

RESOLUTION NO: 10-013

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 10-003
(North County Christian Pre-School/Daycare)
APN: 009-141-003, 004, 012, 013

WHEREAS, Ted Weber, Architect, on behalf of the North County Christian Church, has filed a Conditional Use Permit application to establish a pre-school/day care center within the existing church educational facilities located at 421 9th Street; and

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 private schools in the R2 zoning district; and

WHEREAS, the main pick-up and drop-off area for the school will be on the west side of the site off of the alley; and

WHEREAS, the outdoor play area will be in the grass area between the existing buildings; and

WHEREAS, the item was originally heard by the Commission on August 24, 2010, where the Commission continued the item in order to allow the applicants time to address concerns raised by the Commission and the public related to alley and parking lot improvements; and

WHEREAS, the project was continued for the September 14th and 28th Commission meetings at the request of the applicants to allow additional time to work out an improvement design proposal; and

WHEREAS, the applicants have provided a revised site plan that shows that alley improvements and parking lot improvements will be completed prior to the opening of the school, the proposed parking lot improvements consist of installing 10 paved parking spaces prior to opening the school; and

WHEREAS, the applicant's will be requesting that the Planning Commission allow the remaining parking lot improvements and masonry wall at the northern property line to be completed within three years; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 12, 2010, 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 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 10-003 subject to the following conditions:

STANDARD CONDITIONS

1. 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.
2. The site shall be kept in a neat manner at all times.

SITE SPECIFIC CONDITIONS

3. This conditional use permit (CUP) authorizes the establishment of a private pre-school/day care center for up to 75 students, as shown on Exhibit A (Site Plan), at the existing church located at 421 9th Street, subject to the conditions established by this resolution.
4. The school would operate Monday thru Friday, 6:30 am to 6:30 pm.
5. All signage shall be reviewed and approved by the Development Review Committee (DRC).
6. Prior to the issuance of a business license, any necessary tenant improvement building permits shall be obtained and completed to the satisfaction of the Deputy Building Official.
7. Prior to the issuance of a business license, the parking lot shall be improved with 10 parking spaces as shown on Exhibit A, and a wood fence and associate landscaping shall be constructed along the northern property line adjacent to the parking spaces.
8. In conjunction with the construction of the remaining parking spaces (Phase II), a plan shall be provided for DRC review that includes the location of a decorative masonry trash enclosure (large enough to accommodate all bins including recycling), the decorative masonry wall along the northern property boundary adjacent to the parking spaces, and the remaining parking lot landscaping. Phase II improvements shall be constructed within 3 years, no later than October 12, 2013.

9. Prior to issuance of a business license, the alley shall be improved with a pervious surface from 9th Street to the north property line in accordance with plans approved by the City Engineer. The pervious surface will eliminate the need for the center concrete gutter and will mitigate storm water quality and quantity impacts from the future surfacing of the parking lot west of the alley.

PASSED AND ADOPTED THIS 12th day of October, 2010 by the following Roll Call Vote:

AYES: Nemeth, Holstine, Garcia, Peterson

NOES: Trench

ABSENT: Gregory

ABSTAIN: Vanderlip



JOEL PETERSON, CHAIRMAN

ATTEST:



RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

SITE PLAN NOTES:

- | | |
|--------------------------------|---|
| 1. (E) STRUCTURE | 5. (E) ADDITIONAL PARKING ON ADJACENT LOT |
| 2. (E) CONCRETE SIDEWALK/PATIO | 6. PLAYGROUND AREA / TURF & HARDSCAPE |
| 3. (N) 5' WROUGHT IRON FENCE | 7. (E) TRASH ENCLOSURE |
| 4. (E) LANDSCAPING | |

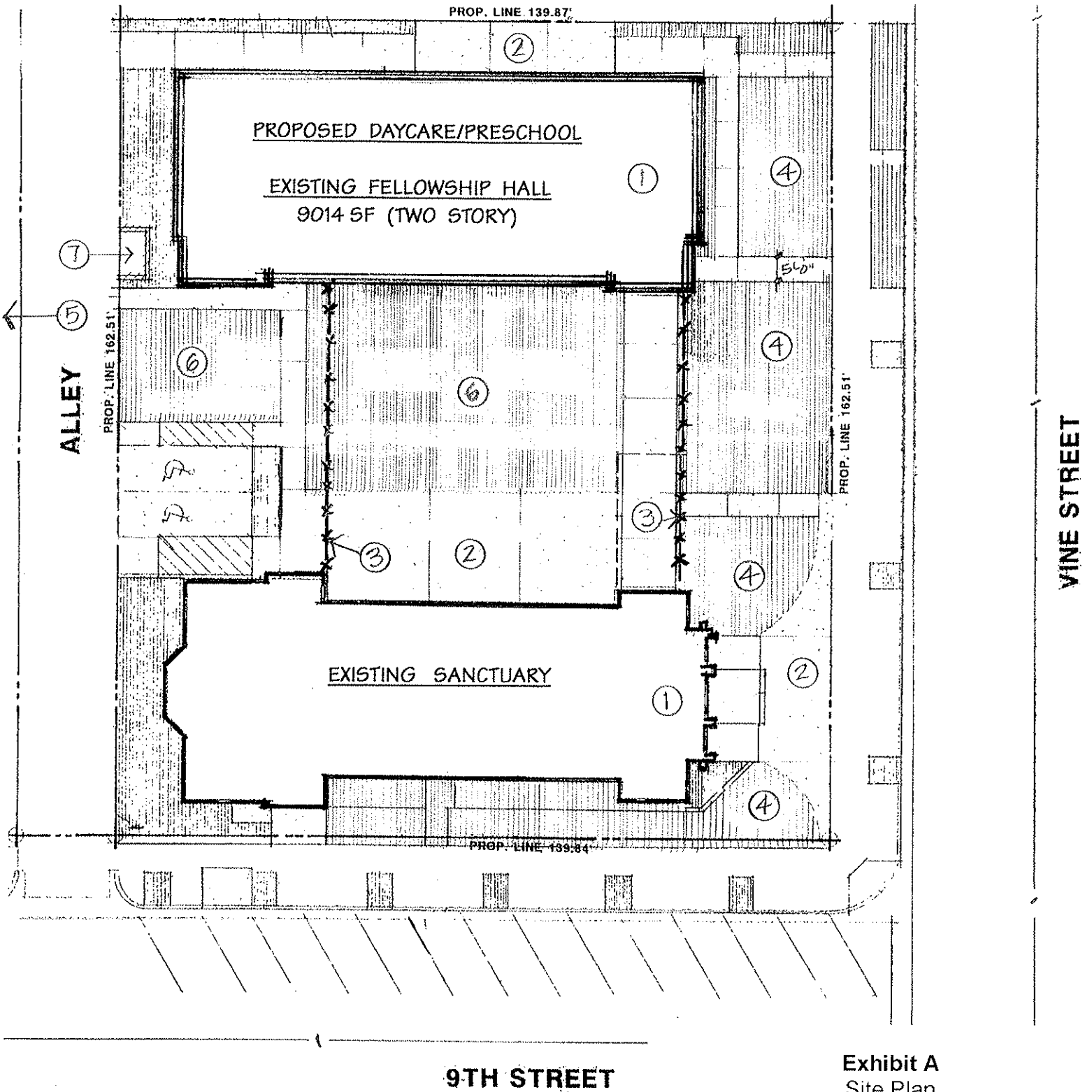


Exhibit A
 Site Plan
 CUP 10-003
 (North County Christian)

S I T E P L A N
 NO SCALE