

RESOLUTION NO: PC 17-022
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-001
(1245 Park Street – New Day Church)
APN: 009-042-002

WHEREAS, the applicant, Brad Alford with New Day Church, has filed a Conditional Use Permit (CUP) application to establish a Church use within the existing building at 1245 Park Street; and

WHEREAS, the proposed New Day Church would be located on the third floor within the existing building located at 1245 Park Street, also known as the historical Bank of Italy building; and

WHEREAS, the building is the historic Bank of Italy (Bank of America) at the SW corner of Park and 13th St. and has been identified as one of the most significant historic building in Paso Robles. The building is eligible for the National Historic Register and the California Historic Register. No changes to the building's historic character defining features are proposed as part of the project; and

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for a Church, in the TC-1 (Town Center 1) zoning district; and

WHEREAS, the applicant has indicated parking demands for the New Day Church would be comparable to the established office use of the building, which is a permitted use in the TC-1 zone, and would not negatively affect the parking needs of the Downtown and the applicant is prepared proposing to utilize an off-site private parking lot to provide additional parking to Church attendees; and

WHEREAS, per Resolution No. 2480 (Attachment 2), the City Council previously approved a Downtown Parking Assessment District in 1980 that required the building's property owner to pay an off-site parking assessment fee totaling \$40,593.34 for public parking improvements to the Downtown and this parking assessment fee would have mitigated the parking demand for the uses of the entire building; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, the Development Review Committee (DRC) reviewed this project at their meeting on April 10, 2017; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on April 25, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Zoning Ordinance; and

2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
5. That the proposed use or project will not generate a volume of traffic or parking beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood because the proposed use has the same parking demand as the existing office use that met its offsite parking requirement with the payment of \$40,593 into the City's Downtown parking assessment fee; and

Section 3 - Environmental Determination: This application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 4 - Approval: Conditional Use Permit 17-001 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B	Project Plans

PASSED AND ADOPTED THIS 25th Day of April 2017 by the following Roll Call Vote:

AYES: Commissioners Rollins, Davis, Agredano, Jorgensen, Barth, Brennan and Chairman Donaldson

NOES:

ABSENT:

ABSTAIN:

ATTEST:


 CHAIRMAN JOHN DONALDSON


 WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Conditions of Approval – CUP 17-001

Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a Church use on the third floor of the existing building at 1245 Park Street.
2. The project shall substantially conform to Exhibit B (Project Plans) as attached to this Resolution.
3. The Church's regular assembly/meeting times and occupancy are approved as follows:
 - a. Monday, Tuesday, and Wednesday (7:00 pm to 10:00 pm) - 50 people maximum
 - b. Sunday (10:00 am to 1:00 pm) - 105 people maximum
4. The Church's special assembly/meeting times/special events and occupancy for Conferences (not to exceed five times per calendar year) are approved as follows:
 - a. Saturday (10:00 am to 10:00 pm) - 80 people maximum
5. This Conditional Use Permit (CUP) authorizes a maximum occupancy of 105 people on the third floor, as shown on the floor plans in Exhibit B attached to this Resolution.
6. All signage shall be reviewed and approved by the Development Review Committee (DRC) for consistency with the character of the historic building and consistency with US Secretary of the Interior's Standards for the Treatment of Historic Properties, prior to installation.
7. The site shall be developed, maintained and operated 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.
8. The applicant shall regularly provide written and verbal parking information to attendees and actively encourage carpooling and use of remote parking locations.
9. Any condition imposed by the Planning Commission in granting this Conditional Use Permit 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 granting of the original permit. 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 under the Conditional Use Permit.

Building Division Conditions:

10. Prior to occupying the building for Assembly use, the applicant shall first submit a complete building permit application and obtain the required building permits, inspections, and approvals, as required by the California Building and Fire Codes, to the satisfaction of the Building Official.



SANTA BARBARA OFFICE 822 N Vaquero Street Santa Barbara, CA 93103
PASO ROBLES OFFICE 530 10th Street Paso Robles, CA 93446

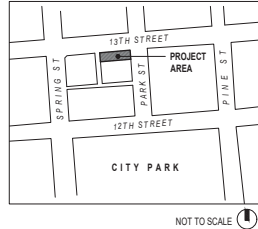


NEW DAY CHURCH
CONDITIONAL USE PERMIT

ABBREVIATIONS

Table of abbreviations including AND, CENTERLINE, AIR CONDITIONING, ASPHALT CONCRETE, ADMINISTRATION, etc.

