,145 SF



2F : SECOND FLOOR

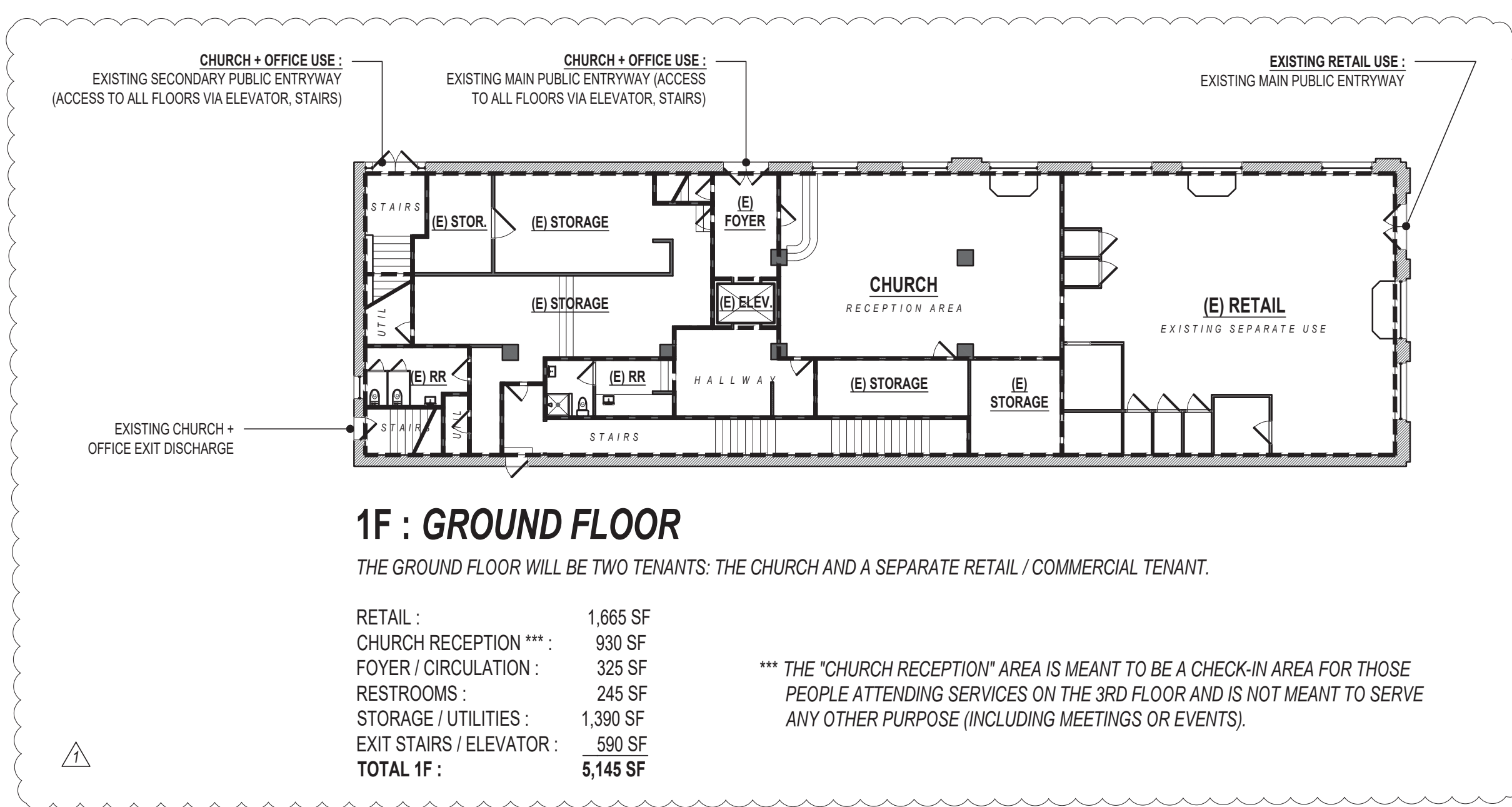
NO CHANGE : SECOND FLOOR RETAINS THE EXISTING OFFICE USE. OFFICES TO BE RENTED OUT TO OFFICE-USE TENANTS.

