



REPORT TO THE CITY COUNCIL

To: Honorable Chair and Planning Commission Members

From: Justin Kirk, Principal Planner

Prepared By: Grant Taylor, Community Development Director

Date: October 17, 2017

Project: Modification Conditional Use Permit 2015-09 – Dream Center
114 E. Peck Street, APN 373-023-020

Recommendation

Staff recommends that the Planning Commission adopt the attached Resolution approving modifications to the Conditional Use Permit No. 2015-09 authorizing construction of a second story mezzanine and modification of conditions of approval.

Background

Conditional Use Permit (CUP) 2015-09 was considered by the Planning Commission on November 17, 2015 and was continued for 30 days. On December 15, 2015 the Planning Commission conducted a second public hearing and after significant deliberation ended in a 2-2 vote. A subsequent motion was approved to forward the application to the City Council for final consideration. On January 26, 2016 the City Council approved Conditional Use Permit No. 2015-09 with a condition of approval that the CUP be reviewed within six months. On December 6, 2016 the City Council received a report on the status of Dream Center operations and conditions of approval, determined the facility was in full compliance and voted to receive and file the report.

Conditional Use Permit (CUP) 2015-09 approval for Pastor Brett Masters was to establish and operate the “Dream Center” within an existing 2,325 square foot building, one story in height and located at 114 E. Peck Street. The floor plan identifies administrative and executive offices, conference room, storage, large multi-purpose room (gathering area), and restrooms. The building is located on the property line adjacent to Peck Street and the alley to the rear that does not provide any off-street parking areas. Parking is available along Peck Street and the adjacent City owned lot. The primary entry to the building is from Peck Street with a door providing delivery service access from the alley.

The Dream Center implements an “Adopt-A-Block Program” and other volunteer services and activities. The Dream Center business license states the operation is a volunteer driven organization that finds and fills needs of individuals and families in our community and the primary function is adopting blocks to remove trash, yard clean ups, hold festivals for the community and visit seniors.

The subject property and properties in the vicinity General Plan and zoning designations include the following:

	EXISTING LAND USE	ZONING	GENERAL PLAN
Site	Dream Center	Commercial Mixed Use (CMU)	CMU
North	Peck St then vacant lot	Commercial Mixed Use (CMU)	CMU
South	Retail	Commercial Mixed Use (CMU)	CMU
East	Residential	R-3 High Density Residential	HDR
West	Main Street then retail	Commercial Mixed Use (CMU)	CMU

Discussion and Analysis

The subject property is located within the Downtown Master Plan in the Historic District, Commercial Mixed Use zone. The building was a former cabinet manufacturing facility that had a second story mezzanine that was demolished. In addition to the 2,325 square foot building lease the Dream Center shares a small outdoor area adjacent to the alley with several tenants along Main Street.

The applicant previously demolished several non-bearing partition walls within the building and performed minor interior building modifications. Staff checked with Fire, Building & Safety and Code Enforcement and determined that the building is in compliance with code provisions and no complaints have been received to date.

The applicant is requesting approval to construct an approximate 570 square foot second story mezzanine for a library/study loft with tables and chairs. In addition, the Dream Center would convert the existing unisex restroom to provide separate men and women restroom facilities. In the future, the Dream Center proposes exterior improvements including awnings, signs, trash receptacles, planters and benches that would be consistent with the Historic Downtown.

The Modification to the CUP would modify Condition of Approval No. 31 that states, “the maximum number of persons shall not exceed forty-nine (49) persons at any one time otherwise occupancy provisions set forth in the California Building Code may require building and fire improvements”. The addition of the mezzanine would change the Occupancy rating from “B” to “A3” and allow a maximum occupancy of 149 persons. In addition, staff proposes to delete Condition of Approval No. 25 requiring the City Council to review the CUP in six months since that review has already been conducted.

The Development Review Committee (DRC) that includes representatives from Planning, Building & Safety, Fire and Public Works/Engineering analyzed the proposal and determined the mezzanine would meet code requirements and would not negatively impact properties in the vicinity. In addition, the Dream Center has been in full compliance since approval, no complaints have been received, and the facility has been a benefit to the City. Condition of Approval No. 31 would be modified to allow a maximum occupancy of one hundred forty-nine (149) persons.

Environmental Determination

This CUP Modification is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (a), interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Exhibits:

- A. Aerial Vicinity/Location Map
- B. Project Overview
- C. Planning Commission Resolution
- D. Conditions of Approval
- E. Elevation / Rendering
- F. Floor Plans (2)