

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 10-007 (RANDALL JORGENSEN)
DATE: SEPTEMBER 28, 2010

Needs: For the Planning Commission to consider an application filed by Randall Jorgensen to construct a new 1,144 square foot detached garage/work shop, located at 915 Osos Way. (APN: 025-411-001)

- Facts:
1. Section 21.16E.260 of the Zoning Code requires a Conditional Use Permit (CUP) for detached accessory buildings when the gross floor area of the detached accessory buildings exceeds 50-percent of the gross floor area of the main dwelling, or if the structure is over 15-feet in height.
 2. While the proposed structure does not exceed the square footage threshold, it does exceed the 15-foot height threshold, since it is proposed to be 22-feet tall.
 3. The proposed work shop would be centrally located on the 1-acre lot, and would be 15-feet away from the nearest (west) property line. The building would be situated in a manner that the building would be thoroughly screened by existing vegetation.
 4. The Development Review Committee (DRC) reviewed the proposal at their meeting on September 13, 2010. The Committee recommended approval of the Conditional Use Permit, based on the building being placed on a large parcel, and not being visible from Walnut Drive or Osos Way. The DRC did question the applicant's proposal to use T - 111 siding and requested staff to verify the exterior material of the main house to determine if it is T-111.
 5. Staff verified with Mr. Jorgensen that the main house is sided in T-111 siding, and that the intent of the style and materials of the new building is to match the existing house.
 6. This application is categorically exempt from environmental review per Section 15303e of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusion: The detached accessory building, including the proposed 22-foot height would seem appropriate and not be a significant impact to the surrounding properties or public views, based on its placement on the 1-acre site that would be screened by existing vegetation.

As noted above, the use of T-111 siding would be consistent with the siding on the existing house, which is also T-111.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

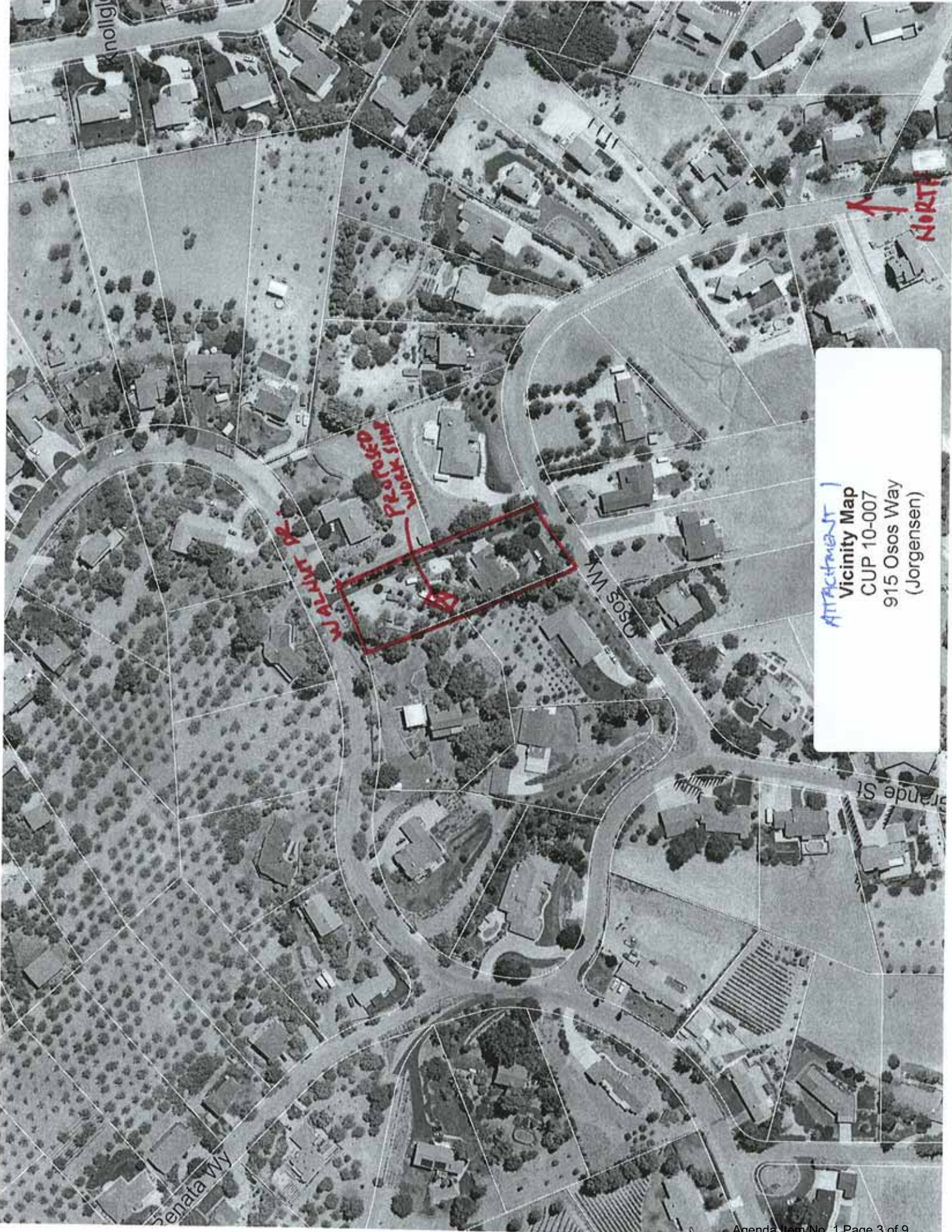
Impact: None identified at this time.

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Adopt the attached resolution approving the proposed Conditional Use Permit 10-007;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map
2. Resolution Approving CUP 10-007
3. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
CUP 10-007
915 Osos Way
(Jorgensen)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 10-007
(Randall Jorgensen)
APN: 025-411-001

WHEREAS, Section 21.16E.260 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for detached accessory buildings when the height is greater than 15-feet high; and

WHEREAS, Randall Jorgensen has filed a Conditional Use Permit application for the construction of a 1,144 square foot detached garage/work shop, which would be 22-feet in height; and

WHEREAS, the building is proposed to be constructed on 1-acre parcel located at 915 Osos Way; and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on September 13, 2010, where they recommended that the Planning Commission approve the proposal; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 28, 2010 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

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested building, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of the proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 10-007 subject to the following conditions:

SITE SPECIFIC CONDITONS

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a new 1,144 square foot garage/work shop on the property located at 915 Osos Way, subject to the conditions of approval within this resolution. Materials and colors shall match the existing main house.
3. 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.
4. Any new lighting needs to be fully shielded.
5. Any new utilities shall be placed underground.

PASSED AND ADOPTED THIS 28th day of September 2010, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOEL PETERSON, CHAIRMAN

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

JIM REED
C.P.A.D.
SERVICE
 1000 W. 10th St.
 San Jose, CA 95128
 (408) 298-4111

APN: 028 - 411 - 007

PLAN PREPARED FOR
RANDY JORGENSEN
 915 OSOS WAY
 PALO ALTO, CA

APR 11, 2007
 Drawn By: Date
 Checked By: Date
 Drawing No.
 Scale: AS NOTED
 Sheet
A - 1

PROJECT DATA
 PROJECT NAME: RANDY JORGENSEN
 PROJECT ADDRESS: 915 OSOS WAY, PALO ALTO, CA
 A/P: JORGENSEN
 A/P: 411 - 007
 PROJECT DESCRIPTION: 4 LOTS OF 10,000 SQ FT
 PROJECT LOCATION: CORNER OF OSOS/STANLEY

PROJECT STATISTICS
 TOTAL AREA: 100,000 SQ FT
 BUILDING AREA: 10,000 SQ FT
 TOTAL FLOOR AREA: 10,000 SQ FT
 TOTAL VOLUME: 10,000 CU FT

