

RESOLUTION PC 17-048
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-011
(1228 11th Street – New Day Church)
APN: 009-114-014 & 15

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 1228 11th Street, units 101 & 102; and

WHEREAS, the proposed New Day Church would be located within two units of an existing six unit commercial/light-manufacturing building; 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 RSC (Riverside Corridor) zoning district; 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, a duly noticed public hearing was conducted by the Planning Commission on September 26, 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 commercial/light-industrial complex has dedicated parking on site for the building that can be utilized by the proposed church; 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 17-012 is approved subject to the following:

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

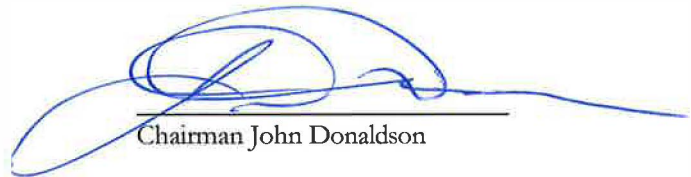
PASSED AND ADOPTED THIS 26th Day of September 2017 by the following Roll Call Vote:

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

NOES:

ABSENT: Commissioners Agredano and Jorgensen

ABSTAIN:



Chairman John Donaldson

ATTEST:



Warren Frace, Planning Commission Secretary

Exhibit A

Conditions of Approval – CUP 17-012

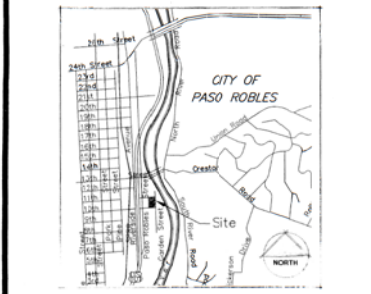
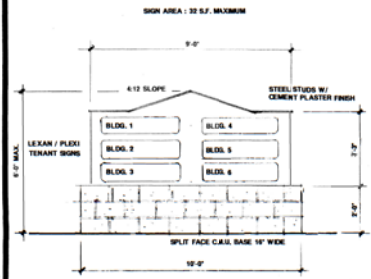
Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a Church within the existing building at 1228 11th Street, Units 101 & 102.
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. Wednesdays (7:00 pm to 9:00 pm) - 40 people maximum
 - b. Sunday (9:00 am to 1:00 pm) - 80 people maximum
4. The Church's special assembly/meeting times/special events and occupancy for Conferences (not to exceed eight times per calendar year) are approved as follows:
 - a. Saturday (10:00 am to 10:00 pm) - 80 people maximum
5. All signage shall be reviewed and approved by the Development Review Committee (DRC), prior to installation.
6. 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.
7. The applicant shall regularly provide written and verbal parking information to attendees and actively encourage carpooling and use of remote parking locations.
8. 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:

9. 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.

