

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 12-006 (BARBARA LANE)

DATE: MAY 22, 2012

Needs: For the Planning Commission to consider an application filed by Steve Gregory on behalf of Barbara Lane, to construct a new second story addition to the existing detached garage. (APN: 008-311-012)

Facts:

1. The project is located at 1433 Olive Street, which is in the R2 (Multi-Family Residential, 8 units per acre) zoning district.
2. An existing garage would be remodeled to accommodate a new second story. The first floor would provide for a one car garage and a storage/workshop area. The second floor would be built into a 1 bedroom and 1 bathroom guest room with no kitchen facilities.
3. 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 building exceeds 50-percent of the gross floor area of the primary dwelling, or if the structure is over 15-feet in height.
4. The proposed 1,150 square foot structure exceeds the square footage threshold of the primary residence (which is approximately 1600 square feet), and also exceeds the 15-foot height threshold, with the proposed 28.5-foot tall roof ridge line.
5. The detached garage would be located at the rear of the lot and be accessed from the alley.
6. The Development Review Committee (DRC) reviewed the proposal at their meeting on April 9, 2012. The Committee recommended approval of the CUP, indicating that the building seemed compatible with the existing buildings in the area.
7. 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 28.5-foot height, would seem appropriate and compatible with surrounding properties, based on its placement at the rear of the lot. There are other similar two story structures in the area of this project.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

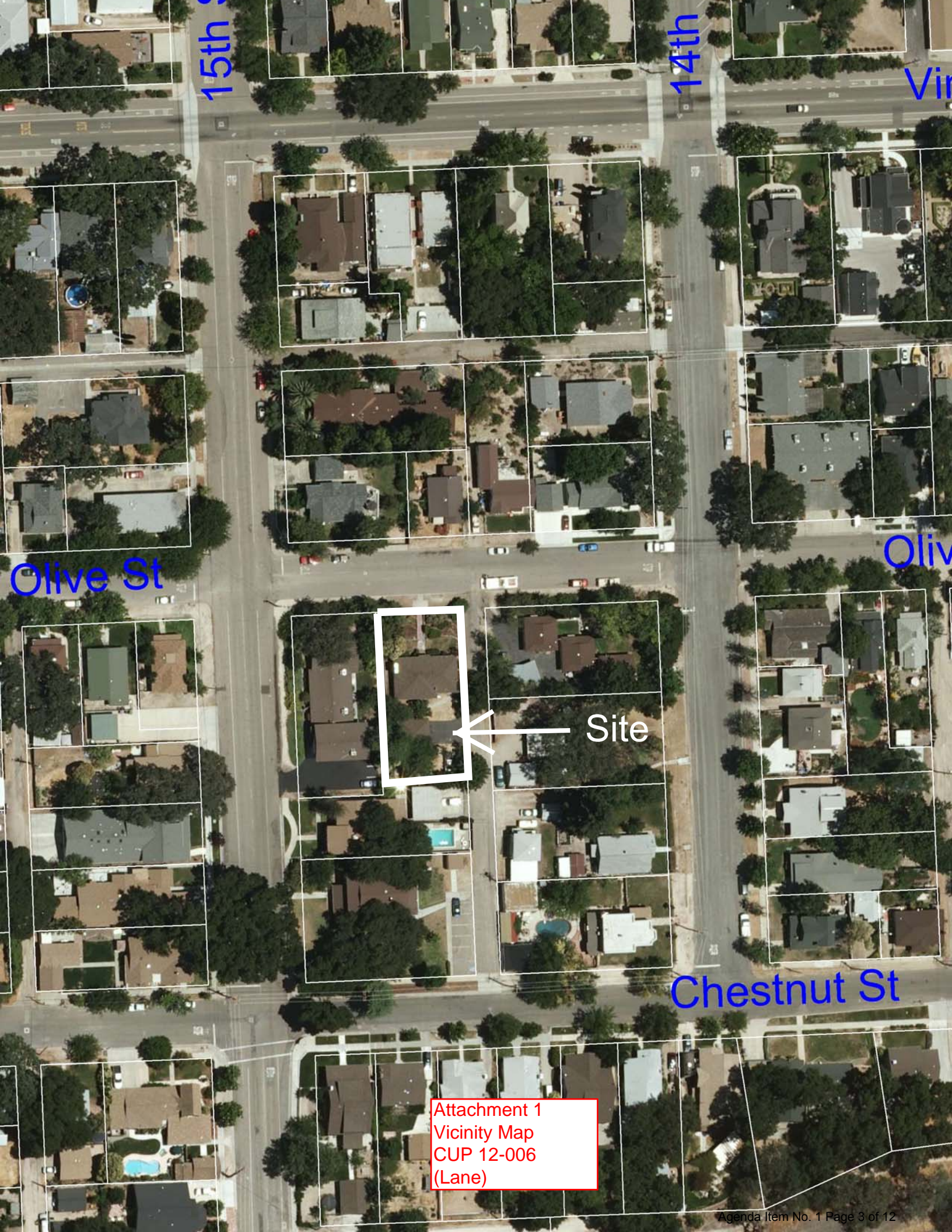
Impact: None identified at this time.

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 12-006;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map
2. Resolution Approving CUP 12-006
3. Newspaper notice and mail affidavits



15th St

14th St

Vir

Olive St

Oliv

Site

Chestnut St

Attachment 1
Vicinity Map
CUP 12-006
(Lane)

RESOLUTION NO: _____

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-006
(Barbara Lane)
APN: 008-311-012**

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 or if the square footage of the accessory building exceeds 50 percent of the square footage of the primary dwelling; and

WHEREAS, since the proposed 28.5 foot tall 2-story garage is taller than 15-feet and more than 50-percent of the square footage of the primary dwelling (which is approximately 1,600 square feet), a Conditional Use Permit is necessary; and

WHEREAS, the building is proposed to be constructed on the rear of the site located at 1433 Olive Street, and be accessed off of the alley; and

WHEREAS, the property is located within the R2 (Multi-Family Residential, 8 units per acre) zoning district; and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on May 7, 2012, where they recommended that the Planning Commission approve the proposal; and

WHEREAS, a public hearing was conducted by the Planning Commission on May 22, 2012 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 12-006 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	Plot Plan
B	Landscape Plan
C	Floor Plan
D	Elevations (Front, Left)
E	Elevations (Back, Right)

2. This Conditional Use Permit (CUP) authorizes the construction of a new 2-story 28.5 foot tall, 1,150 square foot garage, on the property located at 1433 Olive Street, subject to the conditions of approval within this resolution.
3. Prior to the issuance of a building permit, the property owner shall record a Constructive Notice against the property that describes that the permits issued by the City are for a detached accessory building (garage), and not for a rental/dwelling unit.
4. 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.
5. Any new lighting needs to be fully shielded.
6. Any new utilities shall be placed underground.

PASSED AND ADOPTED THIS 22nd day of May 2012, by the following roll call vote:

AYES:

NOES:

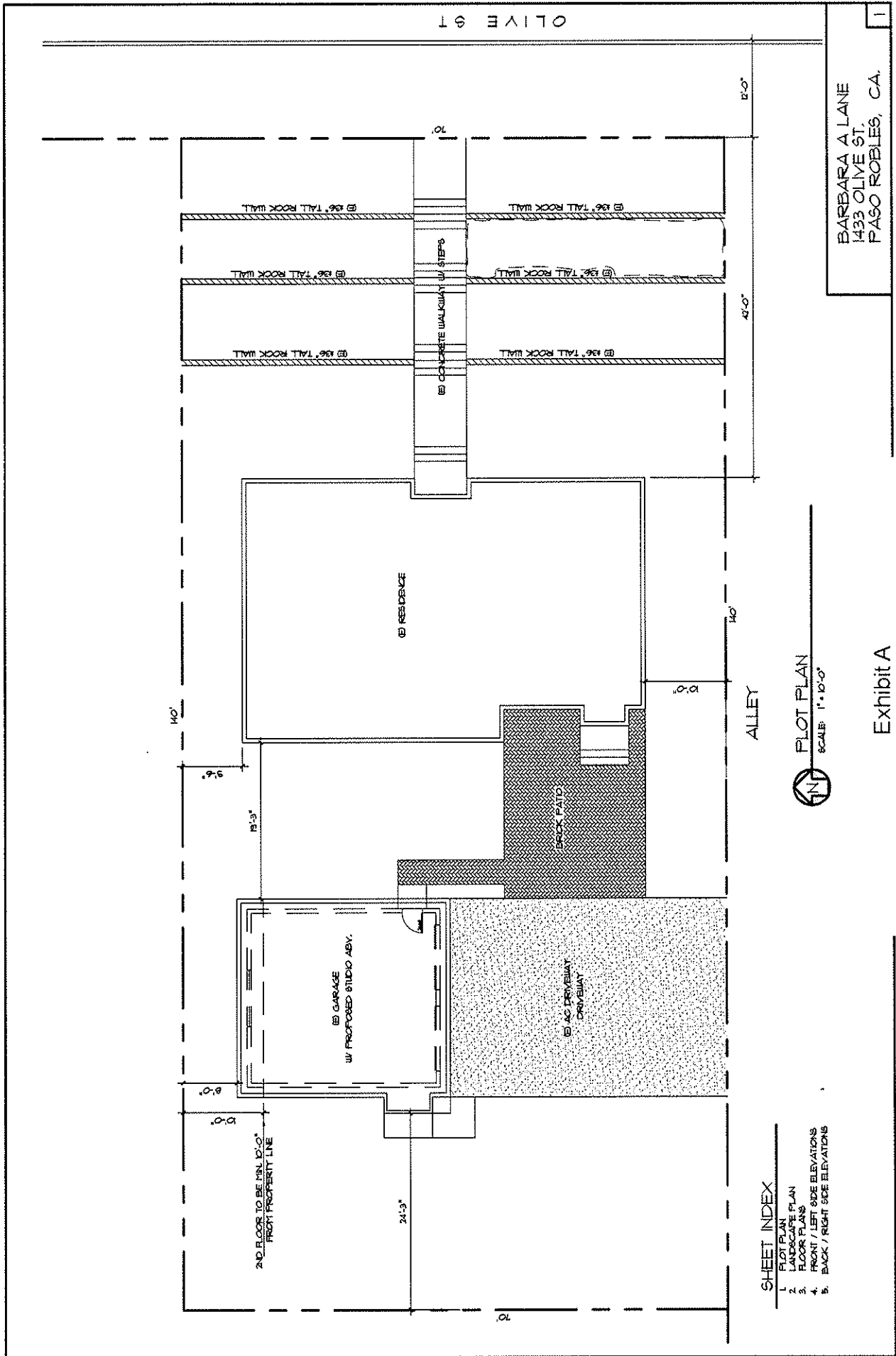
ABSENT:

ABSTAIN:

CHAIRMAN AL GARCIA

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY



SHEET INDEX

- 1. PLOT PLAN
- 2. LANDSCAPE PLAN
- 3. FLOOR PLANS
- 4. FRONT / LEFT SIDE ELEVATIONS
- 5. BACK / RIGHT SIDE ELEVATIONS



PLOT PLAN

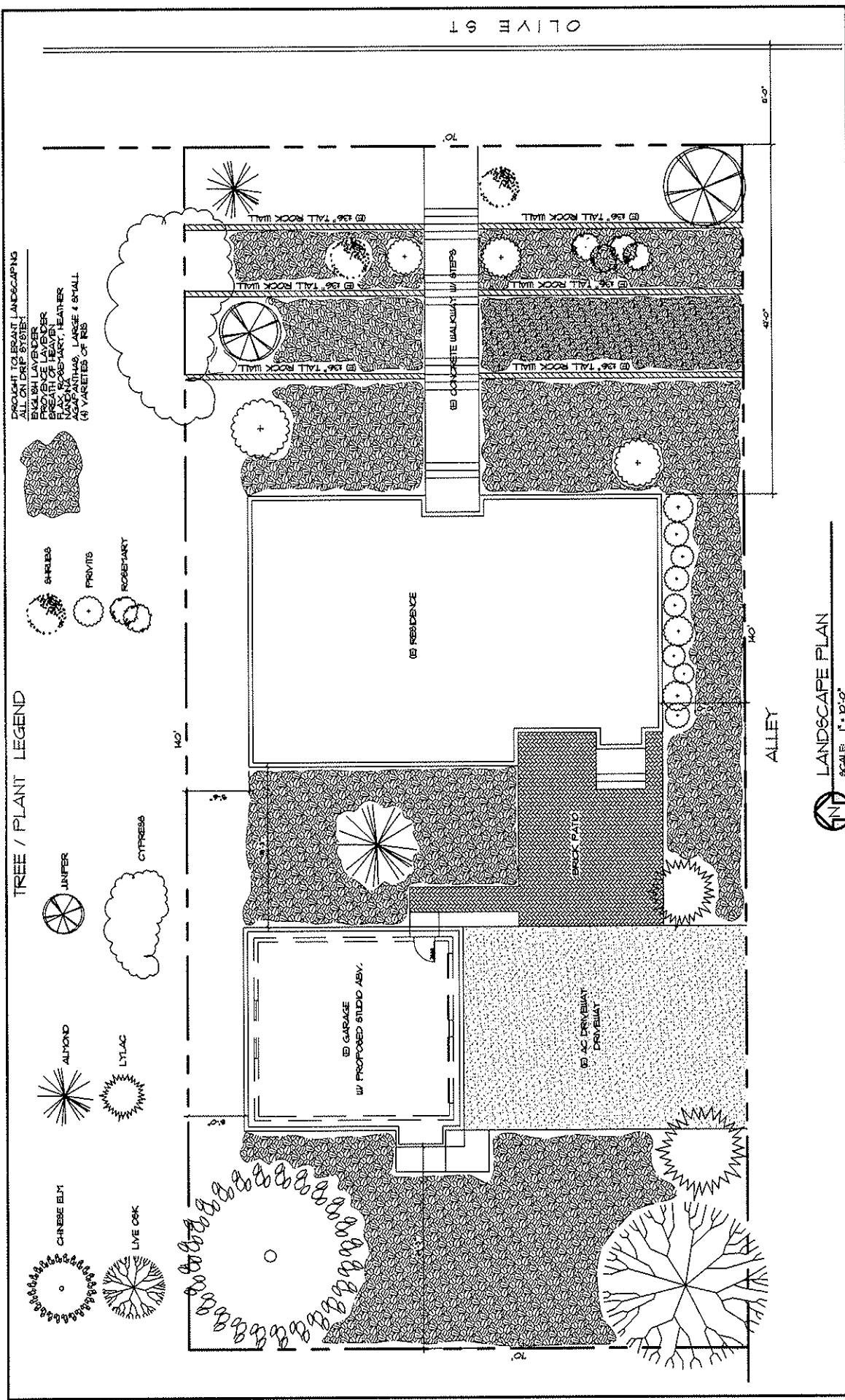
SCALE: 1" = 10'-0"

Exhibit A
Plot Plan
CUP 12-006
(Lane)

TREE / PLANT LEGEND

-  CHINESE ELM
 LIVE OAK
 ALMOND
 LILAC
 JUNIPER
 CYPRESS
 SHRUBS
 PRIVETS
 ROSEMARY

DROUGHT TOLERANT LANDSCAPING
 ALL ON DRIP SYSTEM!
 ENGLISH LAVENDER
 PROSTRATE LAVENDER
 FLAX
 ROSEMARY
 HEATHER
 LAVENDER
 LARGE & SMALL
 (A VARIETIES OF RED)