OFFICE / CIRCULATION : 4,347 SF
RESTROOMS : 272 SF
STORAGE / UTILITIES : 88 SF
EXIT STAIRS / ELEVATOR : 438 SF
TOTAL 2F : 5,145 SF



1F : GROUND FLOOR

RETAIL : 2,595 SF
FOYER / CIRCULATION : 325 SF
RESTROOMS : 245 SF
STORAGE / UTILITIES : 1,390 SF
EXIT STAIRS / ELEVATOR : 590 SF
TOTAL 1F : 5,145 SF



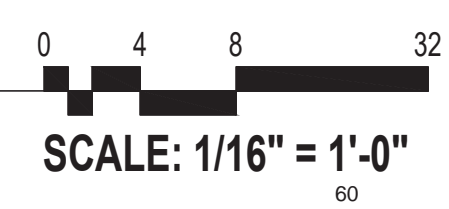
1F : GROUND FLOOR

THE GROUND FLOOR WILL BE TWO TENANTS: THE CHURCH AND A SEPARATE RETAIL / COMMERCIAL TENANT.

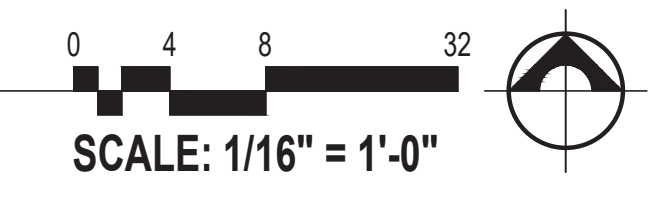
RETAIL : 1,665 SF
CHURCH RECEPTION *** : 930 SF
FOYER / CIRCULATION : 325 SF
RESTROOMS : 245 SF
STORAGE / UTILITIES : 1,390 SF
EXIT STAIRS / ELEVATOR : 590 SF
TOTAL 1F : 5,145 SF

*** THE "CHURCH RECEPTION" AREA IS MEANT TO BE A CHECK-IN AREA FOR THOSE PEOPLE ATTENDING SERVICES ON THE 3RD FLOOR AND IS NOT MEANT TO SERVE ANY OTHER PURPOSE (INCLUDING MEETINGS OR EVENTS).

EXISTING PLANS



PROPOSED PLANS





AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, 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 CUP 17-001, on this 14th day of April, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C. Hollenbeck
Monica Hollenbeck

RECEIVED

APR 17 2017

City of Paso Robles
Community Development Dept

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 3024853
CITY OF PASO ROBLES

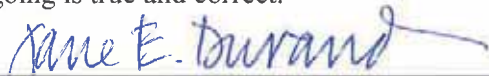
STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; APRIL 14, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATE: APRIL 14, 2017

AD COST: \$176.66

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Conditional Use Permit (CUP 17-001), a request to establish a Church use within the existing building at 1245 Park Street.

APPLICANT: Brad Alford

LOCATION: 1245 Park Street; Assessor's Parcel Number 009-042-002

ENVIRONMENTAL DETERMINATION: This application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, April 25, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

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

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado
Assistant Planner
April 14, 2017

3024853

From: william jacobson
To: [Planning](#)
Cc: [Keith Gilliss](#); [Bob Fonarow](#)
Subject: Subject: Conditional Use Permit (CUP 17-001) 1245 Park Street, Paso Robles
Date: Tuesday, April 18, 2017 6:47:21 PM

Darcy Delgado,

I'm the Property Owner (Jacobson Pine Street Property LLC) at 840 13th Street, Paso Robles. It is my understanding Churches or Schools can object to having any uses within 300 feet of their premises that allow the use of/ or dispense any type of "alcohol" (beer, wine or spirits). Most properties in Downtown Paso Robles are or will be restaurants serving beer, wine or spirits, winery tasting rooms, micro breweries, or craft distilleries. I "OBJECT" to any Downtown use or occupancy that would stop or interfere with any legal use of our commercial properties.

Respectfully,

William Jacobson
Pine Street Plaza
cell: (805) 839-9700