NOTES
 1. THE SHOWN IMPROVEMENTS TO BE PROVIDED BY THE OWNER.
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SITE PLAN NOTES
 1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALO ALTO ORDINANCES.
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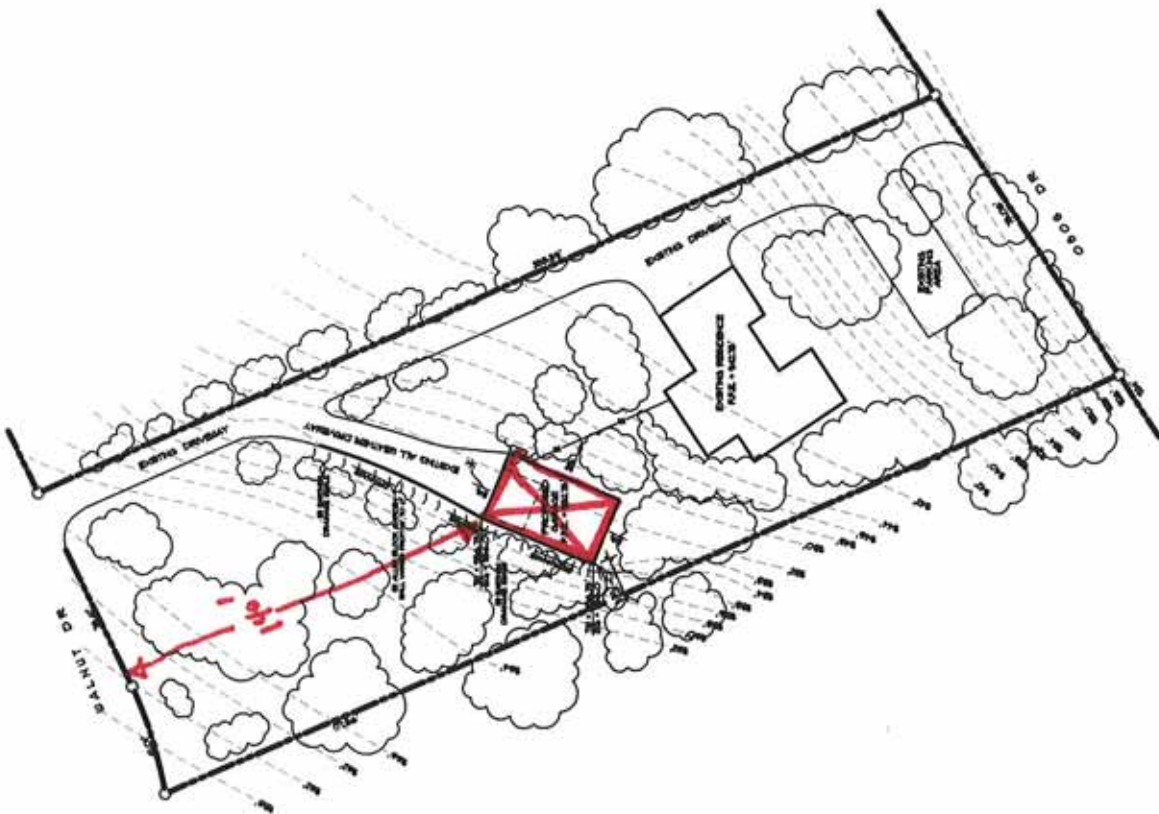


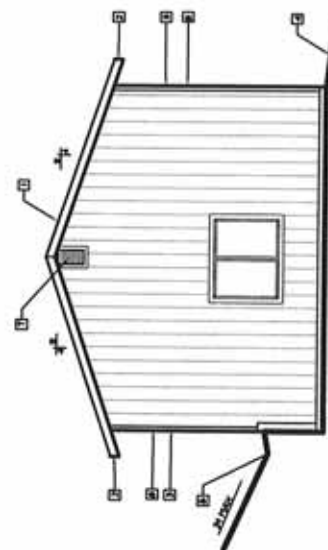
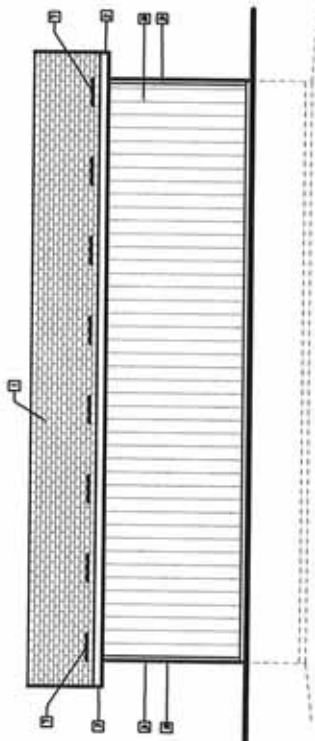
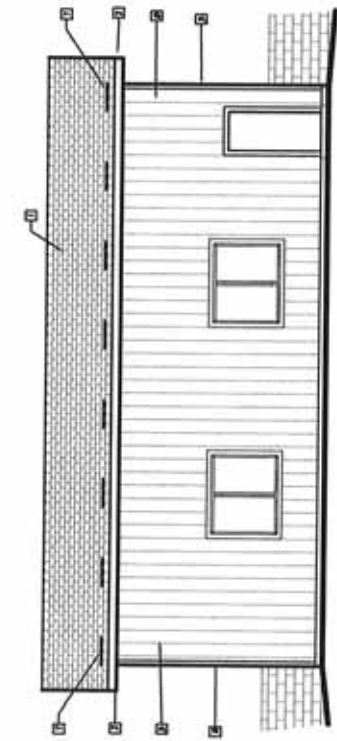
EXHIBIT A
Site Plan
 CUP 10-007
 915 Osos Way
 (Jorgensen)

