

RESOLUTION NO.: 02-011
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 02-003
(PASO ROBLES BIBLE CHURCH/DANIEL BLAKE)

APN: 025-403-067

WHEREAS, the Paso Robles Bible Church has filed an application for Conditional Use Permit 02-003 to establish church assembly and related church activities/uses located at 2204 and 2206 Golden Hill Road, within a previously approved industrial storage building (PD 00-017, Resolution No. 01-002), and

WHEREAS, a public hearing was conducted by the Planning Commission on February 26, 2002 to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed conditional use permit, and

WHEREAS, the project has been determined to be categorically exempt from further environmental review under CEQA Section 15301, 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 the site specific conditions of approval listed below, the Planning Commission finds that 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 02-003 subject to the following conditions:

STANDARD CONDITIONS

1. This project approval shall expire on February 26, 2004 if the approved use has not been established in accordance with this permit, unless a time extension request is filed with the Community Development Department prior to expiration.
2. Pursuant to submittal requirements, prior to occupancy, the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic

archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

3. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed to the satisfaction of the Community Development Director or his designee.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. 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.
6. Prior to occupancy, the applicant shall comply with all applicable requirements of the Uniform Building and Fire Codes in a manner subject to the approval of the Building Official and Fire Marshal.
7. 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.
8. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
9. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
10. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible

materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.

11. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
12. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

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 conditions.

13. The project shall substantially conform to the attached Exhibits:

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| Exhibit B | Plot Plan |
| Exhibit C | Exterior Elevation |
14. This Conditional Use Permit authorizes the establishment of assembly related activities consisting of weekend and week night (after 6:30 p.m.) services and meetings for a maximum of 244 fixed seats.
15. The project shall comply with all conditions of approval contained in Planning Commission Resolutions 01-001 and 01-002 for the Development plan for the building, approved on January 9, 2001 under PD00-017.
16. Prior to any use of the project site or business activity being commenced thereon, a Certificate of Occupancy must be issued by the City of El Paso de Robles' Building Department.
17. The hours of operation for assembly related uses shall be limited to weekends and after 6:30 p.m. on week nights. Office and related church support activities would

not be limited to the aforementioned off-peak hour time frames.
18. Prior to the issuance of a building permit, the applicant shall submit tenant improvement plans to be reviewed by Planning staff.

PASSED AND ADOPTED THIS 26th day of February, 2002, by the following roll call vote:

AYES: FERRAVANTI, JOHNSON, KEMPER, MCCARTHY, STEINBECK

NOES:

ABSENT: CALLOWAY, WARNKE

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY