

PLANNING COMMISSION MINUTES JANUARY 10, 2011

2010-7806 - New Hope International Church [Applicant/Owner]: Use Permit to allow the continuation of a religious facility for permanent use at **539 E. Weddell Drive.** - RK

2010-7807 - New Hope International Church [Applicant/Owner]: Use Permit to allow the continuation of a religious facility for permanent use at **521 E. Weddell Drive.** - RK

Shaunn Mendrin, Senior Planner, presented the staff reports for both projects 2010-7806 and 2010-7807. He said staff recommends approval of both Use Permits subject to the conditions. He said staff has one correction, the same number condition GC-5.B in both reports, correcting the hours of operation to "Hours of operation are limited to 8:00 a.m. to 10 p.m. Monday through Sunday."

Comm. Larsson discussed with staff what the Commission would be considering, including the use and that alternate uses would require an additional Use Permit.

Comm. Chang discussed with staff what would happen if the maximum of 200 people allowed on the 539 E. Weddell site were exceeded. Mr. Mendrin said that the result would probably include a parking problem which the City would have to enforce.

Vice Chair Hendricks clarified with staff that the projects are two separate items with two separate motions as they are different sites; however one presentation is being made for both projects. Vice Chair Hendricks discussed with staff that the applications are requests for permanent permits and asked whether the permanent status could possibly affect business for the surrounding neighboring industrial uses. **Trudi Ryan**, Planning Officer, discussed how the neighboring businesses are provided notice that there is a potential for a non-industrial use in their vicinity. Vice Chair Hendricks discussed with staff that the permits go with the land, and parking concerns.

Comm. Hungerford said staff included a maximum number of people allowed on the site for project 2010-7806 (539 E. Weddell) and asked if it was intentional to omit a maximum for project 2010-7807 (521 E. Weddell). Ms. Ryan said she would double check the conditions and provide a number to the Commission if one should have been included.

Vice Chair Hendricks asked about the letter in Attachment D, which includes mention of "aesthetic physical improvements" and said he did not think the

application included any aesthetic improvements. Mr. Mendrin said that possibly the applicant could clarify this question in his presentation.

Comm. Dohadwala asked staff if the City works with applicants to establish shared parking arrangements with nearby property owners. Mr. Mendrin said that generally the City would not get involved as it is the responsibility and to the benefit of the property owners to work on parking issues.

Chair Travis opened the public hearing.

Jorge Marsal, Senior Pastor of New Hope International Church, said they concur with the conditions of approval for both projects. He referred to page 5 of the reports regarding the reduction in fixed seating for 521 E. Weddell from 500 to 383 which eliminated the need for shared parking with the 539 E. Weddell site. He commented about Vice Chair Hendricks' question about aesthetic improvements and said they were not planning to do additional improvements at this time.

Ms. Ryan discussed the differences of the limitations for the sites and addressed Comm. Hungerford's previous question about number of people allowed on the sites. She said when the sites were originally approved there was a shared parking arrangement between the two sites. She said when the shared parking arrangement was removed, the fixed seating in the larger sanctuary at 521 E. Weddell was reduced to match the number of parking spaces needed and available for the site. She said that the elimination of shared parking for the 539 E. Weddell site included a maximum number of people allowed that matched the needed and available parking on site. A maximum number of people was not required for 521 E. Weddell.

Comm. Hungerford further discussed with Ms. Ryan the fixed seating and condition GC-5.

Vice Chair Hendricks asked Pastor Marsal if a non-permanent permit for the secondary property would be problematic. Pastor Marsal said the secondary property is used as part of their ministry, so a non-permanent permit could be a hindrance for future use of the property.

Chair Travis closed the public hearing.

Vice Chair Hendricks moved for Alternative 1 for project 2010-7806, to approve the Use Permit with attached conditions. Comm. Sulser seconded the motion.

Vice Chair Hendricks said he could make the findings and that he thinks this use is good for the City. He said the facilities look really nice.

Comm. Sulser said he was able to make the findings, that this is a very pretty building, and that he is happy with the changes in the conditions since this project was previously approved.

Motion for project 2010-7806.

ACTION: Vice Chair Hendricks made a motion on 2010-7806 to approve the Use Permit with attached conditions. Comm. Sulser seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than January 25, 2011.

Vice Chair Hendricks moved for Alternative 1 for project 2010-7807, to approve the Use Permit with attached conditions with the modification to GC-5.B that was suggested by staff that the “Hours of operation are limited to 8:00 a.m. to 10 p.m. Monday through Sunday.” **Comm. Sulser** seconded the motion.

Vice Chair Hendricks wished the applicant good luck with what they are doing.

Motion for project 2010-7807.

ACTION: Vice Chair Hendricks made a motion on 2010-7807 to approve the Use Permit with modification: to modify the language in GC-5.B to read, “Hours of operation are limited to 8:00 a.m. to 10 p.m. Monday through Sunday.” Comm. Sulser seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appeal to City Council no later than January 25, 2011.