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JOHN PEECO
C.A.D. SERVICE
 1487 W. 14TH ST.
 LOS ANGELES, CA 90007
 (213) 475-1000

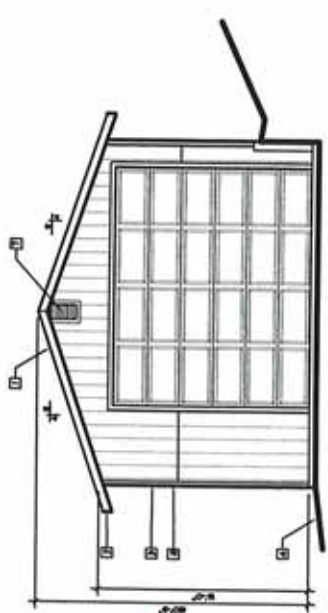
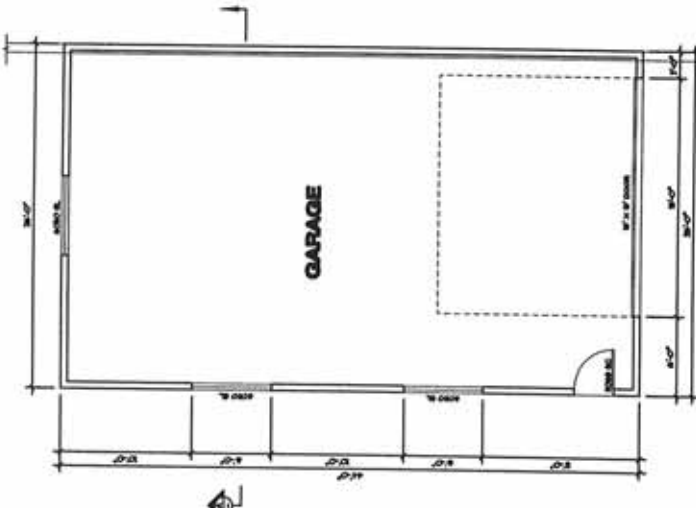
PLANS PREPARED FOR
RANDY JORGENSEN
PASO ROBLES, CA
APN: 028 - 411 - 007

JOB NO.
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 DESIGNER: DATE
 SCALE: 1/4" = 1'
 SHEET: **A-2**



SECTION CALLOUTS

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EXIT IS IT IS
Arch. Elevations
CUP 10-007
915 Osos Way
(Jorgensen)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: September 16, 2010

Hearing
Date: September 28, 2010
(Planning Commission)

Project: CUP 10-007
(Jorgensen)

I, Theresa Variano, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Theresa Variano

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 10-007, a request by Randall Jorgensen to construct a detached 1,144 square foot work shop that will be approximately 22 feet in height on his property located at 915 Osos Way (APN: 025-411-007).

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, September 28, 2010, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15301c of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

If you challenge the Conditional Use Permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner
September 16, 2010 6907534

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 10-007 (Jorgensen) on this 13th day of September, 2010.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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