CITY OF MERCED
Planning & Permitting Division

STAFF REPORT:	**#15-01 - Addendum**	**AGENDA ITEM:**	**4.2**
FROM:	Kim Espinosa, Planning Manager	**PLANNING COMMISSION MEETING DATE: Jan. 21, 2015** (Continued from Jan. 7, 2015)	
PREPARED BY:	Francisco Mendoza-Gonzalez, Planner		

SUBJECT: **Conditional Use Permit #1193**, initiated by Merced Baptist Church, applicant for Brownstone Capital Partners LLC, property owners. This application involves a request to allow a church to locate at 1004 W. 15th Street (Suites B and C), generally located near the southwest corner of 15th Street and Q Street, within Planned Development (P-D) #14 with a General Commercial (CG) General Plan designation. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

1) Environmental Review #14-29 (Categorical Exemption)
2) Conditional Use Permit #1193

SUMMARY

Merced Baptist Church is requesting approval to occupy two tenant spaces within an existing building located at 1004 West 15th Street (Suites B and C). Together, these two tenant spaces add up to approximately 4,200 square feet and consist of one office, two handicap-accessible restrooms, and an open floor space for seating during worship services. The building also contains a fire alarm system and a fire sprinkler system.

Merced Baptist Church currently has a congregation of approximately forty-five members and the pastor anticipates a long term growth projection of 120 members. The church will hold worship services on Sunday mornings and Sunday evenings (worship services will include the use of live instruments, mainly a piano). In addition to worship services, Merced Baptist Church will provide other church-related activities during the weekdays such as counseling, youth clubs, and bible study classes. Occasionally, on Saturdays, the church will use this site for special events such as weddings, banquets, and other religious festivities. The other tenant space inside the Freeway Plaza is occupied by a sign design/sign installation company that mainly operates while the church is not in use. Staff is recommending approval of this request, subject to the conditions in the staff report.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #14-29 and Conditional Use Permit #1193 (including the adoption of the Resolution at Attachment F), subject to the following conditions:

*1) The proposed project shall be constructed/designed as shown on Exhibit 1 (floor plan) and Exhibit 2 (Site Plan) - Attachments B and C, except as modified by the conditions.

*2) All conditions contained in Resolution #1249-Amended ("Standard Conditional Use Permit Conditions"—except for Condition #16 which has been superseded by Code) shall apply.

*3) The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.

*4) All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.

*5) The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

*6) The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

*7) The project shall comply with all Building and Fire Codes including those for assembly-type uses.

*8) All signing shall comply with the City's Sign Ordinance and the subject site's Sign Program (Attachment D). Design Review approval and Building permits shall be obtained prior to installing any permanent signing. A Temporary Sign Permit shall be obtained prior to installing any temporary signs or banners. Temporary freestanding or A-frame signs are not allowed.

*9) In no instance shall any assembly area exceed an occupant load of 300 without meeting requirements set forth in the California Building and Fire Codes.

*10) Because sufficient parking is not available on the site, the church shall enter into a parking agreement with the owner of a property (located within 400 feet of the subject site as outlined in Merced Municipal Code Section 20.58.370. C.) where parking will be provided. Parking shall be provided at a ratio of one parking space for each 3 ½ seats in the largest assembly area or one for each 15 classroom seats, whichever is greater. Parking shall be provided as long as a church use is located on this site. If sufficient parking is not provided, this church will not be able to locate at this site. If the agreement is terminated for any reason, the church shall provide alternate parking immediately. If parking cannot be provided, the church shall find an alternate location within 120 days. A copy of the parking agreement shall be provided to the City of Merced Planning Department prior to occupancy.

*11) Parking on the vacant parcels located west of the subject site (APN: 031-203-005 and 031-203-004) will not be permitted without first engaging in a Parking Agreement with the property owners of said parcels. A Building Permit shall be submitted and approved prior to the construction of a parking lot. All parking lot related requirements would have to be satisfied.

*12) Per MMC Section 17.36.810 and 17.36.820, the church would not be allowed to advertise on the pylon sign.

13) Any further expansion of the church use beyond the area shown on Exhibit 1 (Attachment B) may require evaluation by the Inspection Services and Fire Departments to determine the potential need for expanding the existing fire sprinkler system.

14) If exterior changes are made to the building, they shall be subject to Design Review approval (either staff level or by the Planning Commission as determined by staff).

15) All Church activities at this location shall be conducted within the building space.

16) The noise from music or other service activities shall be kept to a minimum so as not to disturb the surrounding tenants. Outside doors shall not be propped open during services. If sufficient complaints are received regarding the noise from music or other activities, the church shall provide a means for suppressing the noise coming from the building. The means and method used shall be approved by the Building Department prior to installation.

17) All lighting on site shall be shielded or oriented in a way that does not allow “spill-over” onto adjacent lots in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent parcels.

(*) Denotes non-discretionary conditions.

PROJECT DESCRIPTION

Merced Baptist Church is requesting approval to use approximately 4,200 square feet of an existing building located at 1004 West 15th Street (Suites B and C). The church currently has a congregation of approximately forty-five members and the pastor anticipates a long term growth projection of 120 members. The Merced Baptist Church will hold worship services on Sunday

mornings and Sunday evenings (worship services will include the use of live instruments, mainly a piano). In addition to worship services, the Merced Baptist Church will offer other church-related activities during the weekdays such as counseling, youth clubs, and bible study classes. Occasionally, on Saturdays, the church will use this site for special events such as weddings, banquets, and other religious festivities.

Moreover, the other tenant at the Freeway Plaza is a sign design/installation company, King Signs & Graphics Inc., which operates during the weekdays from 9:00 a.m. to 5:00 p.m., on Saturdays by appointment, and rarely on Sundays. Because King Signs & Graphics Inc. and Merced Baptist Church have non-conflicting hours of operation, there should be ample parking for King Signs & Graphics Inc. during their hours of operation. However, the Merced Baptist Church will need to engage in a parking agreement with a nearby site to operate, as discussed in the "Parking" section of this Staff Report. On December 5, 2014, staff contacted King Signs & Graphics Inc. to discuss the project and the business owner expressed satisfaction with the church's proposal and is content with the pending parking situation.

Surrounding Uses
(Attachment A)

Surrounding Land	**Existing Use of Land**	**City Zoning Designation**	**City General Plan Land Use Designation**
North	Courtesy Rent-A-Car (across 15th Street)	General Commercial (C-G)	General Commercial (CG)
South	Apartment Complex (across alley)	Planned Development #14 (P-D)	General Commercial (CG)
East	Mendez Auto & Welding Services	Planned Development #14 (P-D)	General Commercial (CG)
West	Vacant Lot	Planned Development #14 (P-D)	General Commercial (CG)

BACKGROUND

In 2007, the Freeway Plaza obtained design review approval from the Design Review Commission (DRC) to modify/upgrade the exterior of the building, install a park strip along 15th Street, and to construct a new parking lot along the western portion of the parcel. Several aspects of the site were reviewed by the Design Review Commission and staff, such as building design, vehicular circulation, parking, site lighting, and the placement of the refuse enclosure. Since obtaining design review approval, the Freeway Plaza has been occupied by various tenants such as J's Communication, United Premiere Management Inc., and Hooked Up Hydroponics.

The Merced Baptist Church believes that this location is appropriate for them because there is sufficient building space to satisfy their needs without requiring substantial construction

improvements to comply with Building and Fire Codes. The Merced Baptist Church is currently located within the Mission Plaza (3144 N. G Street, Suite 125) and the pastor believes that the church has outgrown its current location.

This is the third application that the Merced Baptist Church has submitted for Conditional Use Permit approval to operate a church. In 2008, their request to locate at 533 W. Main Street was approved. In 2010, their request to locate at 1160 Olivewood Drive was denied by the Planning Commission due to opposition from nearby tenants who felt that this site should be limited to professional office uses only.

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

A) The proposed project complies with the General Plan designation of General Commercial (CG) and the zoning designation of General Commercial (C-G) if a Conditional Use Permit is approved.

Parking

B) A church is required to provide parking at a ratio of one space for every 3 ½ seats or 1 space for every 15 seats in a classroom area, whichever is greater. Based on the projected size of the congregation (120 people), Merced Baptist Church will need to provide approximately 25 parking spaces to serve their congregation at full capacity. There are 13 parking spaces at the Freeway Plaza, which is not enough to serve the existing tenants, if the church and King Signs & Graphics Inc., were open at the same time. However, the Zoning Ordinance allows for the same parking spaces to count for two different uses if their hours do not conflict. Parking demands at this site will be off-set because King Signs & Graphics Inc. (requires two parking spaces) will generally be closed on Sundays while the church is in service. An additional 22 parking spaces will be provided through a parking agreement (as outlined in Merced Municipal Code Section 20.58.370.C.) with the property owner of 1055 W. 15th Street (Courtesy Rent-A-Car) to accommodate the parking requirements (Condition #10). There will be sufficient parking to satisfy their parking requirements for the Merced Baptist Church, King Signs & Graphics Inc., and Courtesy Rent-A-Car, if the parking agreement is executed as proposed above.

Building Design

C) The applicant is not proposing any changes to the exterior of the building. Minor changes will be made to the interior of the building, such as providing a non-raised platform and 45 portable interlocking chairs. Any future modifications to the exterior of the building would require Design Review Approval, which may be processed at staff level or be referred to the Planning Commission for design review, if deemed necessary by staff (Condition #14).

Moreover, if the church expands in the future to use a larger area of the building, they must obtain approval from the Inspection Services Department prior to occupying the

additional floor area (Condition #13). Additional modifications, such as expanding the existing fire sprinkler system, may be required if the square footage of this use is expanded.

Site Design

D) The subject site is located approximately sixty-five feet west of the southwest corner of 15th and Q Streets. The applicant is not proposing any modifications to the existing site plan. The subject site obtained Design Review Approval in 2007, where several aspects of the site plan were reviewed and approved, such as parking, lighting, landscaping, and building design. In general, the Freeway Plaza is located on the eastern portion of the parcel and maintains an industrial design. Off-street parking (13 spaces) is provided along the western portion of the parcel and ingress/egress is provided from 15th Street and from an alley (located south of the building).

Neighborhood Impact/Interface

E) Staff does not anticipate any significant conflicts with nearby businesses or residential uses. Services are held on Sunday mornings and Sunday evenings, when neighboring businesses are generally closed. A legal non-conforming apartment complex is located approximately 125-feet south of the Freeway Plaza (measured from building wall to building wall). Staff is somewhat concerned that the apartment complex (and other nearby residential uses) will be impacted by the noise generated from church activities. However, some Conditions of Approval have been included to reduce the noise generated from church activities (Conditions #15 and #16), such as requiring all church activities to be conducted within the building area and requiring that doors remain closed during operation. As dicussed previously in this report, the owner of King Signs has expressed support for the church's request and parking proposal.

Signage

F) A Sign Program for the subject site was approved in 2008. As shown on Attachment D, wall mounted signs for this building shall not exceed a maximum of 50-square-feet. In particular, Suite B may have a wall mounted sign not to exceed 16.5-square-feet and Suite C may have a wall mounted sign not to exceed 18.5-square-feet. Signage on the south elevation of the building shall be considered "tertiary signing" and shall count toward the maximum 50-square-feet of signing allowed for wall-mounted signs. Because this site is located within the Design Review Boundary, all proposed signs shall require staff approval.

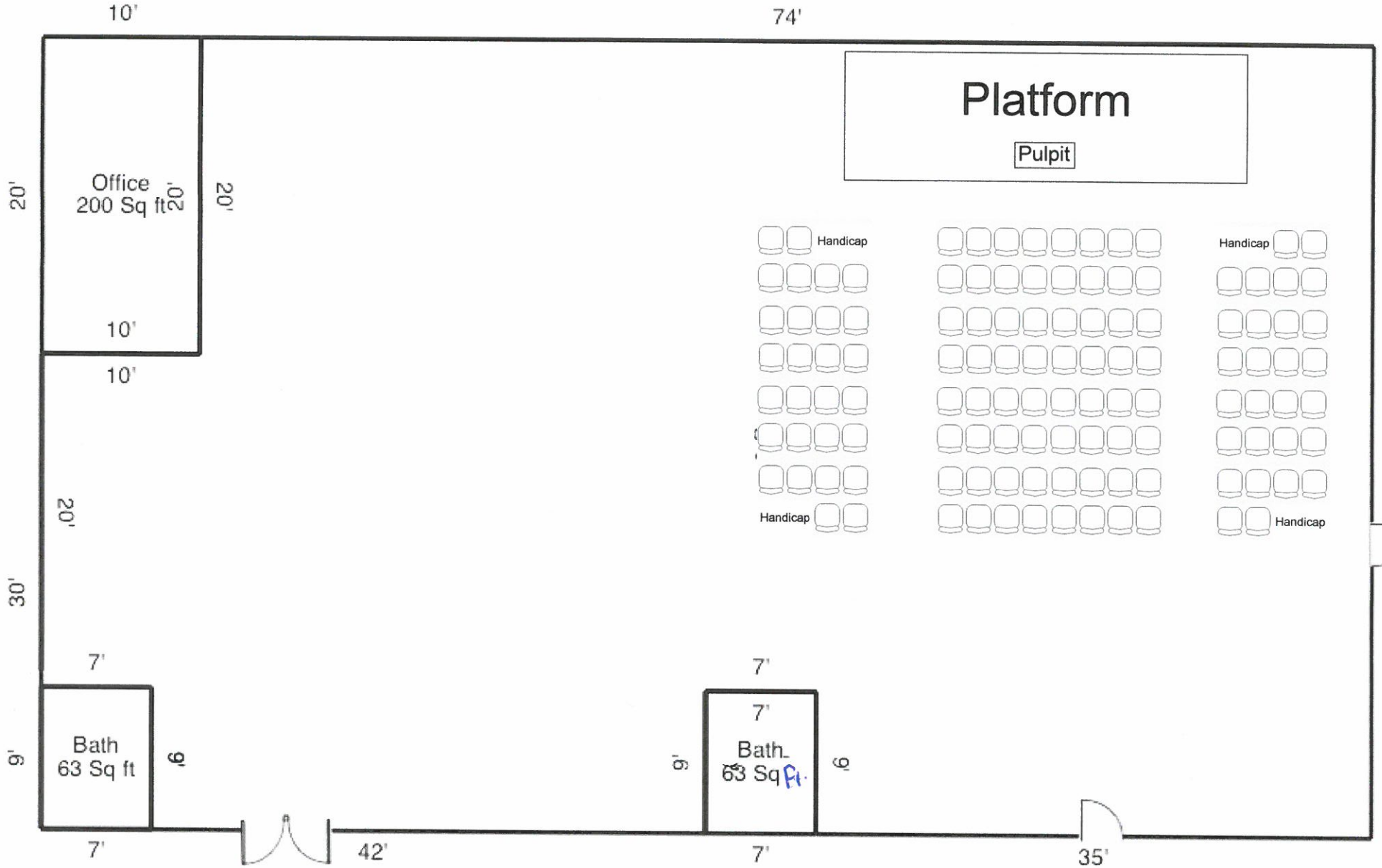
Environmental Clearance

G) Planning staff has conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption (i.e., no significant adverse environmental effects have been found) is being recommended (Attachment E).

Attachments:

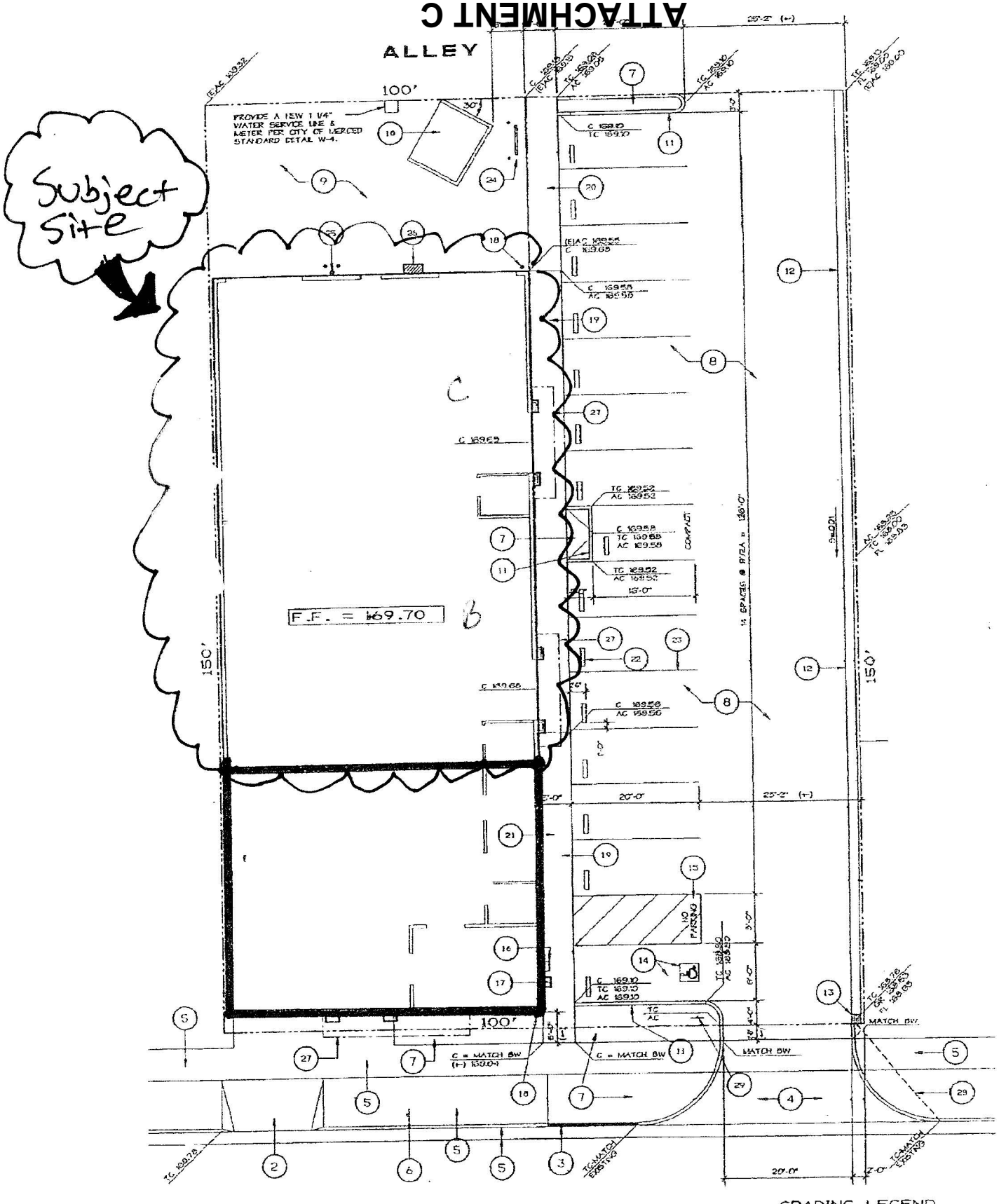
A) Location Map
B) Floor Plan
C) Site Plan
D) Sign Program
E) Categorical Exemption
F) Draft Planning Commission Resolution

ATTACHMENT A



ATTACHMENT B

ATTACHMENT C



GRADING LEGEND

AC	ASPHALT GRADE
BW	BACK OF WALK
C	CONCRETE GRADE
(E)	EXISTING
FL	FLOWLINE GRADE
G	EXISTING GRADE
GR	DRAIN GRATE GRADE
TC	TOP OF CURB

SITE/ GRADING PLAN

SCALE 1" = 10'

Sign Program

Staff Approval #0806

APPLICATION FOR DESIGN/SIGN STAFF APPROVAL

(for projects within the Design Review Boundary)

Applicant KEVIN M BEVEN Phone # 564-1384

Mailing Address 2740 N. ASHBY, ATWATER CA 95301

Site Location 1004 15TH ST, MERCED CA 95340

Property Owner

Application Checklist:

- [x] Elevation of building including signing (to scale);
- [x] Site Plan (to scale);
- [x] Color Samples;
- [ ] Approval fee of $_____.

Please initial one of the following:

_____ *(initial)* I certify that I am the recorded owner of the real property described herein.

KM *(initial)* I am the representative/agent of the owner, and said real property owner consents to the filing of this application.

Applicant Signature: _____ **Date:** 5/20/08

Standard Conditions of Approval:

1. Site is to be maintained free of weeds, trash, and visible outside stored material.
2. This application is in effect for six (6) months from date of staff approval.

Additional Conditions:

3. See attached
4.
5.
6.
7.

Approved By: _____ **Date:** 5/22/08
(Staff Signature)

Subject to Conditions: see attached

Signing eligible for Staff Approval Includes:

1. Signs previously approved by the DRC and in compliance with the Sign Ordinance.
2. Signs that comply with a building sign program previously approved by the DRC and also in compliance with the Sign Ordinance.
3. New signing that complies with the Sign Ordinance and does not require design review for color, placement or other considerations.

N:shared/planning/applications/staffapproval.drc.doc

ATTACHMENT D

DRC Staff Approval #08-06
Sign Program for 1004 W 15th St.

1. A sign program for 1004 W 15th St. has been approved per the conditions below:

2. Site is to be maintained free of weeds, trash, and visible outside stored material.

3. Wall mounted signing shall not exceed a maximum of 50-square-feet. Tenant signing shall be divided as follows:

   Tenant A: 15 s.f.
   Tenant B: 16.5 s.f.
   Tenant C: 18.5 s.f.

4. Maximum signing for the site shall not exceed 500 s.f. (including wall-mounted signs).

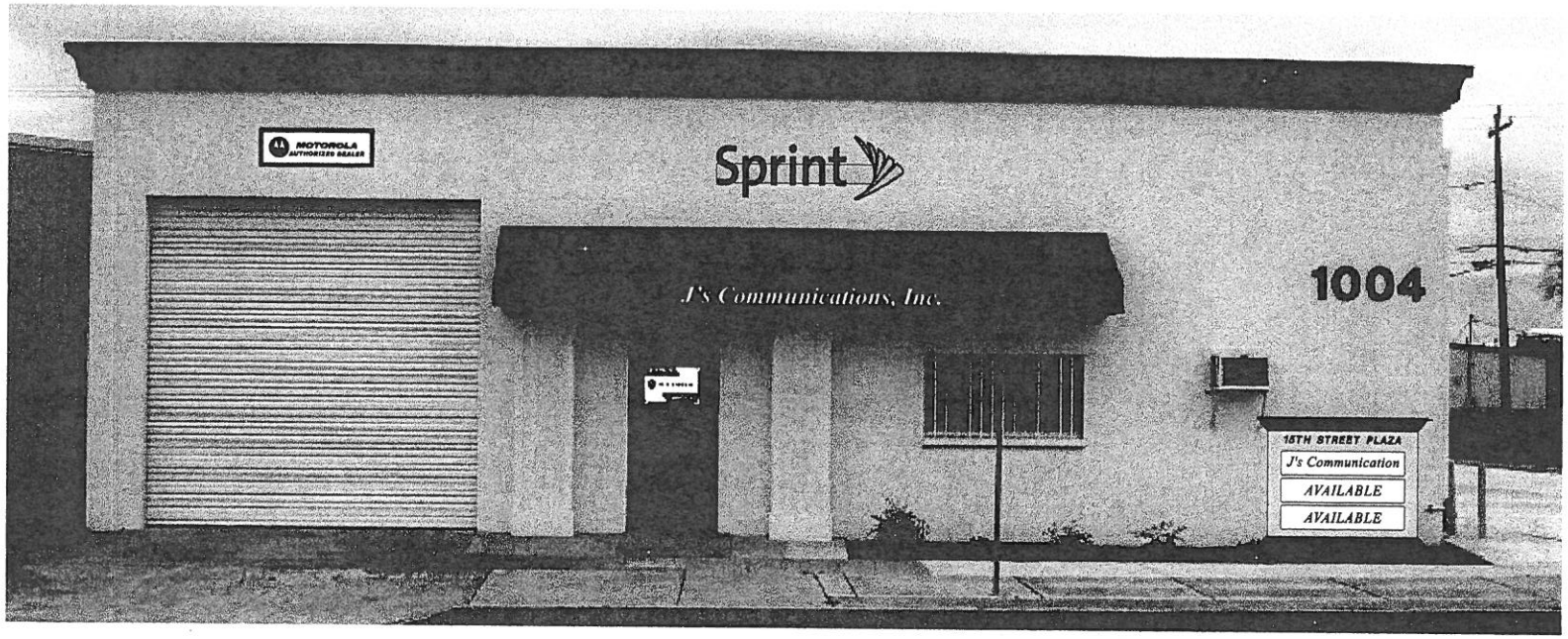
5. Signing on the rear of the building shall be considered "tertiary signing" and shall count toward the maximum 50 s.f. of signing allowed for wall-mounted signs.

