

RESOLUTION NO.: 01-101

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE AMENDED 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, Conditional Use Permit 98-008 was approved by the Planning Commission on January 12, 1999, and

WHEREAS, the existing Conditional Use Permit currently allows, 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 9<sup>th</sup> Street, and

WHEREAS, the applicant, North County Christian Fellowship, has filed an application for amendment to the approved conditional use permit to incorporate a 1,025 square foot addition to the existing Teen Center building into Phase I of the project, and

WHEREAS, a lot line adjustment has been requested in conjunction with this application to shift the lot line between lots 12 and 13 in order to accommodate the addition to the Teen Center, and

WHEREAS, the proposed lot line adjustment is consistent with the adopted General Plan and complies with the zoning and building code standards for the City of El Paso de Robles, and

WHEREAS, the proposed lot line adjustment is Categorically Exempt (Class 5) from the provisions of CEQA, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 11, 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, based upon the facts and analysis presented in the staff report, and public testimony received, the Planning Commission finds that the project is consistent with the findings and conclusions of the Negative Declaration previously adopted 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 amendment to the approved use herein 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 this amendment to Conditional Use Permit 98008 subject to the following conditions:

**STANDARD CONDITIONS:**

1. The applicant shall comply with all those standard and site-specific conditions that are indicated on the previously approved Resolutions 99-001 and 99-002. All standard and site-specific conditions contained therein shall remain applicable to this project.

**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>
A	Proposed Site Plan
B	Engineered Grading & Drainage Plan reflecting proposed Lot Line Adjustment
C	Remodel/Addition Floor Plan & Elevations
D	Landscape Plan

3. This conditional use permit (CUP) authorizes the construction of a 1,025 square foot one-story addition to the existing Teen Center located at 421 9<sup>th</sup> Street.
4. The project, as proposed, is to be incorporated into Phase I of the approved construction permitted under Resolution 99-002. All other plans and construction permitted under this Conditional Use Permit, as listed in the attached Exhibit A resolution, are on file in the Community Development Department.
5. This project approval shall expire on December 11, 2003 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. Any noise-generating use in the Teen Center or the adjacent parking lot must cease by 10:00 p.m. nightly. In accordance with condition #8 of Conditional Use Permit 99-002, the Planning Commission has the authority to notice a new public hearing and consider modification of conditions of approval or revocation of a Conditional Use Permit if it is

determined that operation of the approved land use is either not in compliance with established conditions of approval or is causing a public nuisance.

**ENGINEERING CONDITIONS:**

The Lot Line Adjustment is approved subject to the following conditions:

1. The Final Lot Line Adjustment Map shall be in substantial compliance with the attached Exhibit B. All conditions shall be complied with in a manner subject to approval of the City of El Paso de Robles.
2. The applicant shall enter into an Engineering Plan Check Agreement with the City and the appropriate fee deposited prior to any plan check review (see attached - please complete and submit with the \$500.00 deposit).
3. A registered civil engineer or land surveyor shall prepare the lot line adjustment.
4. All new property corners shall be installed.
5. The approval of this Lot Line Adjustment does not acknowledge the conformity of any on-site improvements including the existing buildings.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of December, 2001, by the following roll call vote:

AYES: CALLOWAY, MCCARTHY, NICKLAUS, STEINBECK, TASCONA, WARNKE,  
JOHNSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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