

RESOLUTION NO. 12-027

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-010
(NCI Affiliates)
APN: 008-311-017

WHEREAS, Table 21.16.200 of the City of El Paso de Robles Zoning Code requires approval of a Conditional Use Permit (CUP) for quasi-public uses in the R-2 (Residential Multi-Family) zoning district; and

WHEREAS, the applicant, NCI Affiliates, Inc. has filed a CUP application to establish and operate a residential training programs and executive offices within the Chestnut House, located at 1434 Chestnut Street; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 23, 2012, 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 public hearing was continued to the November 13, 2012 Planning Commission hearing in order to allow for public notices to be sent to property owners within 300-feet of the subject parcel; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 13, 2012, 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 and operation for the requested use and building would be consistent with the General Plan and not 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 12-010 subject to the following conditions:

1. 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 1 st Floor Plan
B	Proposed 2 nd Floor Plan

2. This CUP authorizes the establishment and operation of the Chestnut House located at 1434 Chestnut Street into a residential training and executive office building for NCI Affiliates, Inc.

3. This project approval shall expire on November 13, 2014, unless the use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
5. 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.
6. 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.

PASSED AND ADOPTED THIS 13th day of November 2012 by the following Roll Call Vote:

AYES: Treatch, Holstine, Barth, Peterson, Garcia

NOES: None

ABSENT: None

ABSTAIN: Vanderlip, Gregory



AL GARCIA, CHAIRMAN

ATTEST: 

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

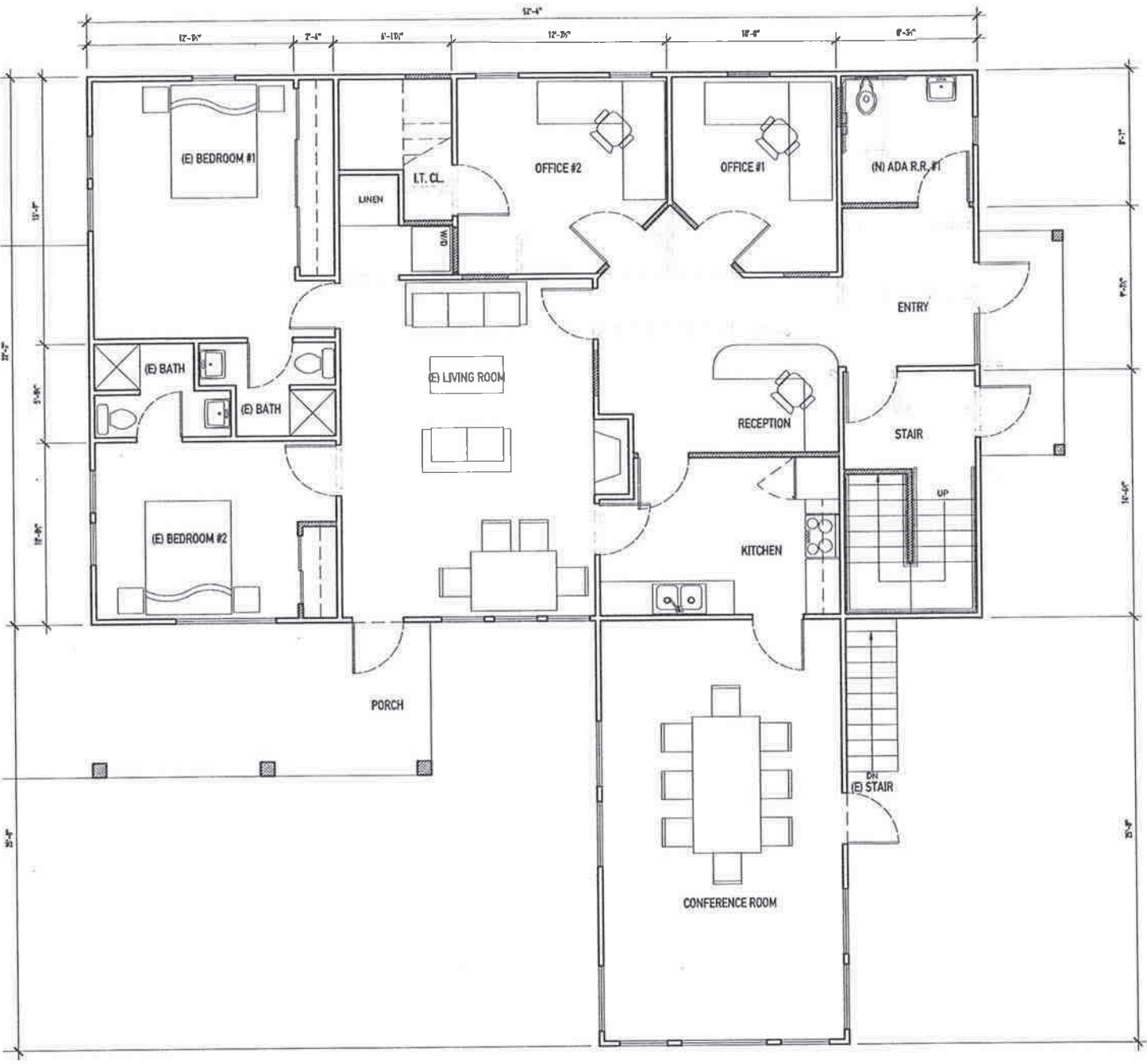


Exhibit A
 Proposed First Floor Plan
 CUP 12-010
 (NCI Affiliates)

