



## City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: **Conditional Use Permit 17-012 – New Day Church**  
1228 11<sup>th</sup> Street / APN 009-114-0014 & 015  
Applicant – Pastor Brad Alford, New Day Church  
A request to establish a Church use within the existing building at 1228 11<sup>th</sup> Street, Units 101 & 102.

Date: September 26, 2017

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### Facts

1. New Day Church is proposing a church to be located within suites 101 & 102 of the existing building located at 1228 11<sup>th</sup> Street. (See Vicinity Map, Attachment 1).
2. The building is located in the RSC (Riverside Corridor) zoning district within the Uptown/Town Centre Specific Plan and has a Commercial Service (CS) General Plan Land Use designation.
3. Table 5.3-1 of the Uptown/ Town Center Specific Plan requires a Conditional Use Permit (CUP) for a church in the RSC zone.
4. The Church has indicated approximately 50 attendees would assemble on Monday, Tuesday, and Wednesday evenings from 7:00 pm to 9:00 pm, and approximately 60-80 attendees would assemble on Sunday from 9:00 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.
5. Units 101 and 102 are within a complex of six units. There are a total of 41 parking spaces on site and there is a reciprocal parking and access easement over the site that would allow for parking related with the church to utilize the 41 spaces. Additionally, there is on-street parking within the neighboring streets that is also available for parking.
6. The Development Review Committee (DRC) reviewed this project at their meeting on August 28, 2017. The DRC recommend that the Planning Commission hearing approve the CUP request.
7. This application is categorically exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA.

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### **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 17-012, subject to site specific conditions of approval;
2. Refer back to staff for additional analysis;
3. Deny the conditional use permit with the adoption of findings of denial.

### **Analysis and Conclusions**

The proposed use within the existing building would seem to be a good fit, since other tenants within the complex are generally not present during the times that the church would be operating, and there is designated parking available for the church within the complex, as well as adjacent on-street parking.

#### Options

Option 1. Approval of the CUP would be based on the finding the Church has demonstrated its parking demand are comparable to the existing use.

Option 2. 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 3. The Planning Commission would have to make findings to support denial of the project.

### **Fiscal Impact**

None identified at this time.

### **Recommendation**

Option 1. Approve the draft Resolution A, approving the proposed Conditional Use Permit 17-012, subject to site specific conditions of approval.

