

RESOLUTION NO: 00-038

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-007
(WEYRICH DEVELOPMENT/LOAVES & FISHES)

WHEREAS, Weyrich Development has filed an application for a Conditional Use Permit to construct and operate a 3,100 square foot social services facility for Loaves and Fishes on a vacant lot located at 2650 Spring Street (east side of Spring Street, mid-block between 26th and 28th Streets); the main activity conducted at the proposed facility will be the distribution of emergency food and vouchers for temporary housing to the needy; and

WHEREAS, the subject site is designated by the General Plan for Commercial Service (CS) land use and is zoned C-2; and

WHEREAS, social services facilities are listed in the Zoning Ordinance as being conditional uses in the C-2 Zone; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 25, 2000 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal; and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use 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 00-007 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. This use permit authorizes the construction and operation of 3,100 square foot social services facility for Loaves and Fishes. Services to be provided would include, but not be limited to:
 - a. distribution of emergency food and vouchers for temporary housing and other emergency provisions (e.g. gasoline and bus tickets) to the needy;
 - b. counseling services designed to refer the needy to other services provided off-site (e.g. legal, medical, family counseling);
 - c. other services similar in class and nature to those mentioned in items “a” and “b”, above.
3. The project shall be constructed so as to substantially conform with the following listed exhibits, which are on file in the Community Development Department, and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Site Plan (drawing C-2)
C	Landscape Plan (drawing L-1)
D	Floor Plan (drawing A-1)
E	Cross-Section (drawing A-6)
F	Elevation Drawing (drawings A-10 and A-11) modified as noted in condition # 4, below.
G	Architectural Rendering

4. The north, south and east elevations shall be modified to provide architectural treatment by either the use of split-faced or slump block in lieu of speed block, or by adding stucco covering to the speed block to match the stucco on the front (west) elevation, or by painting the speed block to match the stucco on the front (west) elevation and adding relief treatments such as scored masonry joints.
5. For public safety purposes, the proposed decorative wall along the Spring Street frontage shall be replaced with an ornamental iron fence, which shall not exceed 4 feet in height. Such fence may include masonry pilasters. Detailed plans for the fence shall be submitted to City staff for review and approval.
6. Prior to issuance of a certificate of occupancy, the applicant shall either underground the existing overhead utilities or enter an agreement not to protest the future formation of an Assessment District to underground the overhead utilities. The form shall be in a manner to be reviewed and approved by the City Attorney and/or City Engineer.
7. Prior to issuance of a building permit, the applicant shall submit a copy of a recorded agreement for shared parking for no less than 6 off-street parking spaces on a property located within 300 feet of the subject site.
8. Prior to issuance of a certificate of occupancy, the applicant shall complete relocation of the power pole support guy wire, which would otherwise block vehicular access from the alley, in a manner to be approved by PG&E.

ENGINEERING

9. An alley approach shall be installed in the north side of 26th Street in accordance with City Standards and Specifications.
10. The applicant shall obtain an encroachment permit for any work within the public right-of-way.
11. It is recommended that the applicant install a separate water service for landscaping purposes.

EMERGENCY SERVICES

11. Prior to issuance of a certificate of occupancy, the applicant shall install a Knox Box Lock System. Applicant is to contact the Emergency Services Department for information regarding this system.

PASSED AND ADOPTED THIS 25th day of July, 2000 by the following roll call vote:

AYES: McCarthy, Finigan, Johnson, Warnke, Tascona, Nemeth

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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