LOCATION MAP



CODES

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE CITY. ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ENERGY CODE
TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

BUILDING DATA

LOCATION
1245 PARK ST
PASO ROBLES, CA 93446
APN#: 009-042-002
PERMIT #: CUP 17-001
RELATED PERMIT #: N/A

BUILDING DATA
ZONING: TC-1 (TOWN CENTER COMMERCIAL)

SCOPE OF WORK
EXISTING MIXED-USE BUILDING WITH COMMERCIAL / RETAIL ON THE GROUND FLOOR, AND OFFICE-USE ON THE SECOND AND THIRD FLOORS. PROPOSED CHANGES ARE AS FOLLOWS:
- GROUND FLOOR : SEPARATE INTO TWO TENANTS: EXISTING RETAIL USE, AND NEW SEPARATE CHURCH ASSEMBLY USE (RECEPTION + STORAGE ONLY).
- SECOND FLOOR : NO CHANGE (RETAIN EXISTING USE).
- THIRD FLOOR : TO BE CONVERTED INTO CHURCH USE (A-3 ASSEMBLY). SEE SHEET A2.0 FOR MORE INFORMATION.

BUILDING SUMMARY:
TYPE OF CONSTRUCTION: V-8
FIRE SPRINKLERS: Y (EXISTING)
GROUP OCCUPANCY: 1F: M (RETAIL)
A-3 (RELIGIOUS)
2F: B (OFFICE)
3F: A-3 (RELIGIOUS)

SEPARATION:
1F / 2F: 1-HR @ A-3
2F / 3F: 1-HR
EXISTING T.I. AREA: 15,490 SF (ALL FLOORS)
AREA MODIFIED IN THIS PERMIT: 990 SF (GROUND FLOOR)
5,530 SF (THIRD FLOOR)

SEE SHEET A2.0 FOR MORE INFORMATION
EXISTING PARKING:
EXISTING STREET PARKING + (2) DESIGNATED PARKING STALLS BEHIND BUILDING. SEE SHEET A1.0 (SITE PLAN) FOR MORE INFORMATION.
SEE 'PARKING REQUIREMENTS' ON THIS SHEET FOR MORE INFO.

USE CONSIDERATIONS

THE FOLLOWING OUTLINES THE PROPOSED HOURS OF OPERATION, NUMBER OF PERSONS, AND PARKING CONSIDERATIONS FOR THE CHURCH-USE COMPONENT:

CHURCH HOURS OF OPERATION:
OFFICE HOURS : MWF 10:00 am-1:00 pm
1 employee running the office
Up to 7 people max. visiting sporadically
ASSEMBLY / MEETING :MTW 7:00 pm
Approx. 50 people in attendance
SAT 10:00 am -10:00 pm
Conferences (five times per year)
Approx. 80 people in attendance
SUN 10:00 am - 1:00 pm
Sunday service
Approx. 80-100 people in attendance

PARKING REQUIREMENTS

THIS PROJECT SHALL REQUIRE PARKING TO THE EXTENT OUTLINED IN THE FOLLOWING LETTER FROM THE TENANT:

To the City Planning Dept.
Re: NewDay Church parking for the 1245 Park Street Facility
NewDay Church primary parking needs will be Sundays Mornings.
Service times: 8:30am-11:30
Wednesday-Fri Service 7:00-9:00am
We propose to use the public parking behind Sparthead Coffee and other shops on 13th street. There is about 20-30 spaces for parking.
As well as parking on 13th street. Along side that will be parking spaces downtown.
Since most businesses do not open till 10:00. This should give us adequate parking as to avoid congestion. Also there is properly we can use times away on 3700 Spring St to park 30 cars. Where we can support to the facility.

PROJECT DIRECTORY

PROJECT OWNER
NEW DAY CHURCH
BRAD ALFORD, PASTOR
1245 PARK ST
PASO ROBLES, CA 93446
mynewday@gmail.com

ARCHITECT OF RECORD
LARRY GABRIEL, ARCHITECT
KEITH ROWE
530 10th STREET
PASO ROBLES, CA 93446
805.238.9600
kg@larrygabriel.com

DRAWING INDEX

TS - TITLE SHEET
TS 1.0 PROJECT DATA

A- ARCHITECTURAL
A 1.0 SITE PLAN
A 2.0 EXISTING PLAN / PROPOSED PLAN



CONSULTANT

PROJECT

CONDITIONAL USE PERMIT FOR

new day logo
NEW DAY CHURCH
+ OFFICES
+ RETAIL SPACE
1245 PARK ST
PASO ROBLES, CA 93446
APN: 009-042-002

Table with columns: NO, DESCRIPTION, DATE. Includes entries for C.U.P. SUBMITTAL (12-15-2016) and COMPLETENESS RESPONSE (03-10-2017).

PROJECT DATA

16-702.01

TITLE SHEET

TS 1.0

VERTICAL SCALE: 1"=10'-0" HORIZONTAL SCALE: 1"=40'-0" DATE: 03/10/17



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 F: 805.278.4011

■ PASO ROBLES OFFICE
 530 3th Street
 Paso Robles, CA 93446
 ■ www.larrygabriel.com
 lg@larrygabriel.com

