

RESOLUTION NO: 99-002

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 98008
(NORTH COUNTY CHRISTIAN FELLOWSHIP)
APN: 009-141-003, 004, 012 and 013

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for church facilities in the R3 zoning district, and

WHEREAS, the applicant, North County Christian Fellowship, has filed a conditional use permit application to construct, in two development phases, a 9,014 square foot two story fellowship hall, a 3,100 square foot addition and remodel of the existing 4,157 square foot sanctuary, construction of a covered walkway and patio area between the new fellowship hall and the addition to the existing sanctuary, and an additional 39 off-street parking spaces located at 421 9th Street, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 12, 1999, 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, the Planning Commission finds that the project will not have a significant effect on the environment and a Negative Declaration shall be prepared for the project, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 98008 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

COMMUNITY DEVELOPMENT:

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

EXHIBIT	DESCRIPTION
B	Proposed Site Plan
C*	Existing Site Plan, Survey
D*	Grading and Drainage Plan
E	Phase #1, Fellowship Hall Floor Plans
F	Phase #2, Existing Sanctuary/Remodel Floor Plan,
G	Proposed Sanctuary Addition Floor Plan
H	Phase #1, Proposed Fellowship Hall Elevations
I*	Phase #2, Existing Sanctuary - Remodel/Addition Elevations
J	Landscaping Plan
	Detail - Restroom Floorplans

* On file in the Community Development Department.

3. This conditional use permit (CUP) authorizes the construction of a 9,014 square foot two story fellowship hall, a 3,100 square foot addition and remodel of the existing 4,157 square foot sanctuary, construction of a covered walkway and patio area between the new fellowship hall and the addition to the existing sanctuary, and an additional 39 off-street parking spaces located at 421 9th Street.
4. The project, as proposed, is to be developed in two phases over an eight (8) year period. Any changes in the phasing of this project shall be approved by the Planning Commission following a public hearing as part of an application to amend the conditional use permit.
5. This project approval shall expire on January 12, 2001 unless a time extension request is filed with the Community Development Department prior to expiration. Implementation of any phase of this project eliminates this time constraint.
6. The first phase of development (2 years) would include: demolition of two existing dwellings on the northeast portion of the property, construction of a 9,014 square foot two story fellowship hall, demolition of an existing fellowship hall upon occupancy of the new fellowship hall, and the construction of two handicapped parking spaces.
7. The second phase of development (8 years) would include: a 3,100 square foot addition and remodel of the existing 4,157 square foot sanctuary, demolition of an

existing office building, construction of a covered walkway and patio area between the new fellowship hall and the addition to the existing sanctuary, and the construction of 37 off-street parking spaces.

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.
9. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
10. All new and/or existing site and building mounted lighting shall be fully shielded so that light is directed downward and stays on-site. Cut sheets for new lighting fixtures or shields shall be submitted to the Community Development Department for approval prior to installation.

PUBLIC WORKS:

GENERAL:

11. The applicant will need to submit a separate grading plan for the site prior to the issuance of a building permit to insure that drainage of the property remains on-site and is discharged in accordance to the City's Standards and Specifications (Dwg. No. M3.1).
12. The applicant will underground all new utility services. Existing overhead utilities shall be placed underground or the applicant shall enter into an agreement with the City to not protest the formation of an Assessment District in the future.

PHASE I:

13. The sub-standard handicap ramp currently located at the corner of 9th and Vine will need to be replaced with a handicap ramp that meets current City Standards (Dwg. B-9).

PHASE II:

14. The two 3-inch diameter oaks and the two 6-inch diameter oaks currently existing on the property shall remain in place and must be protected during demolition and construction.

15. The portion of the property fronting on Olive Street will need to be improved to a Local Street (Dwg. A-5) standard with curb, gutter, sidewalk, pavement, parkway landscaping and/or streetlights to the approval of the City Engineer.
16. The eastern half of the property (approximately 140-feet) fronting on 9th Street will need to be improved to a West Side Street (Dwg. No. A-12) standard with curb, gutter, sidewalk, pavement, parkway landscaping and/or streetlights to the approval of the City Engineer.
17. The alley will need to be re-paved with a concrete V-gutter per City Standards (Dwg. A-17) from 9th Street to the furthest northern property line. In addition, the applicant will be required to install an alley approach per City Standards (Dwg. B-6) at the entrance to the alley on 9th Street.

PASSED AND ADOPTED THIS 12th day of January, 1999, by the following roll call vote:

AYES: FINIGAN, FERRAVANTI, WARNKE, STEINBECK, JOHNSON

NOES: NONE

ABSENT: NEMETH

ABSTAIN: NONE

CHAIRMAN GEORGE FINIGAN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY