

RESOLUTION NO: PC 17-026

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-003
(613 14th Street – Novelles Developmental Services)
APN: 009-036-008

WHEREAS, the applicant, Novelles Developmental Services, has filed a Conditional Use Permit (CUP) application to establish an Adult Day Care Program within the existing building at 614 13th Street; and

WHEREAS, the Adult Day Care Program would be licensed for up to 35 individuals. The program would provide community and job skills training for adults with developmental disabilities. Training opportunities would occur on-site as well as off-site with prospective employers; and

WHEREAS, Table 5.3-1 of the Uptown/ Town Center Specific Plan requires a Conditional Use Permit (CUP) for non-family day care center for more than 14 persons, which would include an Adult Day Care Program in the T4-F zone; and

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

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on May 9, 2017, 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

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 Uptown / Town Center Specific Plan; and
2. The proposed use satisfies the applicable provisions of this Paso Robles 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 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; and

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

Section 3 - Approval: Conditional Use Permit 17-003 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B	Floor Plan

PASSED AND ADOPTED THIS 9th Day of May 2017 by the following Roll Call Vote:

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

NOES: Commissioner Rollins

ABSENT:

ABSTAIN:



CHAIRMAN JOHN DONALDSON

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Conditions of Approval – CUP 17-003

Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment and operation of an Adult Day Care Program licensed by the Community Care Licensing Division of California Department of Social Services for up to 35 individuals, located at 614 13th Street.
2. This project approval shall expire on May 10, 2019, unless the use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
3. 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.
4. 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.

Exhibit B

Floor Plan, 614 13th Street