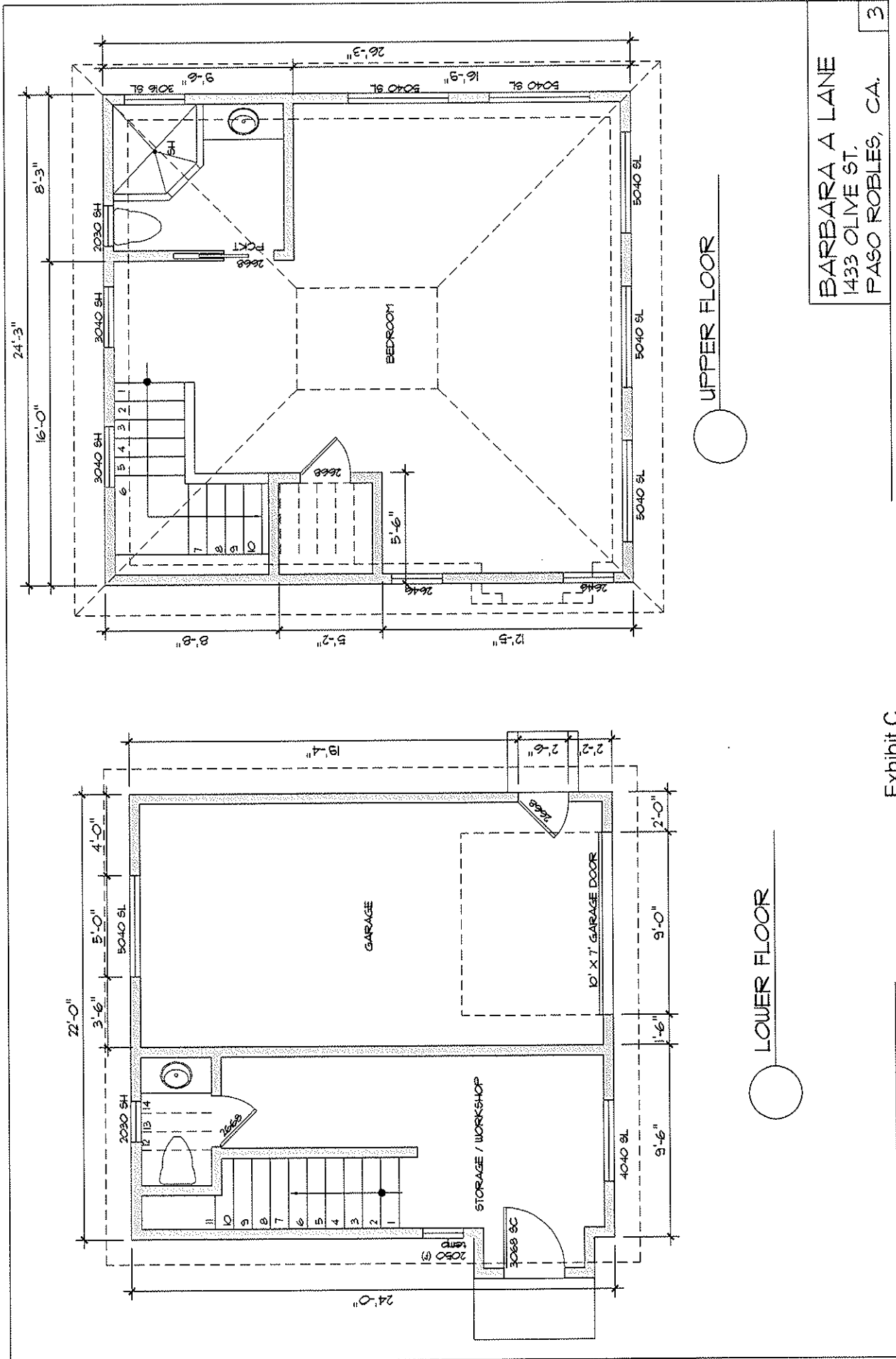
 LANDSCAPE PLAN
 SCALE: 1" = 10'-0"