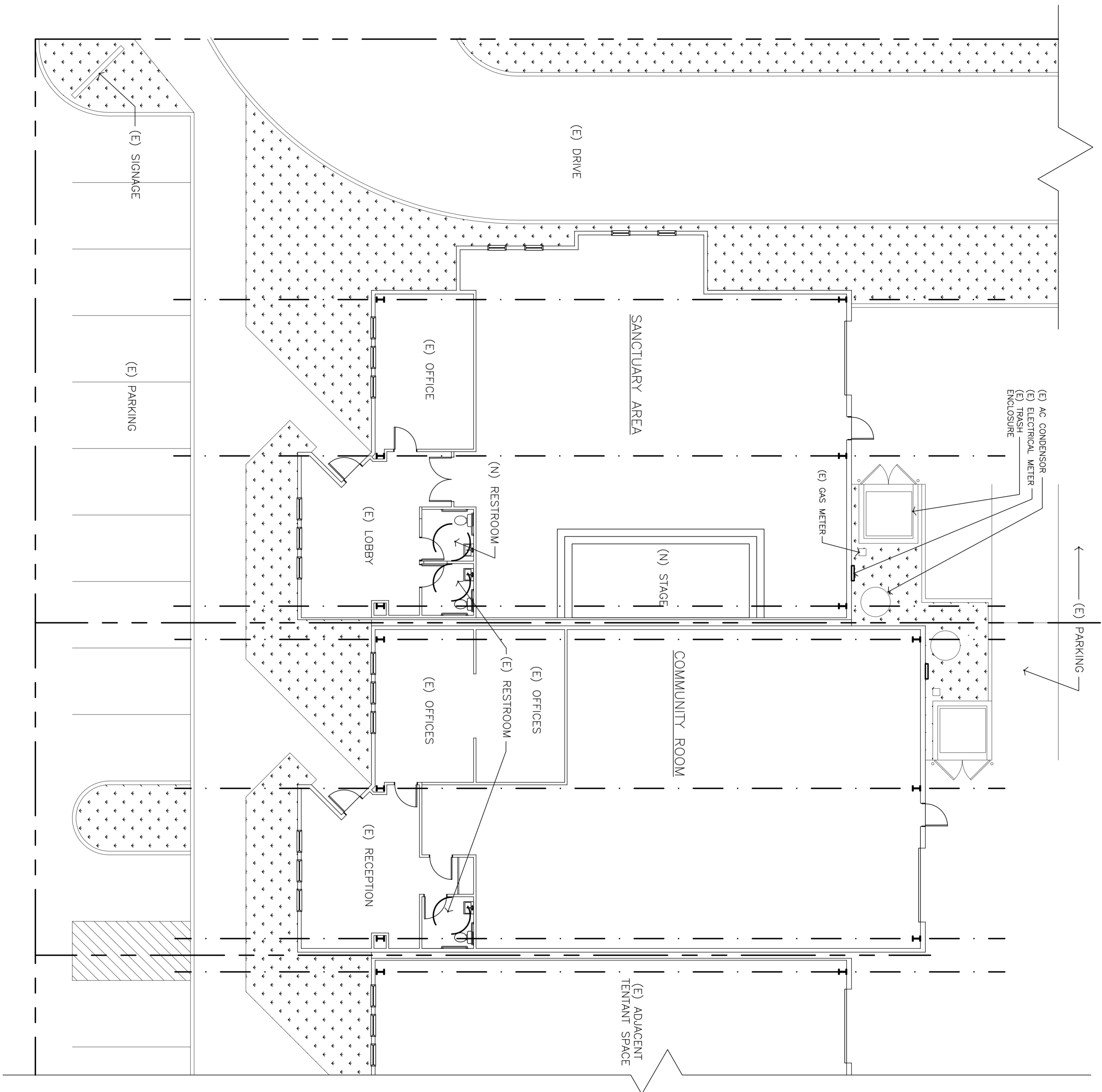
### **Attachments**

1. Vicinity Map
2. Brad Alford Letter
3. Draft Resolution A
4. Mail Affidavit
5. Newspaper Affidavit



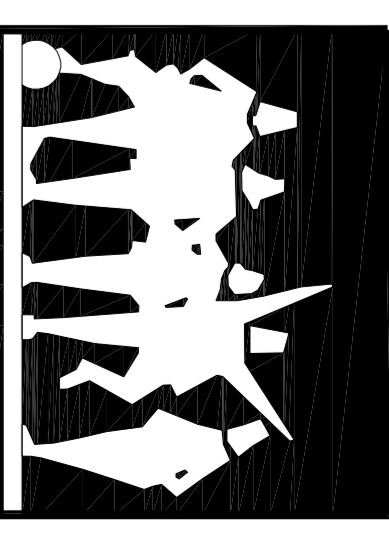






**FLOOR PLAN**

Scale: 1/8" = 1'-0"



dip + a

**des plantes + associates**

Marcus des Plantes,  
Architect  
1700 West  
Las Olivas, CA 94042  
805.748.0281  
mcdesplantes@mail.com  
marcus@desplantes.com

New Day Church  
East End of 11th Street  
Paso Robles, Ca

Floor Plan



Issued Date:  
Revisions:

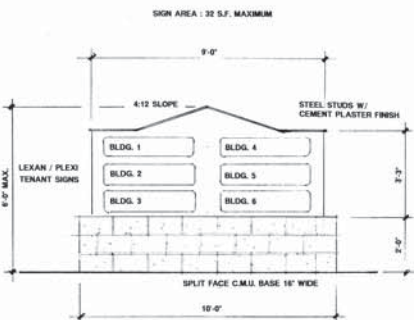
The use of these plans and specifications shall be restricted to the original site for which they were prepared and no reproduction, in whole or in part, is permitted. The use of these plans and specifications shall be at the user's risk without prejudice. Visual contact with these plans and specifications shall be the responsibility of the user. Do not scale these drawings.

When dimensions on these drawings conflict with the specifications, the specifications shall govern. The user shall be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Architect for resolution prior to commencing work.

