

RESOLUTION NO.: 01-058
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 01-003
(Porter Day Care Facility)

APN: 009-361-027

WHEREAS, Conditional Use Permit 01-003 has been filed by Ella Porter, for the construction of a new 5,610 square foot pre-school facility with ancillary parking, play areas and future kindergarten, and

WHEREAS, the project would be located at 1402 Golden Hill Road, and

WHEREAS, in conjunction with Conditional Use Permit 01-003 the applicant has submitted Tentative Parcel Map, PR 01-0266 to subdivide the 2.8 acre site into three parcels where the day care facility would be located on proposed Parcel 1, and

WHEREAS, the public hearing was conducted by the Planning Commission on July 24, 2001, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the Conditional Use Permit, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, 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 01-003 subject to the following conditions:

STANDARD CONDITIONS:

1. 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>
A	Color / Material Board*
B	Preliminary Site Plan
C	Preliminary Landscape Plan
D	Preliminary Grading and Drainage Plan
E	Architectural Elevations

*Large copies of plans are on file in the Community Development Department

2. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.
3. The project shall comply with all conditions of approval in the resolution granting approval to Parcel Map PR 01-0266 and its exhibits.
4. Final parking lot circulation plan shall be reviewed by the Development Review Committee prior to the issuance of a Building Permit.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

5. This Conditional Use Permit application would allow the construction of a new 5,610 square foot pre-school facility with ancillary parking and play areas.
6. Prior to issuance of a certificate of occupancy, the applicant shall underground the existing overhead utilities.
7. Prior to the use of the existing house for any use besides a residence, it shall be brought up to all necessary Building and Fire Codes and go through all of the necessary Building Permit processes.
8. The existing barn may be used for storage purposes only. The necessary latches and locks shall be installed in order to keep children out of building.
9. The applicants represent that there is one 18 inch oak tree on site and that it would be preserved. No other oak trees (if any) are to be removed with this Conditional Use Permit.
10. Prior to removal of any buildings, the applicant shall apply for the necessary Demolition Permits through the Building Division

EMERGENCY SERVICES SITE SPECIFIC CONDITION:

11. Fire hydrants will be required both on site and off site to provide fire flows for this project. Contact Emergency Service Division for placement.
12. An approved Fire Alarm System will need to be installed according to NFPA 72 and State Standards.
13. The driveway width for this project is required to be 24 foot wide.
14. The project needs to conform to all local, State and Federal Codes including but not limited to Title 19/24.
15. Update the Emergency Services Run Book. Contact the Emergency Services Division for details.

PASSED AND ADOPTED THIS 24th day of July 2001, by the following Roll Call Vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Steinbeck, Tascona, Calloway

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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