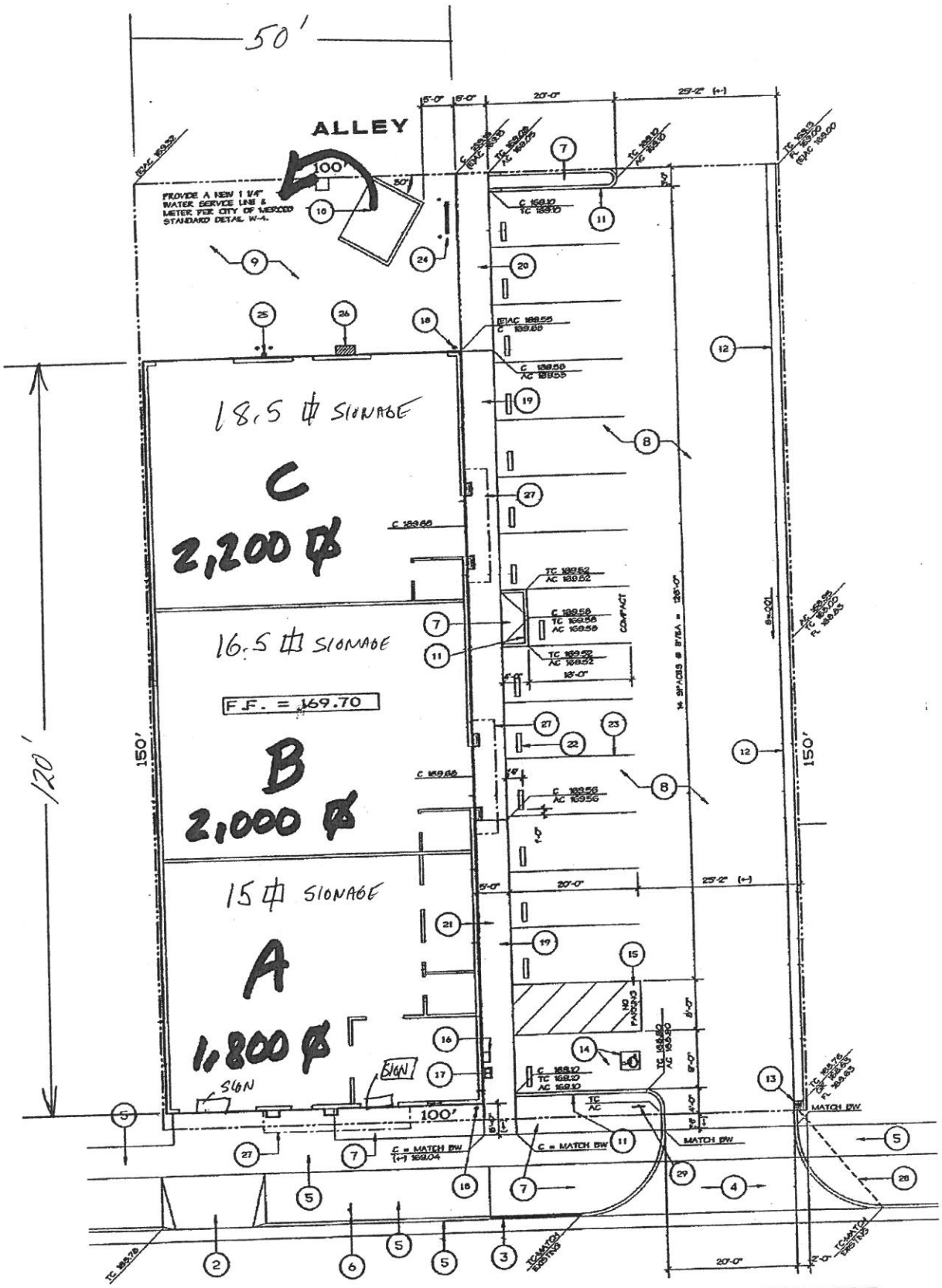
6. All signs shall be submitted for review and approval prior to installation.

7. All signs shall require a DRC staff approval or referral to the Design Review Commission if deemed necessary.

8. All temporary banners shall be approved prior to installation. A "Temporary Sign Permit" shall be obtained for all temporary signs.

Approved By: J Nelson Date: 5/28/08


MOTOROLA
AUTHORIZED DEALER
Sprint
J's Communications, Inc.
1004
15TH STREET PLAZA
J's Communication
AVAILABLE
AVAILABLE



GRADING LEGEND

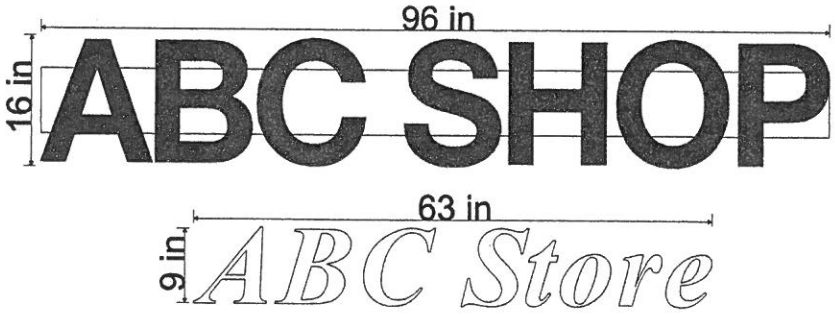
AC ASPHALT GRADE
BW BACK OF WALK
C CONCRETE GRADE
(E) EXISTING
FL FLOWLINE GRADE
G EXISTING GRADE
GR DRAIN GRATE GRADE
TC TOP OF CURB

REVISED SITE/ GRADING PLAN

SCALE 1" = 10'

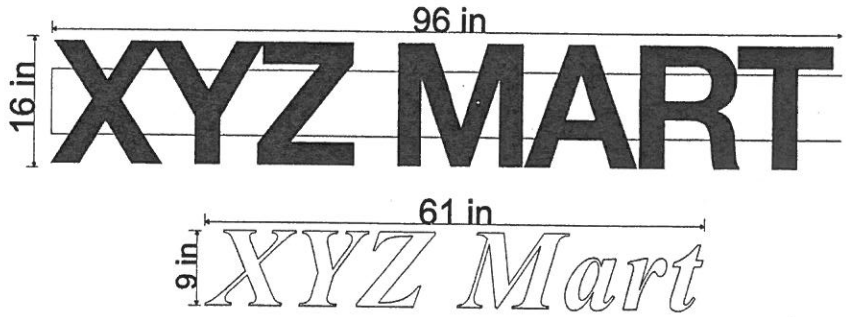
50 # MAX SIGNAGE FOR BUILDING + MONUMENT
SEE ABOVE - SQ FT SIGNAGE - TENANT ALLOWANCE

Internally Illuminated PCL's
* Install on Raceway

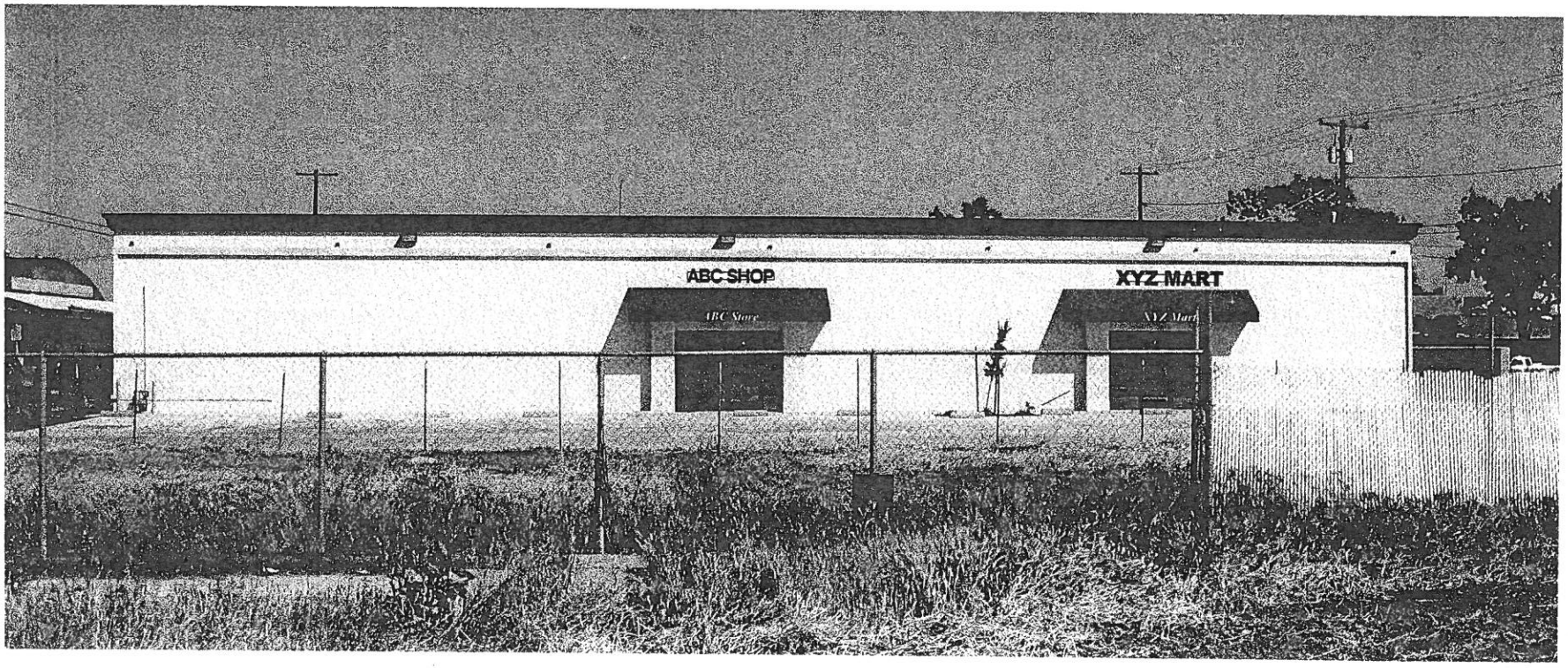


White vinyl installed on awning

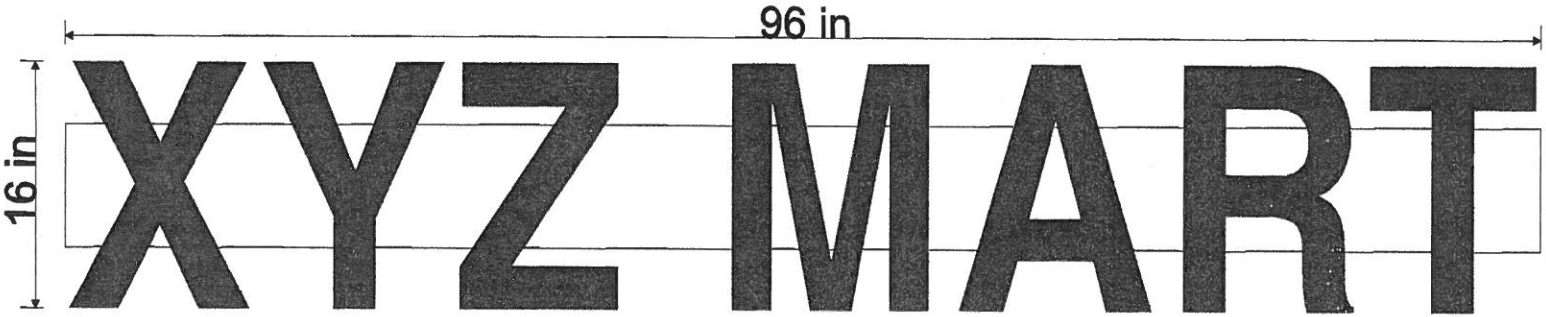
Internally Illuminated PCL's
* Install on Raceway



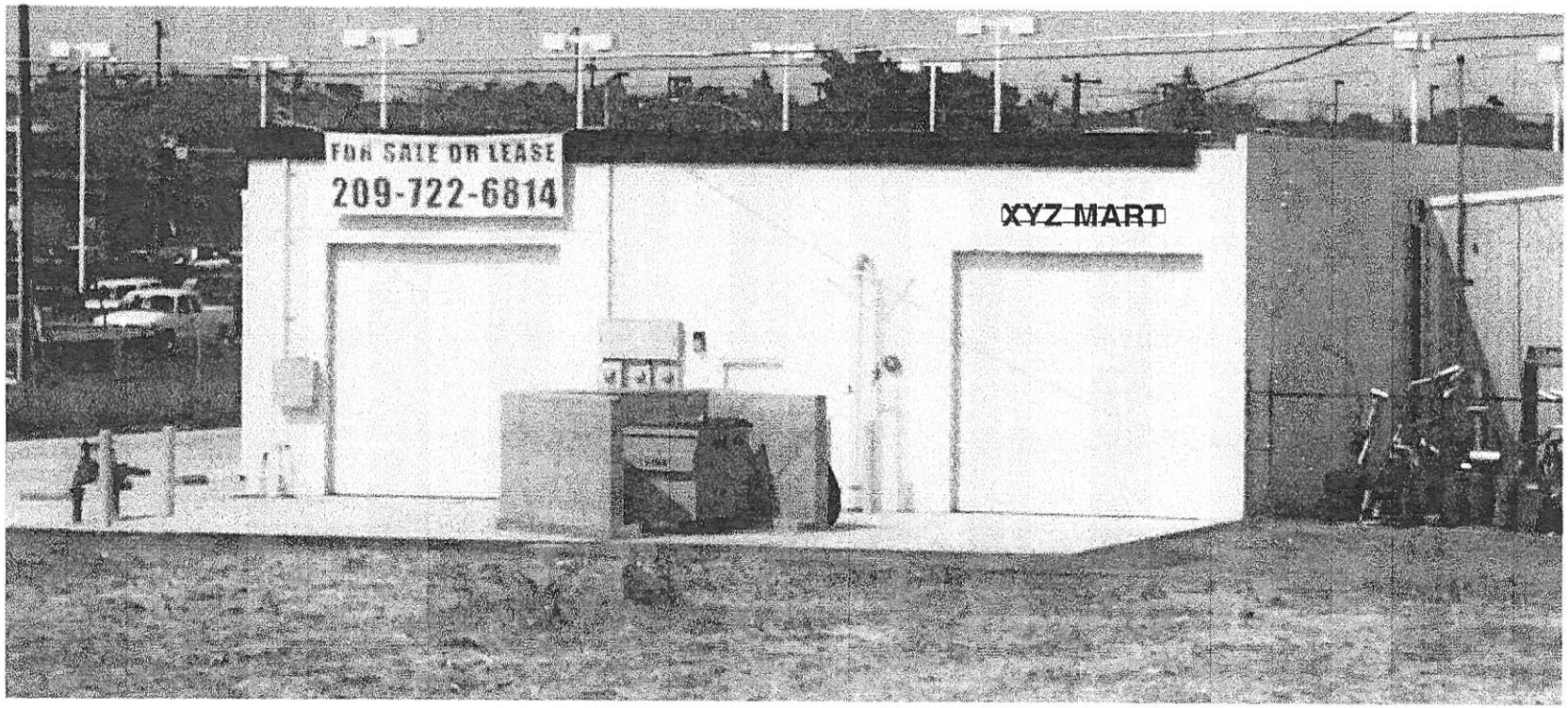
White vinyl installed on awning



Emailed
5-19-08 BB



Qty: 1 Each Illuminated Pan Channel Letters
* Installed on Raceway



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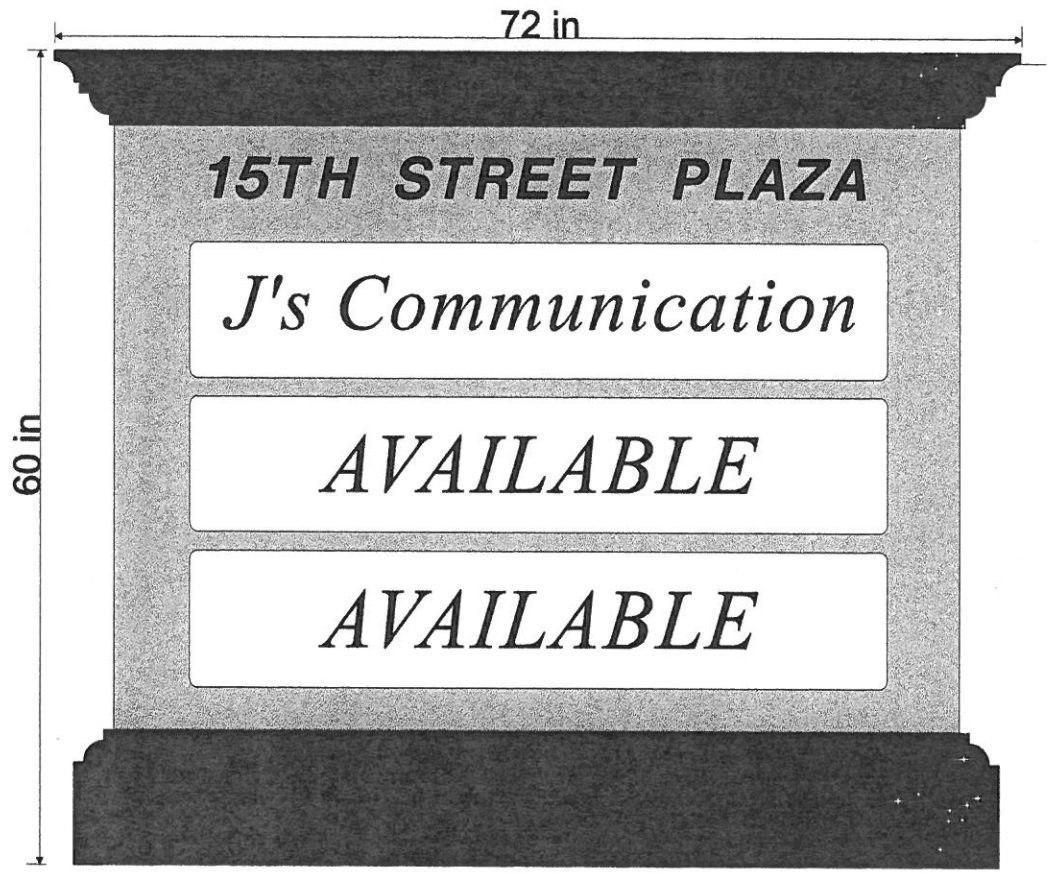

Qty: 1 S/F Monument Sign
* Non-Illuminated
* Colors to match building
* Stucco Finish
* Alum Tenant Signs
* Formed Plastic Letters: 2240 Maroon

NOTICE OF EXEMPTION

To: ____ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

_X_ County Clerk
County of Merced
2222 M Street
Merced, CA 95340

From: (Public Agency)
City of Merced
678 West 18th St.
Merced, CA 95340

Project Title: Conditional Use Permit #1193 (Environmental Review #14-29)

Project Applicant: Merced Baptist Church Pastor Anthony Doss

Project Location (Specific): 1004 W. 15th St. (Suites B & C) **APN:** 031-203-021

Project Location - City: Merced **Project Location - County:** Merced

Description of Nature, Purpose, and Beneficiaries of Project:

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Merced Baptist Church Pastor Anthony Doss

Exempt Status: (check one)

___ Ministerial (Sec. 21080(b)(1); 15268);
___ Declared Emergency (Sec. 21080(b)(3); 15269(a));
___ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
_X_ Categorical Exemption. State Type and Section Number: 15301 (a)
___ Statutory Exemptions. State Code Number: _____.
___ General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt: As defined under the above referenced Section, the proposed project consists of minor interior and exterior alterations only, such using a non-raised platform, pulpit, and portable interlocking chairs, which is considered to be exempt under the CEQA Guidelines per Section 15301 (a).

Lead Agency: City of Merced
Contact Person: Francisco Mendoza-Gonzalez **Area Code/Telephone:** (209) 385-6858

Signature: _____ **Date:** 11-26-2014 **Title:** Planner

_X_ Signed by Lead Agency

Date Received for Filing at OPR: _____
(If applicable)

Authority Cited: Sections 21083 and 21110. Public Resources Code
Reference: Sections 21108, 21152, and 21152.1. Public Resources Code

ATTACHMENT E

CITY OF MERCED
Planning Commission

Resolution #_____

WHEREAS, the Merced City Planning Commission at its regular meeting of January 21, 2015, held a public hearing and considered **Conditional Use Permit #1193**, initiated by Merced Baptist Church, applicant for Brownstone Capital Partners LLC, property owners. This application involves a request to allow a church to locate at 1004 W. 15th Street (Suites B and C), generally located near the southwest corner of 15th Street and Q Street, within Planned Development (P-D) #14 with a General Commercial (CG) General Plan designation; also known as Assessor's Parcel No. 031-203-021; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through G of Staff Report #15-01 - Addendum; and,

NOW THEREFORE, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Categorical Exemption regarding Environmental Review #14-29, and approve Conditional Use Permit #1193, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner _____, seconded by Commissioner _____, and carried by the following vote:

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)
ABSTAIN: Commissioner(s)

Adopted this 21st day of January 2015

_____
Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

_____
Secretary

Attachment:
Exhibit A – Conditions of Approval

n:shared:planning:PC Resolutions:CUP#1193 Merced Baptist Church

Conditions of Approval
Planning Commission Resolution #_____
Conditional Use Permit #1193

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (floor plan) and Exhibit 2 (Site Plan) - Attachments B and C of Staff Report #15-01, except as modified by the conditions.
2. All conditions contained in Resolution #1249-Amended ("Standard Conditional Use Permit Conditions"—except for Condition #16 which has been superseded by Code) shall apply.
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold

harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

6. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

7. The project shall comply with all Building and Fire Codes including those for assembly-type uses.

8. All signing shall comply with the City's Sign Ordinance and the subject site's Sign Program (Attachment D of Staff Report #15-01). Design Review approval and Building permits shall be obtained prior to installing any permanent signing. A Temporary Sign Permit shall be obtained prior to installing any temporary signs or banners. Temporary freestanding or A-frame signs are not allowed.

9. In no instance shall any assembly area exceed an occupant load of 300 without meeting requirements set forth in the California Building and Fire Codes.

10. Because sufficient parking is not available on the site, the church shall enter into a parking agreement with the owner of a property (located within 400 feet of the subject site as outlined in Merced Municipal Code Section 20.58.370. C.) where parking will be provided. Parking shall be provided at a ratio of one parking space for each 3 ½ seats in the largest assembly area or one for each 15 classroom seats, whichever is greater. Parking shall be provided as long as a church use is located on this site. If sufficient parking is not provided, this church will not be able to locate at this site. If the agreement is terminated for any reason, the church shall provide alternate parking immediately. If parking cannot be provided, the church shall find an alternate location within 120 days. A copy of the parking agreement shall be provided to the City of Merced Planning Department prior to occupancy.

11. Parking on the vacant parcels located west of the subject site (APN: 031-203-005 and 031-203-004) will not be permitted without first engaging in a Parking Agreement with the property owners of said parcels. A Building Permit shall be submitted and approved prior to

the construction of a parking lot. All parking lot related requirements would have to be satisfied.

12. Per MMC Section 17.36.810 and 17.36.820, the church would not be allowed to advertise on the pylon sign.

13. Any further expansion of the church use beyond the area shown on Exhibit 1 (Attachment B of Staff Report #15-01) may require evaluation by the Inspection Services and Fire Departments to determine the potential need for expanding the existing fire sprinkler system.

14. If exterior changes are made to the building, they shall be subject to Design Review approval (either staff level or by the Planning Commission as determined by staff).

15. All Church activities at this location shall be conducted within the building space.

16. The noise from music or other service activities shall be kept to a minimum so as not to disturb the surrounding tenants. Outside doors shall not be propped open during services. If sufficient complaints are received regarding the noise from music or other activities, the church shall provide a means for suppressing the noise coming from the building. The means and method used shall be approved by the Building Department prior to installation.

17. All lighting on site shall be shielded or oriented in a way that does not allow "spill-over" onto adjacent lots in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent parcels.

n:shared:planning:PC Resolutions: CUP#1193 Exhibit A