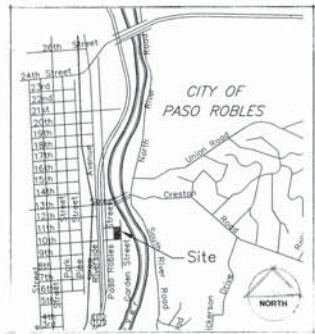
Sheet Number

**A-0**

Scale: Noted  
Floor Plan



MONUMENT SIGN NOT ILLUMINATED 3/8"=1'-0" 4

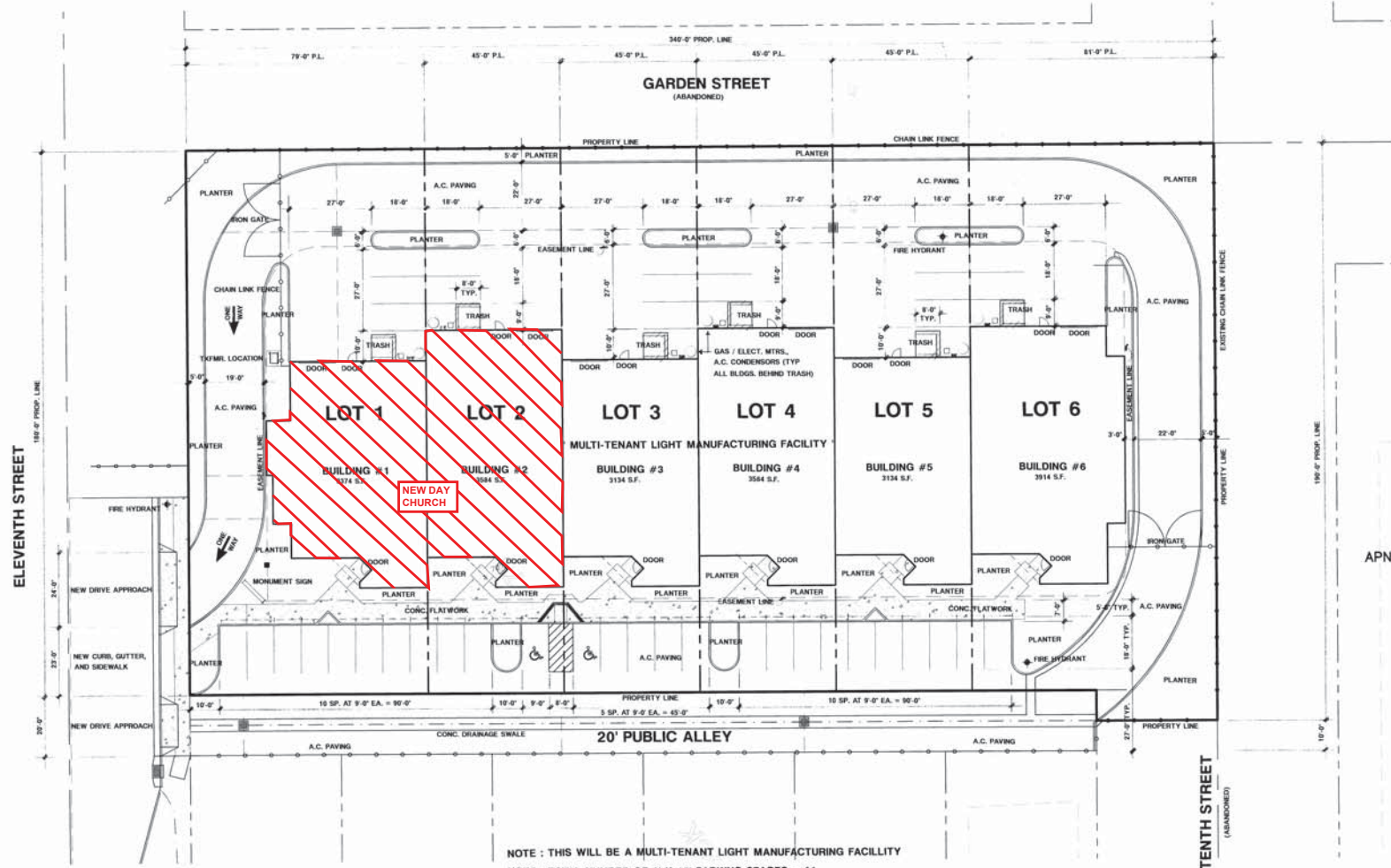


VICINITY MAP NO SCALE 3

LOT / BUILDING	LOT AREA	BLDG. FOOTPRINT	LANDSCAPING	PAVING AREA
LOT 1	14220 S.F.	3274 S.F.	2878 S.F.	7368 S.F.
LOT 2	8100 S.F.	3584 S.F.	900 S.F.	3616 S.F.
LOT 3	8100 S.F.	3134 S.F.	733 S.F.	4233 S.F.
LOT 4	8100 S.F.	3584 S.F.	916 S.F.	3600 S.F.
LOT 5	8100 S.F.	3134 S.F.	745 S.F.	4221 S.F.
LOT 6	14980 S.F.	3914 S.F.	4232 S.F.	5814 S.F.
TOTAL	61800 S.F.	20724 S.F.	10424 S.F.	30432 S.F.
% OF LOT AREA	100 %	33.7 %	16.9 %	45.4 %

NOTE: MIN 8 S.F. PER PARKING SPACE OF LANDSCAPING REQUIRED AROUND / ADJACENT TO FRONT AND REAR PARKING AREAS. 41 SPACES 3.8 - 373 S.F. LANDSCAPING PROVIDED: 2148 S.F.