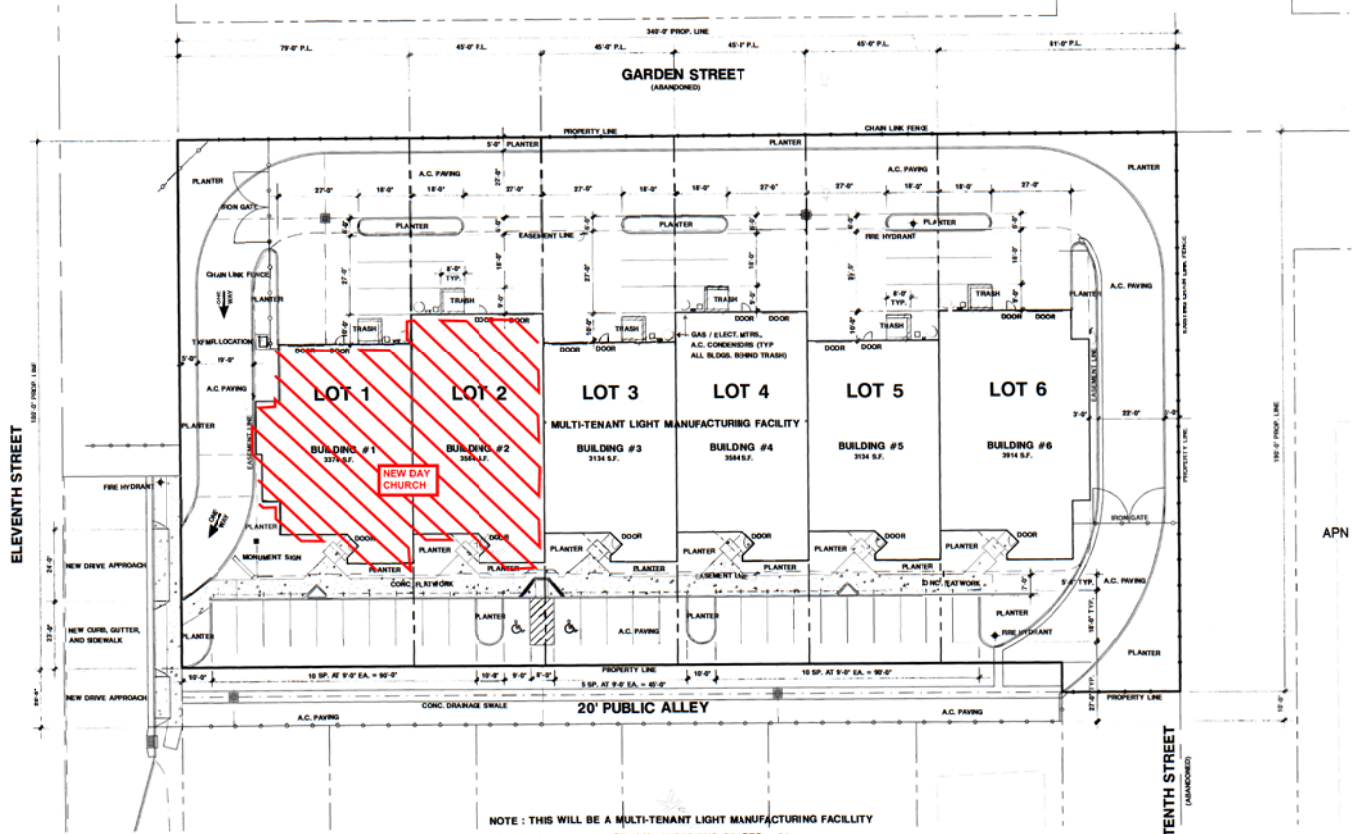
EXHIBIT B



LOT / BUILDING	LOT AREA	BLDG. FOOTPRINT	LANDSCAPING	PAVING AREA
LOT 1	14220 S.F.	2074 S.F.	2073 S.F.	7366 S.F.
LOT 2	8100 S.F.	3584 S.F.	900 S.F.	3616 S.F.
LOT 3	8100 S.F.	3134 S.F.	733 S.F.	4233 S.F.
LOT 4	8100 S.F.	3584 S.F.	916 S.F.	3800 S.F.
LOT 5	8100 S.F.	3134 S.F.	746 S.F.	4231 S.F.
LOT 6	14860 S.F.	3914 S.F.	4352 S.F.	6214 S.F.
TOTAL	61600 S.F.	20724 S.F.	10424 S.F.	30432 S.F.
% OF LOT AREA	100 %	33.7 %	16.9 %	49.4 %

NOTE: 100 S.F. PER PARKING SPACE OF LANDSCAPING REQUIRED AROUND / ADJACENT TO FRONT AND REAR PARKING AREAS. 41 SPACES X 8' x 35' S.F. LANDSCAPING PROVIDED = 1441 S.F.

PROJECT BREAKDOWN 2



SITE PLAN ASSESSORS PARCEL NUMBER: 009-113-007

OCCUPANCY GROUPS: 'S', 'F'

CONSTRUCTION TYPE: II-N (V-N WITH TENANT IMPROVEMENTS) 1'-00" 1

REVISIONS	BY

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A SIX LOT COMMERCIAL PARK PROJECT FOR
 SIGNATURE HOMES APPLICANT: AL DAMICO MULTI-TENANT LIGHT MANUFACTURING FACILITY
 EAST END OF 11TH STREET (OFF PASO ROBLES ST. PASO ROBLES, CA.)

DRAWN: R.S.F.
 CHECKED: R.S.F.
 DATE: 1 APR 2008
 SCALE: 1"=20'-0"
 JOB NO.:

SHEET
A-1
 OF THREE SHEETS