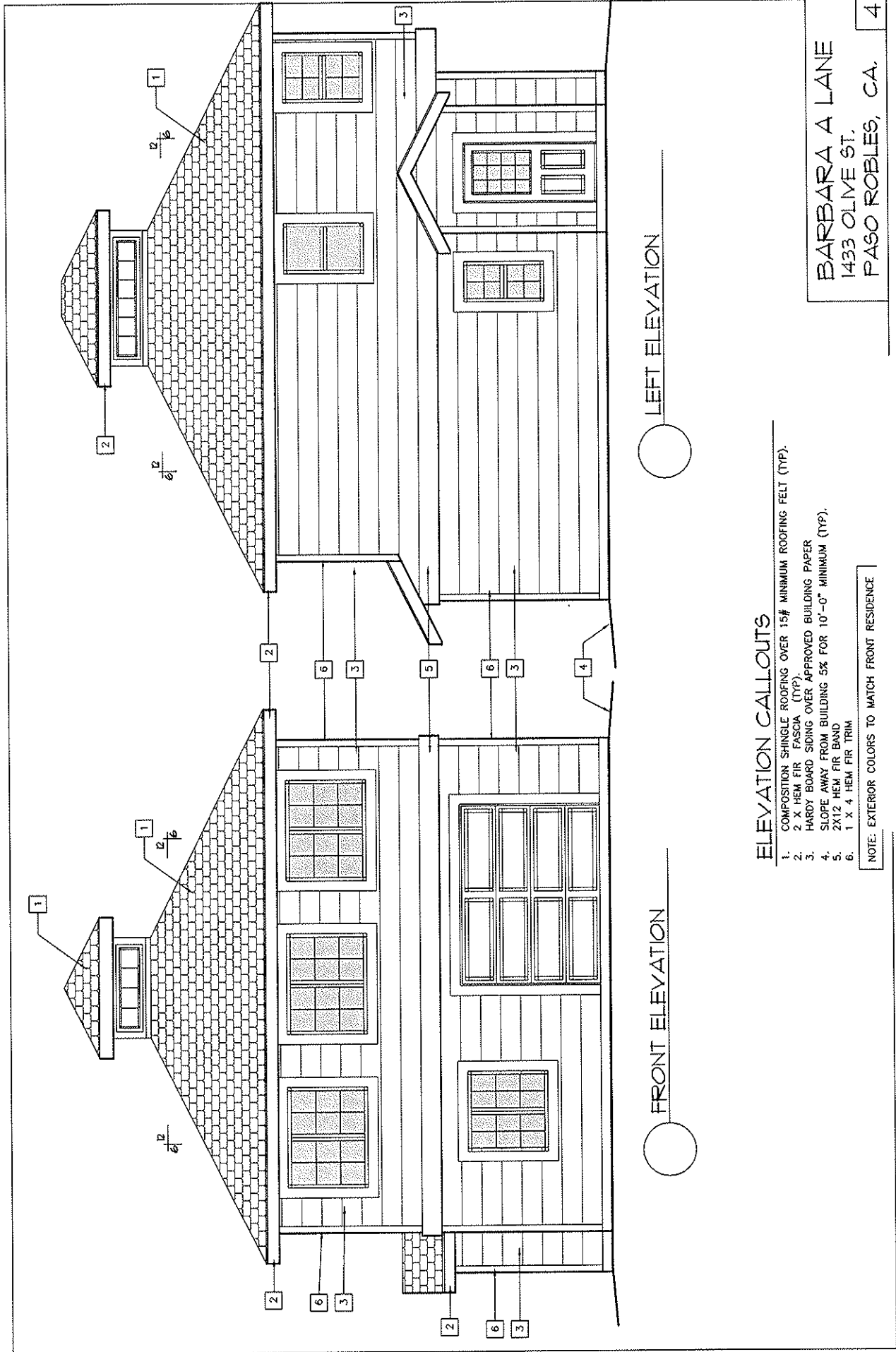
Exhibit B
 Landscape Plan
 CUP 12-006
 (Lane)

BARBARA A LANE
 1433 OLIVE ST.
 PASO ROBLES, CA.



BARBARA A LANE
 1433 OLIVE ST.
 PASO ROBLES, CA. 3

Exhibit C
 Floor Plan
 CUP 12-006
 (Lane)



