

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 14-004 (ARMSTRONG)

DATE: APRIL 22, 2014

Needs: For the Planning Commission to consider an application filed by Jay and Nancy Armstrong, to construct a 1,146 square foot expansion to an existing 876 square foot detached garage.

Facts:

1. The project site is located at 734 Pino Way.
2. The site has a zoning designation of R1-B4 (Residential Single Family – 1 acre lot size). According Section 21.16I.210.C.1, a Conditional Use Permit (CUP) is required when a detached accessory building exceeds 50 percent of the gross square footage of the primary residence.
3. The primary residence was originally built in 1986. In 1990 the City approved a building permit to convert the existing attached garage into living space and build an 876 square foot detached garage.
4. The request at this time is to add 1,146 square feet to the existing 876 square foot detached garage for a total of 2,022 square feet, which exceeds 50 percent of the gross floor area of the primary residence and therefore a CUP is required.
5. There is also an existing 24' x 30' carport located adjacent to the existing detached garage. The intent is for the carport to stay in its current location with the addition.
6. The existing garage has a stucco finish with a tile roof that matches the primary residence. The addition would be constructed to match.
7. The garage is accessed from the existing driveway, which will remain the access.
8. The Development Review Committee (DRC) reviewed the proposal at their meeting on March 31, 2014, where the Committee recommended approval of the CUP as submitted.

9. This application is categorically exempt from environmental review per Section 15303 (minor construction) of the State's Guidelines to Implement CEQA.

Analysis

and

Conclusion: Based on the proposed garage being located on a 1 acre lot and complying with setbacks and architectural requirements, it would appear that the proposed garage expansion would complement the existing property without being overly obtrusive to the neighboring properties.

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 14-004;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Location map
2. Resolution Approving CUP 14-004
3. Newspaper notice and mail affidavits



Pino Wy

SITE

EX. GARAGE

NORTH

Attachment 1
Vicinity Map
CUP 14-004
(Armstrong)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-004
(ARMSTRONG)
APN: 025-131-021

WHEREAS, Jay and Nancy Armstrong have filed an application to construct a 1,146 square foot expansion to an existing 876 square foot detached garage located at 734 Pino Way; and

WHEREAS, the site has a zoning designation of R1-B4 (Residential Single Family – 1 acre lot size) and according Section 21.16I.210.C.1, a Conditional Use Permit (CUP) is required when a detached accessory building exceeds 50 percent of the gross square footage of the primary residence; and

WHEREAS, the proposed 1,146 square foot expansion when added to the existing 876 square foot detached garage would total 2,022 square feet, which exceeds 50 percent of the gross floor area of the primary residence; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 22, 2014, 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, this application is Categorically Exempt from environmental review per Section 15301c of the State's Guidelines to Implement CEQA; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 14-004 subject to the following conditions:

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	Floor Plan
C	Architectural Elevations (Right & Front)
D	Architectural Elevations (Left & Rear)

2. The approval of CUP 14-004 allows the 1,146 square foot expansion to the existing 876 square foot detached garage located at 734 Pino Way. This does not include the existing 500 square foot metal car port, which would stay.
3. This project approval shall expire on April 22, 2016, unless the use has been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
5. 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.

PASSED AND ADOPTED THIS 22nd day of April 2014, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG BARTH, CHAIRMAN

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY



277 PINE ST. SUITE A
PASO ROBLES, CALIFORNIA 94644
TEL: 805.337.1386
EMAIL: INFO@NRRB.COM

ATTENTION: PLAN CHECK CONNECTION ONLY
 THIS DRAWING IS THE PROPERTY OF NRRB DRAFTING SERVICES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NRRB DRAFTING SERVICES, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF NRRB DRAFTING SERVICES, INC. IS PROHIBITED AND WILL BE PROSECUTED AS A VIOLATION OF CALIFORNIA AND FEDERAL LAWS. ALL RIGHTS ARE RESERVED.

ARMSTRONG GARAGE
 134 PINE WAY
 PASO ROBLES, CA

CITY OF PASO ROBLES CALIFORNIA
 140216

ELEVATIONS

NO.	DESCRIPTION	DATE

A-3.1

- KEYNOTES**
- 301 NOT USED
 - 302 CONCRETE TILE ROOF TO MATCH EXISTING
 - 303 4" X 8" X 16" CMU WITH 1/2" GYPSUM BOARD
 - 304 2" X 4" X 8" CMU WITH 1/2" GYPSUM BOARD
 - 305 4" X 8" X 16" CMU WITH 1/2" GYPSUM BOARD
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- ELEVATION NOTES**
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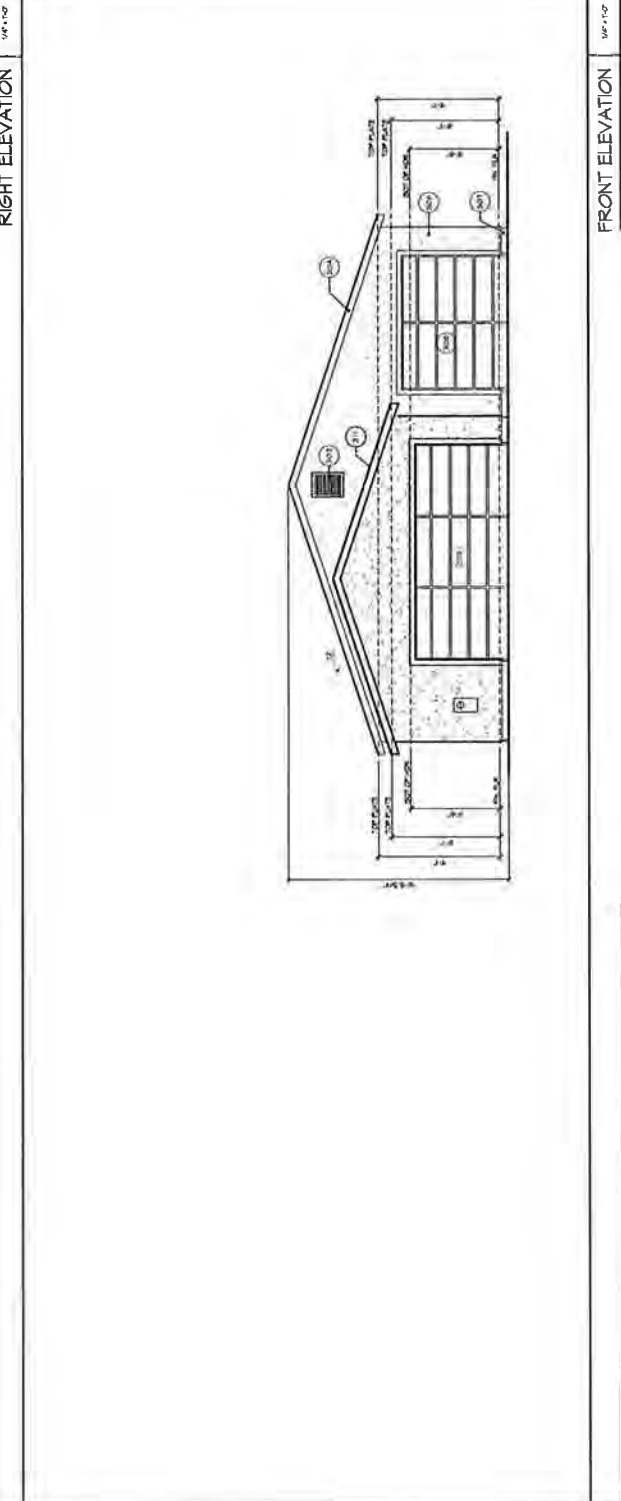
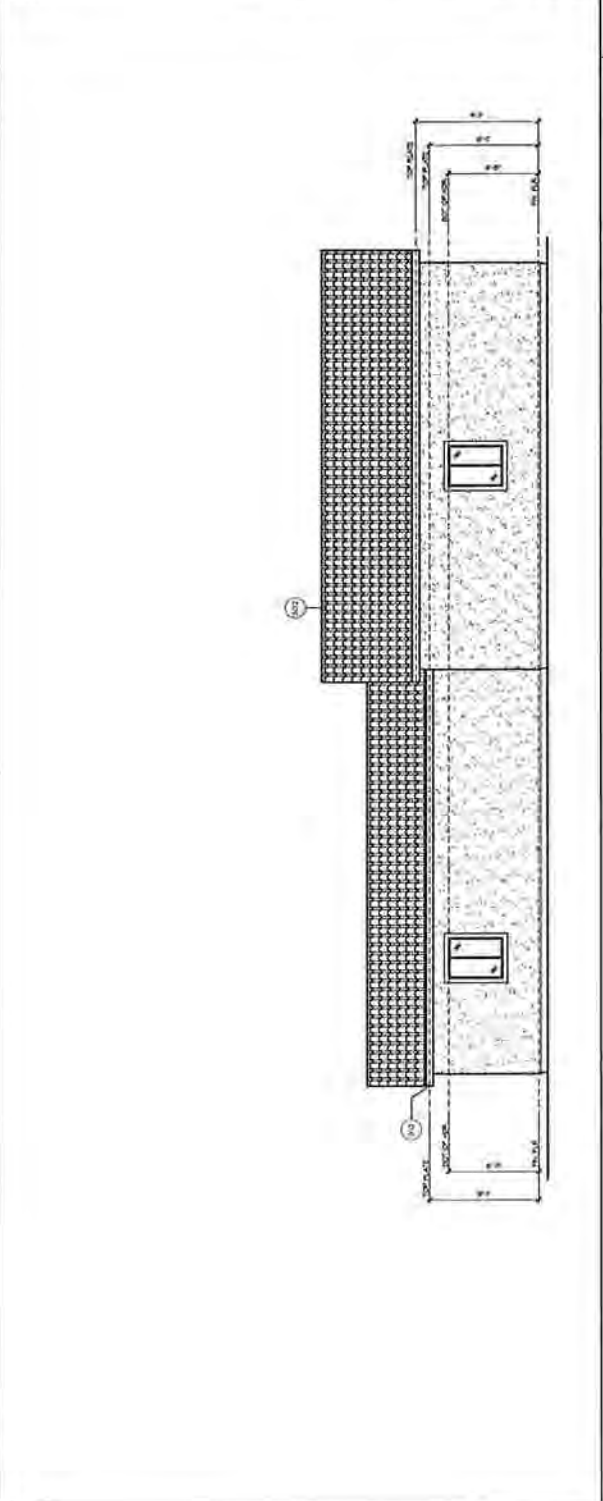


Exhibit C
 Elev. Right & Front
 CUP 14-004
 (Armstrong)

THE Newspaper of the Central Coast TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 7048246
CITY OF PASO ROBLES

STATE OF CALIFORNIA

County of San Luis Obispo SS.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; APRIL 12, 2014, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Mae E. Townsend

(Signature of Principal Clerk)
DATED: APRIL 12, 2014
AD COST: \$98.60

RECEIVED

APR 15 2014

City of Paso Robles
Community Development Dept

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, April 22, 2014, 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:

Conditional Use Permit (CUP 14-004), a request filed by Jay and Nancy Armstrong to construct a 1,146 square foot expansion on the existing 876 square foot detached garage located at 734 Pino Way.

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 or emailed to planning@prcity.com, 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) 257-3970 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.

Darren Nash
Associate Planner
April 12, 2014

7048246



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, 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 14-004 (Armstrong), on this 11th day of April 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Kristen L. Buxkemper