STAMP



CONSULTANT

PROJECT

CONDITIONAL USE PERMIT FOR



NEW DAY CHURCH + OFFICES + RETAIL SPACE

1245 PARK ST
 PASO ROBLES, CA 93446
 APN: 009-042-002

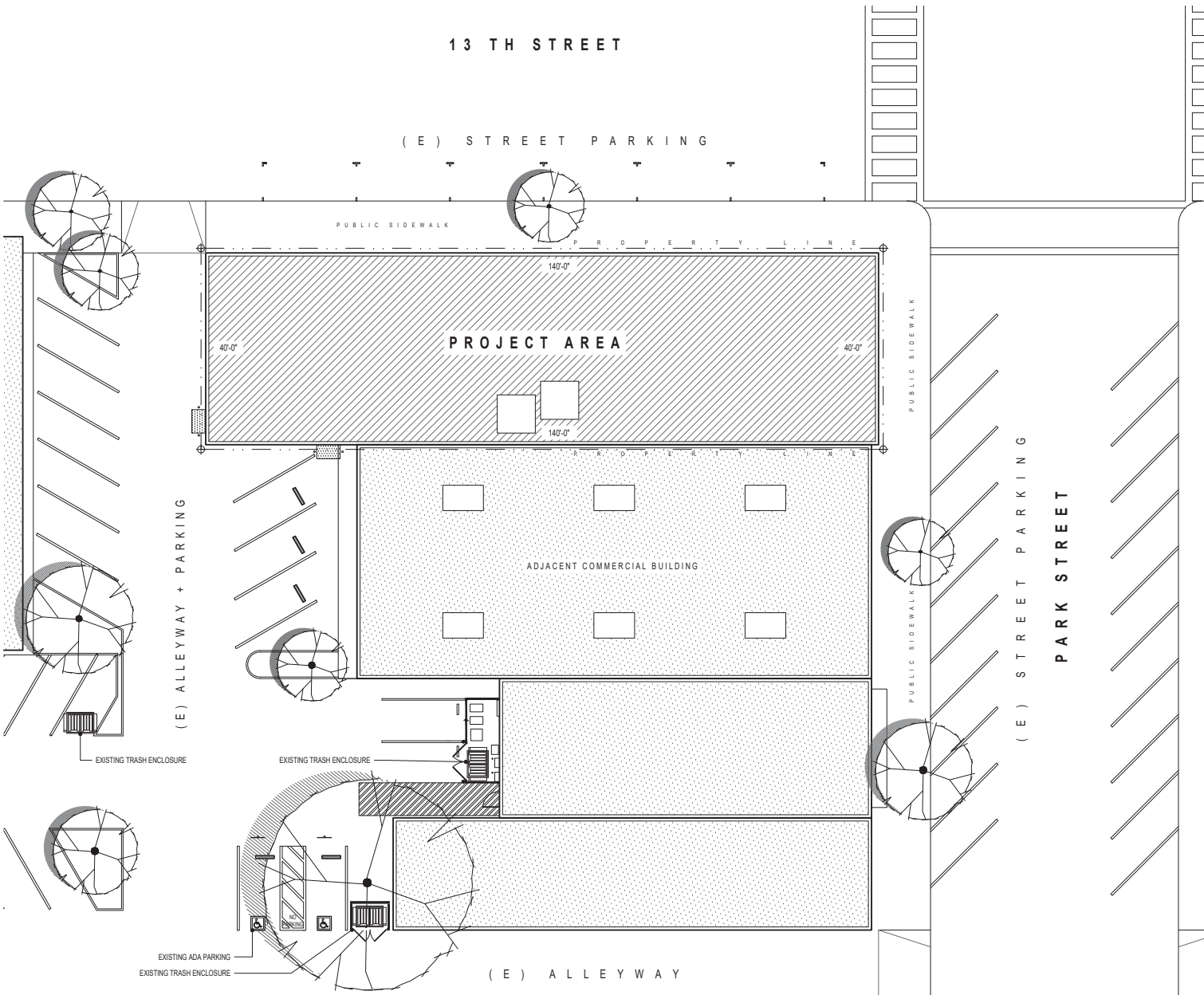
NO.	DESCRIPTION	DATE
△	C.U.P. SUBMITTAL	12-15-2016
△	COMPLETENESS RESPONSE	02-15-2017

DRAWN: YOUR INITIALS
 CHECKED: LG
 DATE: 02/15/2017

SITE PLAN

16-702.01

A 1.0



GENERAL NOTES

- NO CHANGES TO OVERALL SITE PLAN OR EXTERIOR OF THE BUILDING (EXCLUDING SIGNAGE UNDER SEPARATE PERMIT).
1. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" CLEAR IN WIDTH AND HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEED 1/4" IN HEIGHT.
 2. WHEN ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" OCCUR, THEY SHALL BE BELIEVED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
 3. OBSTRUCTIONS OVERHANGING WALKWAYS SHALL BE AT LEAST 80" CLEAR ABOVE THE WALKING SURFACE. OBSTRUCTIONS SHALL NOT REDUCE THE WALK CLEAR WIDTH BY MORE THAN 12".
 4. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM.
 5. ALL ACCESSIBLE AREAS, PEDESTRIAN WALKS AND SIDEWALKS SHALL BE SLIP-RESISTANT AND NOT ACCUMULATE WATER.

OVERALL SITE PLAN
 NO PROPOSED CHANGES TO OVERALL SITE PLAN

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