

RESOLUTION NO: 99-004

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 98009
(FIRST BAPTIST CHURCH)
APN: 008-286-008, 009, 010 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, First Baptist Church, has filed a conditional use permit application to construct a 10,261 square foot single story, multi-purpose room/classroom facility located at 1645 Park Street, and

WHEREAS, section 21.20.350 of the Municipal Code of the City of El Paso de Robles states that additions or alterations may be made to extend a nonconforming setback or building/structure height only upon approval of a site plan application by the development review committee and provided that such extension does not have a significant adverse effect on public safety or the existing or planned visual character of the neighborhood, 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 98009 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Proposed Site Plan
C*	Preliminary Grading and Drainage Plan
D	Multi-Purpose/Classroom Facility Floor Plan
E	Multi-Purpose/Classroom Exterior Elevations, South and East Elevations
F	Multi-Purpose/Classroom Exterior Elevations, North and West Elevations
G*	Planting Plan
H*	Irrigation Plan
I*	Landscape Details and Specifications

* On file in the Community Development Department.

3. This conditional use permit (CUP) authorizes the construction of a 10,261 square foot single story, multi-purpose/classroom facility and 21 off-street parking spaces located at 1645 Park Street. This includes 2 handicapped and 10 regular size parking spaces

adjacent to Park Street, and 5 compact spaces and 4 regular size spaces adjacent to 16th Street.

4. Prior to construction the applicant will require a lot line adjustment to make parcels APN: 008-286-008, 009, 010, and 013 one parcel.
5. The existing house and garage at 1607 Park Street, APN:008-286-009, will be removed.

The existing chain link fence on APN: 008-286-009 and 011 will be removed.

6. A decorative masonry wall having a height of not less than five nor more than six feet, as measured from the highest adjacent grade, will be constructed along the eastern boundary of the small parking lot, adjacent to 16th Street, and the adjacent house to remain at the corner of Park Street and 16th Street. Decorative masonry shall be defined as slumpstone, split-face block or stucco-coated standard masonry block.
7. 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.
8. 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.
9. 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:

11. The applicant will need to submit a grading plan for the site prior to the issuance of a building permit to insure that drainage of the lot remains on-site and is discharged in accordance to the City's Standards and Specifications (Dwg. No. M3.1).
12. The applicant will be required to install a sidewalk per City Standards (Dwg. B-4) along the approximate 70-foot portion of the property fronting on 16th Street.
13. The sub-standard handicap ramp located at the corner of 17th and Park will need to be replaced with a handicap ramp that meets current City Standards (Dwg. B-9).

14. 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.

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