

RESOLUTION NO.: 01-099

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 01-013  
(ST. JAMES CHURCH)

APN: 009-035-002 AND 003

WHEREAS, section 21.18A.010 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for professional office uses in the Office Professional (OP) Overlay district, and

WHEREAS, the applicant, ST. JAMES CHURCH, have filed a conditional use permit application to convert an existing residence into an office/professional use within the R2/OP Overlay district, located at 514 14<sup>th</sup> Street, and

WHEREAS, the project is exempt from the California Environmental Quality Act as a Class 1(n) categorical exemption, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 13, 2001, to open the public hearing and continued to November 27, 2001, and

WHEREAS, the public hearing again commenced on November 27, 2001 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, the project is located on a separate lot from the Church lot, and

WHEREAS, the applicant is requesting a modification to the standard parking requirement for joint use parking to allow for 100% shared use of parking spaces on the Church lot, and

WHEREAS, the application was reviewed by the Development Review Committee on October 8, 2001 and a recommendation to develop nine parking spaces was received, and

WHEREAS, the applicant has developed nine spaces on the Church lot, and

WHEREAS, Section 21.18.060(3) of Title 21 of the City of Paso Robles' Municipal Code provides the Planning Commission with the authority to authorize exceptions to

standard parking requirements, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the standard conditions of approval in Exhibit A and site specific conditions of approval listed below, the Planning Commission finds:

- (a) The proposed conditional use permit is consistent with the General Plan and Zoning Ordinance for the City of El Paso de Robles.
- (b) The proposed parking exception is consistent with prior parking exceptions for projects within the OP Overlay District of the City.
- (c) The establishment, maintenance or operation for the requested use 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 01-013 subject to the following conditions:

STANDARD CONDITIONS

- 1. The applicant shall comply with all those conditions which are indicated in Exhibit A attached to this resolution.

SITE SPECIFIC CONDITIONS

- 2. The project shall substantially conform to the attached Exhibits:  
  
Exhibit B      Plot Plan and Landscaping Details  
Exhibit C      Floor Plan
- 3. The trash enclosure shall be enclosed in a decorative masonry trash enclosure, with view obscuring metal gates.
- 4. The building shall demonstrate compliance with Title 24, State of California

Disabled Access Regulations for General Office Space prior to occupancy as office space.

5. The site and building shall be brought into conformance with all code requirements for an office or commercial use, including, but not limited to, fire code, building codes and site development codes.
6. Prior to the issuance of a Certificate of Occupancy, applicant shall record a deed restriction, subject to the review and approval of the Community Developer Director and the City Attorney, reserving all 9 parking spaces for the use of the Office/Professional use during the hours of 8:00 a.m. to 6:00 p.m. for the weekdays, Monday through Friday.
7. All off street parking areas and driveways shall be paved with concrete or asphalt type surfacing consistent with Section 21.22.060 Development Standards of the Zoning Ordinance.
8. All parking spaces shall be striped and marked in a manner clearly showing the layout of the spaces.
9. All parking areas shall be kept clean and free of dust, mud and/or trash.
10. The area between the proposed handicapped access ramp and the sidewalk on 14<sup>th</sup> Street must be landscaped and a drip irrigation system must be installed. All landscaping proposals must be reviewed and approved by the Community Development staff prior to installation.

#### ENGINEERING SITE SPECIFIC CONDITIONS

1. The applicant shall construct a handicapped access ramp at the southwest corner of Oak Street and 4<sup>th</sup> Street in accordance with plans reviewed and approved by the City Engineer and as approved by the Building Division.
2. In lieu of placing overhead utility lines adjacent to the alley underground, in conformance with Standard Condition of Approval H-10, the applicant may, with

the concurrence of the Planning Commission, enter into an Agreement not to protest the formation of an Underground Assessment District.

PASSED AND ADOPTED THIS 27th day of November, 2001, by the following roll call vote:

AYES: McCarthy, Nicklas, Steinbeck, Calloway, Johnson

NOES:

ABSENT: Tascona, Warnke

ABSTAIN:

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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