

RESOLUTION NO.: 02-064

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 02-017
(CALVARY CHAPEL OF PASO ROBLES)
APN: 009-314-001

WHEREAS, Table 21.16.200 of the Zoning Ordinance of the City of El Paso de Robles requires approval of a Conditional Use Permit for church uses in the PM zone, and

WHEREAS, the applicant has filed an application for Conditional Use Permit 02-017 to allow a church to occupy a portion of an existing industrial building, and

WHEREAS, the site is zoned PM (Planned Industrial) and the General Plan designation is BP (Business Park), 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, the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 24, 2002, 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 and subject to the conditions of approval listed below, the Planning Commission finds that the Conditional Use Permit for the 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 Conditional Use Permit 02-017 subject to the following conditions:

STANDARD CONDITIONS:

1. This project approval shall expire on September 24, 2004 unless a time extension request is filed with the Community Development Department prior to expiration and is approved by the Planning Commission. Implementation of any phase of this project eliminates this time constraint.

2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans shall not be waived.
3. Prior to issuance of a building permit, the applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.
4. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
5. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
6. 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.

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:

7. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
Exhibit A:	Site Plan
Exhibit B:	Floor Plan

8. This Conditional Use Permit (CUP) authorizes a church to operate in the easterly portion of the building located at 1615 Commerce Way in a manner consistent with all exhibits and subject to all conditions contained herein.
9. Prior to issuance of a Certificate of Occupancy, the applicant shall submit a landscape plan for the required 15-foot landscaped setback and front entry area along Commerce Way.
10. In order to minimize parking conflicts, the assembly activities for the congregation shall be limited to weekend and evening hours, when the remaining occupants of the building are not active.

11. Any noise-generating use in the west parking lot adjacent to the residential development must cease by 10:00 p.m. nightly.
12. 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 not in compliance with established conditions of approval or is causing a public nuisance.

PASSED AND ADOPTED THIS 24th day of September 2002, by the following roll call vote:

AYES: Calloway, Johnson, Kemper, McCarthy, Warnke

NOES: None

ABSENT: Ferravanti, Steinbeck

ABSTAIN: None

CHAIRMAN PRO TEM RALPH McCARTHY

ATTEST:

TINA RYDER, ACTING PLANNING COMMISSION SECRETARY

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