○ FRONT ELEVATION

○ LEFT ELEVATION

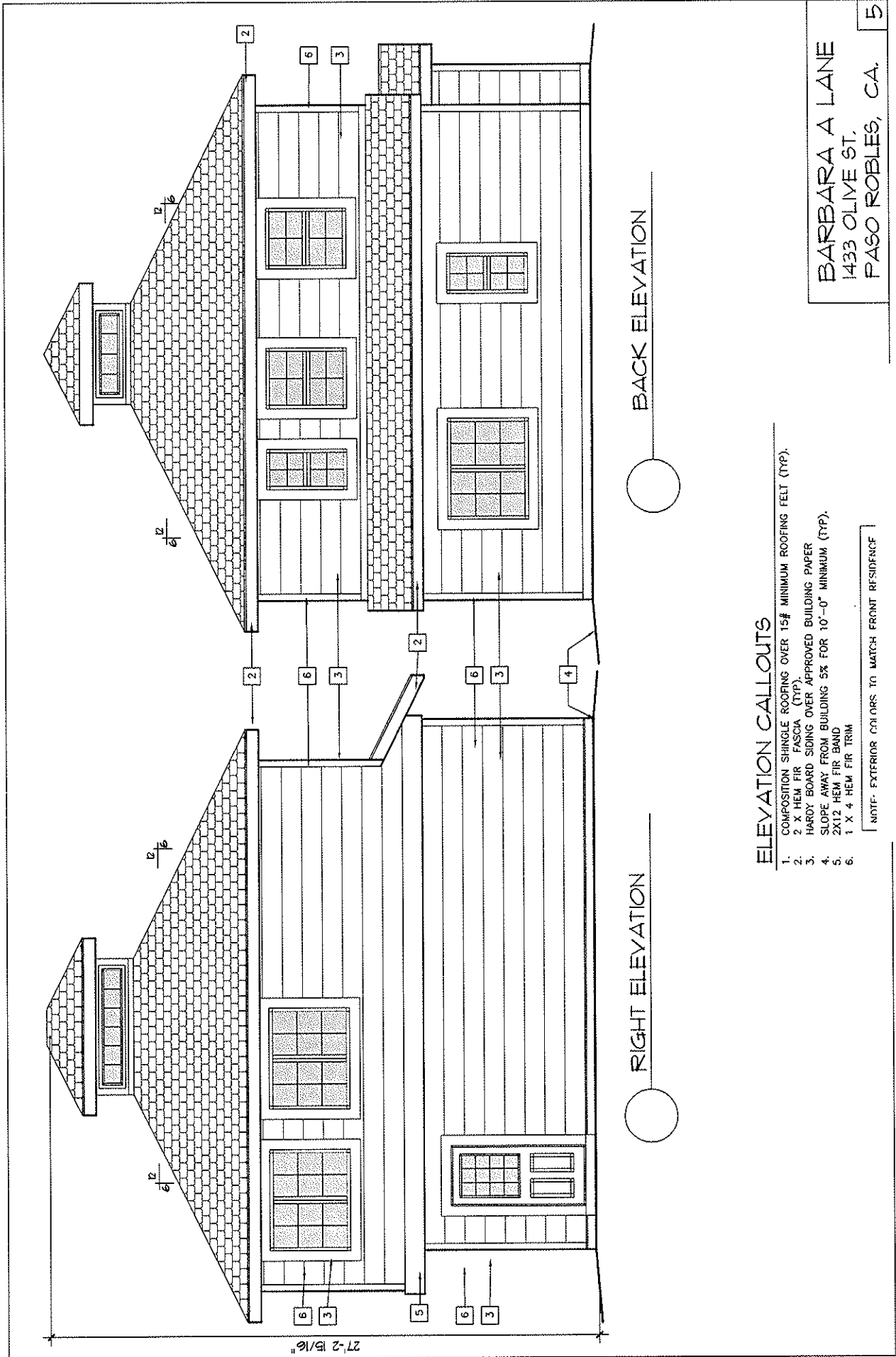
ELEVATION CALLOUTS

1. COMPOSITION SHINGLE ROOFING OVER 15# MINIMUM ROOFING FELT (TYP).
2. 2 X 4 HEM FIR FASCIA (TYP).
3. HARDY BOARD SIDING OVER APPROVED BUILDING PAPER
4. SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MINIMUM (TYP).
5. 2X12 HEM FIR BAND
6. 1 X 4 HEM FIR TRIM

NOTE: EXTERIOR COLORS TO MATCH FRONT RESIDENCE

BARBARA A LANE
 1433 OLIVE ST.
 PASO ROBLES, CA. 4

Exhibit D
 Elevations (Front, Left)
 CUP 12-006
 (Lane)



BACK ELEVATION

RIGHT ELEVATION

ELEVATION CALLOUTS

1. COMPOSITION SHINGLE ROOFING OVER 15# MINIMUM ROOFING FELT (TYP).
2. 2 X 4 HEM FIR FASCIA (TYP).
3. HARDY BOARD SIDING OVER APPROVED BUILDING PAPER
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NOTE: EXTERIOR COLORS TO MATCH FRONT RESIDENCE

BARBARA A LANE
1433 OLIVE ST,
PASO ROBLES, CA.

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Exhibit E
Elevations (Back, Right)
CUP 12-006
(Lane)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: May 11, 2012

Hearing
Date: May 22, 2012
(Planning Commission)

Project: Conditional Use Permit 12-006 (Gregory)

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

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
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 on Tuesday, May 22, 2012, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Request to consider a Conditional Use Permit (CUP 12-006) to construct a guest quarters above a garage that would exceed the height limitations applied to property located at 1435 Olive Street, Paso Robles, California.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

If you challenge the project 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.

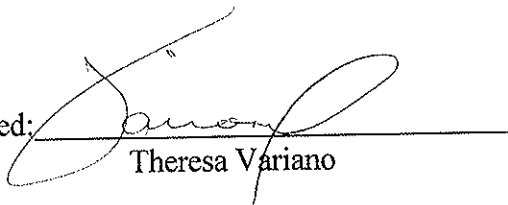
Susan DeCarli
City Planner
May 11, 2012 6985677

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 12-006 (Gregory/Lane) on this 9th day of May 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Theresa Variano