PROJECT BREAKDOWN 2



NOTE: THIS WILL BE A MULTI-TENANT LIGHT MANUFACTURING FACILITY  
 NOTE: TOTAL NUMBER OF 9' X 18' PARKING SPACES = 41  
 NOTE: ALL COMMON PARKING AREAS, DRIVEWAYS, LANDSCAPING, SIGNS, AND LIGHTING WILL BE REQUIRED TO BE MAINTAINED BY THE OWNERS ASSOCIATION

SITE PLAN ASSESSORS PARCEL NUMBER : 009-113-007

OCCUPANCY GROUPS : 'S', 'F'

CONSTRUCTION TYPE : II-N (V-N WITH TENANT IMPROVEMENTS)

1

REVISIONS	BY

**ROBERT FISHER**  
 AN ARCHITECTURAL CORPORATION  
 8655 Avenida Loma Verde, Suite 202  
 San Juan Capistrano, CA 92675  
 (949) 461-4604  
 Fax: (949) 461-3150

A SIX LOT COMMERCIAL PARK PROJECT FOR  
**SIGNATURE HOMES** APPLICANT : AL DAMICO MULTI-TENANT LIGHT MANUFACTURING FACILITY  
 EAST END OF 11TH STREET (OFF PASO ROBLES ST. PASO ROBLES, CA.

DRAWN R.S.F.  
 CHECKED R.S.F.  
 DATE 1 JUNE 2005  
 SCALE 1"=20'-0"  
 JOB NO.  
 SHEET  
**A-1**  
 OF THREE SHEETS

# 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 17-012**  
**(1228 11th Street – New Day Church)**  
**APN: 009-114-014 & 15**

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 1228 11<sup>th</sup> Street, units 101 & 102; and

WHEREAS, the proposed New Day Church would be located within two units of an existing six unit commercial/light-manufacturing building; 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 RSC (Riverside Corridor) zoning district; 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, a duly noticed public hearing was conducted by the Planning Commission on September 26, 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 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

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neighborhood because the commercial/light-industrial complex has dedicated parking on site for the building that can be utilized by the proposed church; 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 17-012 is approved subject to the following:

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

PASSED AND ADOPTED THIS 26<sup>th</sup> Day of September 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Chairman John Donaldson

\_\_\_\_\_  
Warren Frace, Planning Commission Secretary



# Exhibit A

## Conditions of Approval – CUP 17-012

### **Planning Division Conditions:**

1. This Conditional Use Permit (CUP) authorizes the establishment of a Church within the existing building at 1228 11<sup>th</sup> Street, Units 101 & 102.
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. Wednesdays (7:00 pm to 9:00 pm) - 40 people maximum
  - b. Sunday (9:00 am to 1:00 pm) - 80 people maximum
4. The Church's special assembly/meeting times/special events and occupancy for Conferences (not to exceed eight times per calendar year) are approved as follows:
  - a. Saturday (10:00 am to 10:00 pm) - 80 people maximum
5. All signage shall be reviewed and approved by the Development Review Committee (DRC), prior to installation.
6. 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.
7. The applicant shall regularly provide written and verbal parking information to attendees and actively encourage carpooling and use of remote parking locations.
8. 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.

### **Building Division Conditions:**

9. 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.



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**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 17-011, on this 15<sup>th</sup> day of September, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C. Hollenbeck  
Monica Hollenbeck

THE Newspaper of the Central Coast TRIBUNE

RECEIVED SEP 21 2017 City of Paso Robles Community Development Dept.

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

AD #3280012 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; SEPTEMBER 15, 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: SEPTEMBER 15, 2017

AD COST: \$210.54

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 17-011), a request to establish a Church use within the existing building at 1228 11th Street, Suites 101 and 102. APPLICANT: New Day Church - Scott Gang. LOCATION: 1228 11th Street, suites 101 and 102; Assessor's Parcel Number 009-114-014 & 015. ENVIRONMENTAL DETERMINATION: This application is Categorical 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, September 26, 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. Darren Nash Associate Planner September 15, 2017 3280012