

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 14-013
DATE: NOVEMBER 25, 2014

Needs: For the Planning Commission to consider an application filed by Jerry Reeves for a Conditional Use Permit (CUP) to allow the construction of a 940 square foot detached accessory building that would exceed 15-feet in height. (APN: 009-772-028)

- Facts:
1. The site is located at 1718 Stillwater Court, see attached Vicinity Map (Attachment 1).
 2. The General Plan designation for this location is Residential Single Family (RSF-4) with a Zoning Designation of Residential Single Family (R-1).
 3. Section 21.161.210.C.1 of the Zoning Code requires a 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 main dwelling, or if the structure is over 15-feet in height.
 4. The applicant is requesting that this building be 18-feet tall. The building would not exceed 50-percent of the main dwelling. See attached letter (Attachment 2) and Site Plan (Attachment 3).
 5. This project was reviewed by the Development Review Commission (DRC) on November 10, 2014. The DRC recommended the Planning Commission approve the CUP.
 6. This application is categorically exempt from environmental review per Section 15301 (existing facilities) of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusion: Mr. Reeves is requesting the CUP to allow for the construction of the detached accessory building's to house a motorhome on the property. The motorhome is 11-feet tall, requiring a 12-foot door opening to enter the structure. In order to provide a roof pitch that is consistent with the house roof pitch, the total height of the building would need to be 18-feet.

The existing house has a stucco exterior with a flat tile roof. The proposed accessory building is proposed to have horizontal hardi-plank siding with asphalt shingle roofing. The siding and roofing colors would be consistent with the house. The building would be located in the rear corner of the lot where there are existing mature trees that should help screen the structure from the adjacent neighbor to the east.

The difference in materials between the house and the new building were discussed with the DRC. Based on the new building being in excess of 35-feet away from the house and over 100-feet from the street, the DRC did not have a concern with the materials as proposed. In general, the DRC was supportive of the CUP as a result of the size of the lot and the location of the building being away from neighboring homes.

The intent of the requirement of a Conditional Use Permit for detached accessory buildings is to insure that the building will be compatible with the surrounding neighborhood, and not negatively impact neighboring properties. Based on the factors mentioned above, the proposed detached accessory building would seem appropriate in this neighborhood.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

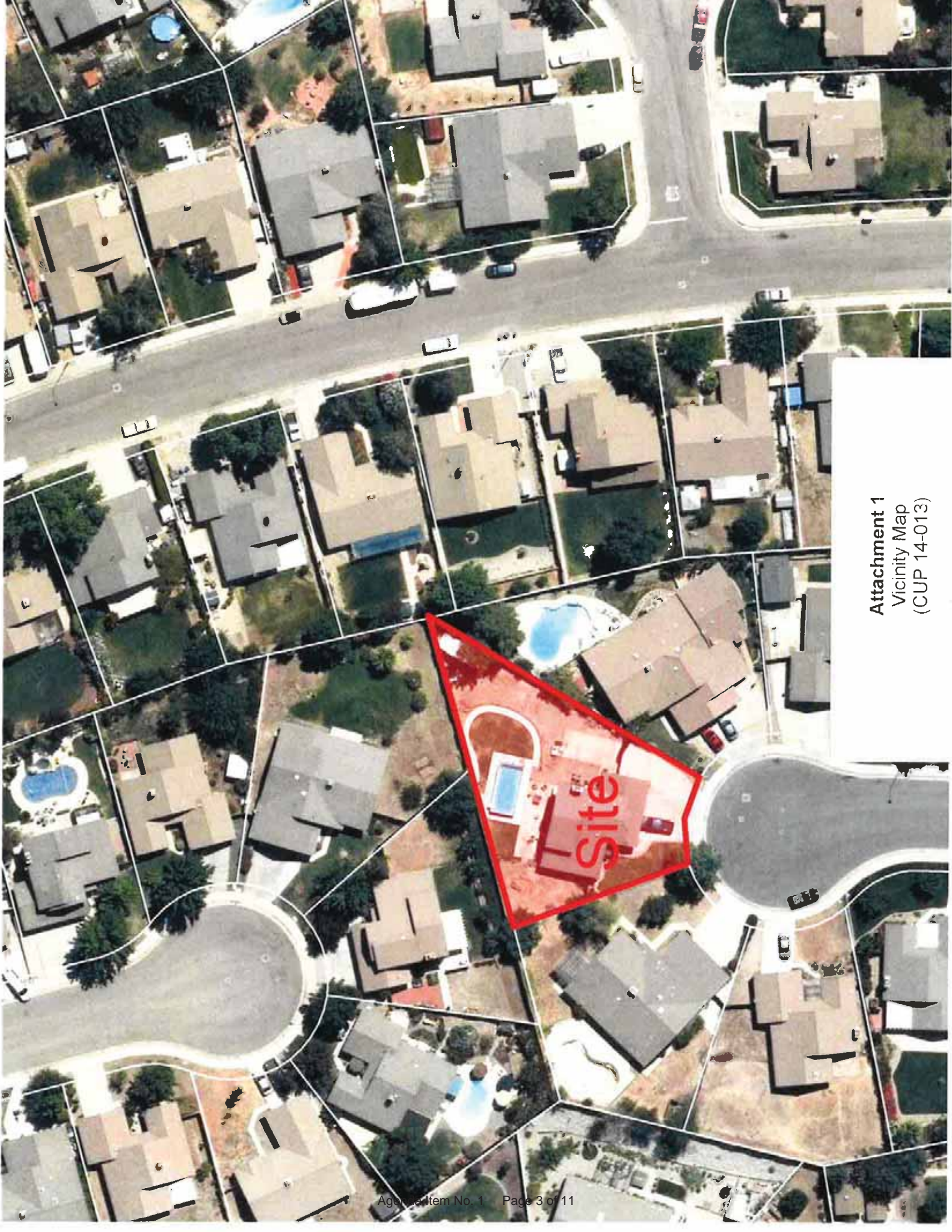
Impact: None identified at this time.

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 14-013, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Applicant Letter
3. Site Plan
4. Resolution Approving CUP 14-013
5. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
(CUP 14-013)

To
The City of El Paso de Robles
Community Development Department

I am requesting a conditional use permit to exceed the 15 foot height limitation for a detached building on my property. The building is intended to store a motorhome that we currently own and potentially a boat as well at some point in the future. I would like the building to match our house as closely as possible but would be unable to do so at only 15 feet in total height since the motorhome is nearly 11 feet tall requiring a 12 foot door opening to enter the structure. The total height of the building will need to be slightly less than 18 feet. I will be matching the roof pitch of the house as well as the architectural details and color schemes, so that the building blends well with the neighborhood and adds value to my property.

Thank you
Jerry Reeves
1718 Stillwater Court
Paso Robles
(805) 286-2226



PROJECT INFORMATION

SITE ADDRESS:

1718 STILLWATER COURT
PASO ROBLES, CA 93446

OWNER/DEVELOPER:

JERRY W. & KRISTIN D. REEVES
1718 STILLWATER COURT
PASO ROBLES, CA 93446
CELL: (805)286-2226

LEGAL DESCRIPTION:

LOT 176 OF TRACT NO. 1508-3 AS SHOWN IN MAP BOOK 016 PAGE 94
ASSESSOR'S PARCEL NUMBER (APN):
009-772-028



**Attachment 3
Site Plan**

(CUP 14-013)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-013
(1718 STILLWATER COURT)
APN: 009-772-028

WHEREAS, Jerry Reeves has filed a Conditional Use Permit (CUP) application to allow for the construction of a detached accessory structure to house a motorhome at his home located at 1718 Stillwater Court; and

WHEREAS, the building would be 18-feet in height and be located at the rear of the site; and

WHEREAS, Zoning Code 21.16E.210 allows for exceptions to the 15-foot height limit for detached accessory buildings with the approval of a CUP in the R-1 zoning district; 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 14-013, 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:

EXHIBIT DESCRIPTION

A Site Plan/Architectural Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a 940 square foot detached accessory building with a maximum height of 18-feet, at 1718 Stillwater Court, as described in Exhibit A to this resolution.
3. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

4. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.

PASSED AND ADOPTED THIS 25th day of November, 2014 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG BARTH, CHAIRMAN

ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

PROJECT INFORMATION

SITE ADDRESS:

1718 STILLWATER COURT
PASO ROBLES, CA 93446

OWNER/DEVELOPER:

D. REEVES
1718 STILLWATER COURT
PASO ROBLES, CA 93446

CELL: (805)286-2228

LEGAL DESCRIPTION:

LOT 176 OF TRACT NO. 1508-3 AS SHOWN IN MAP BOOK 016 PAGE 94

ASSESSOR'S PARCEL NUMBER (APN):

009-772-028

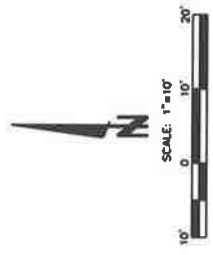
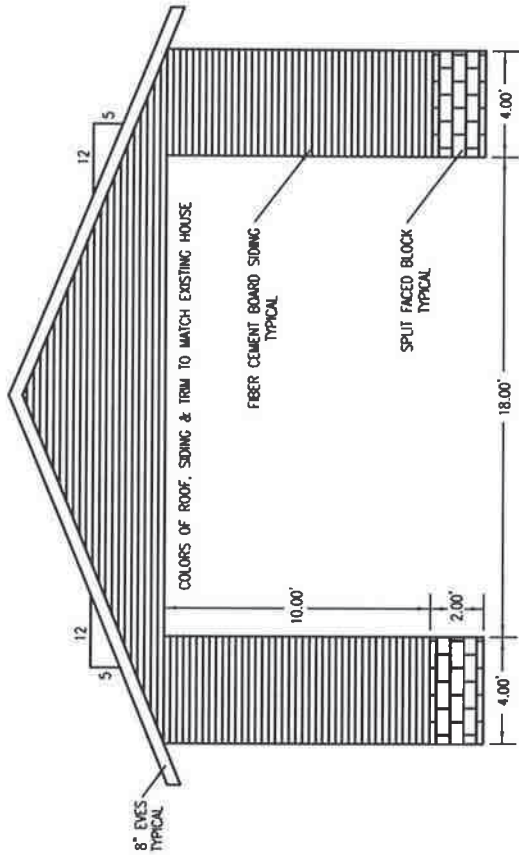
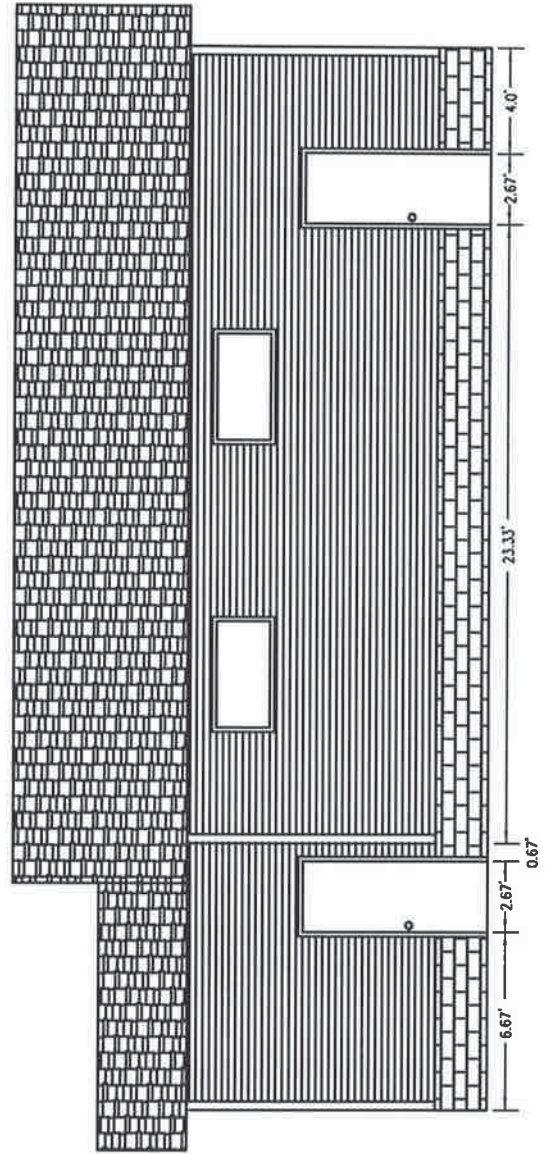


Exhibit A
Site Plan / Architectural Elevations
(CUP 14-013)
Agenda Item No. 1 Page 8 of 11



① NORTHEASTERLY ELEVATION



② SOUTHWESTERLY ELEVATION

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 11/11/2014

Meeting Date: 11/25/14
Planning Commission

Project: CUP 14-123
Jerry Reeves request to construct a
940 squar foot, 18-foot tall detached
accessory building at 1718 Stillwater
Court.

I, Kristen L. Buxkemper, employee of the
Community Development Department, Engineering
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: Kristen L. Buxkemper
Kristen L. Buxkemper

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, November 25, 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 14-013), a request filed by Jerry Reeves to construct a 940 square foot, 18-foot tall detached accessory building located at 1718 Stillwater Court.

This application is Categorically Exempt from environmental review per Section 15303 (Small Structures) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

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) 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.

Darren Nash
Associate Planner
November 11, 2014

1400298



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 14-013, on this 12th day of November, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:


Kristen Buxkemper