NCI AFFILIATES - OFFICE REMODEL, PASO ROBLES

NEW FLOOR PLANS
 FIRST FLOOR
 1/4" = 1'-0"

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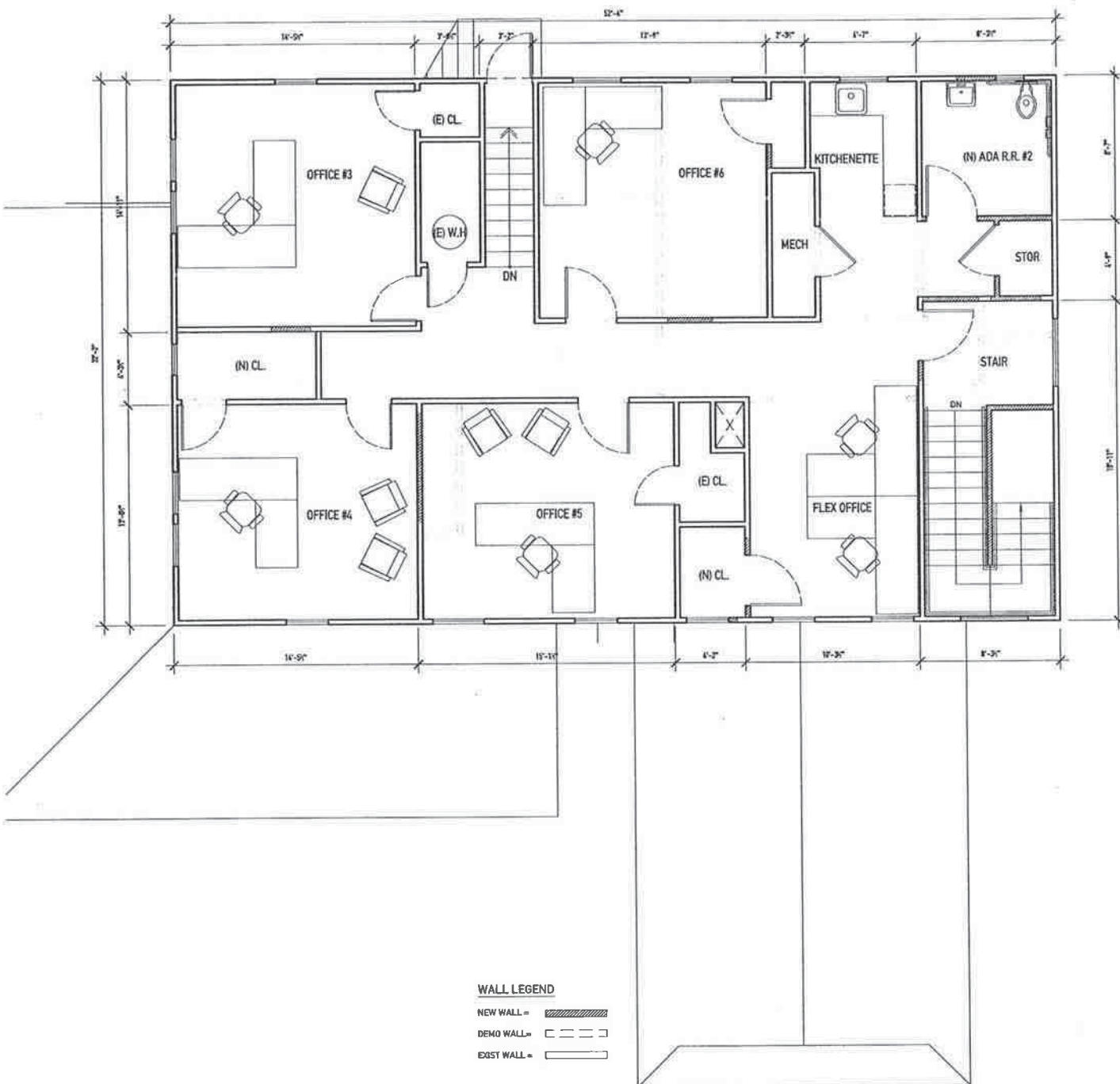


Exhibit B
 Proposed Second Floor Plan
 CUP 12-010
 (NCI Affiliates)

NCI AFFILIATES - OFFICE REMODEL, PASO ROBLES

NEW FLOOR PLANS
 SECOND FLOOR
 1/4" = 1'-0"