

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 15-001

DATE: MARCH 24, 2015

Needs: For the Planning Commission to consider an application filed by Andrew Brown for a Conditional Use Permit (CUP) to allow the construction of a 2,016 square foot detached accessory building. (APN: 009-750-022)

- Facts:
1. The site is located at 2355 Ashwood Place, see attached Vicinity Map (Attachment 1).
 2. The General Plan designation for this location is Residential Single Family (RSF-2) with a Zoning Designation of Residential Single Family, 20,000 square foot minimum lot size (R1-B3,PD).
 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 2,016 square foot building includes the 1,584 square foot first floor and the 432 square foot loft. The proposed 2,016 square foot, 24-feet tall building would exceed the height and square footage thresholds, therefore it is necessary to process a CUP.
 5. This project was reviewed by the Development Review Commission (DRC) on March 9, 2015. The DRC discussed the site planning, architecture and neighborhood compatibility of the proposed building. See analysis and conclusion section of this staff report for further discussion of the DRC comments.
 6. This application is categorically exempt from environmental review per Section 15303 (small structures) of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusion: Mr. Brown is requesting the CUP to allow for the construction of the detached accessory building's to house a motorhome on the property. To accommodate the height of the motorhome the door opening is 14-feet tall. 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 24-feet.

The proposed accessory building is proposed to have horizontal hardi-plank siding and asphalt shingle roofing to match the existing materials and colors of the house. The building would be located in the rear corner of the lot behind the house.

The DRC discussed the size of the building and the location of the building, which is proposed to be at the minimum 3-foot setback from the side and rear property lines, with 24-inch eaves that would encroach into the 3-foot setback to within 1-foot of the side and rear property lines. The proximity to the property lines did not appear to be a concern based on the property to the south being an open space lot for the homes on Cool Valley Road, and the property to the east being over 1-acre in size. The closest building on the property to the east is a similar accessory type building. Also discussed was the height of the proposed building in relation to the height of the existing house. The height of the primary residence is 19-feet tall in relation to the 24-foot tall height of the proposed accessory building. No additional landscaping is proposed as part of the project.

The intent of the requirement of a Conditional Use Permit for detached accessory buildings is to insure that the building would be compatible with the surrounding neighborhood and not negatively impact neighboring properties. Based on the lots in this neighborhood being a minimum half-acre lot size, that the building is situated in a manner that does not seem to negatively impact neighboring properties, and the height of the building corresponding with the height of the existing house, the building as proposed would seem to be compatible with the neighborhood.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

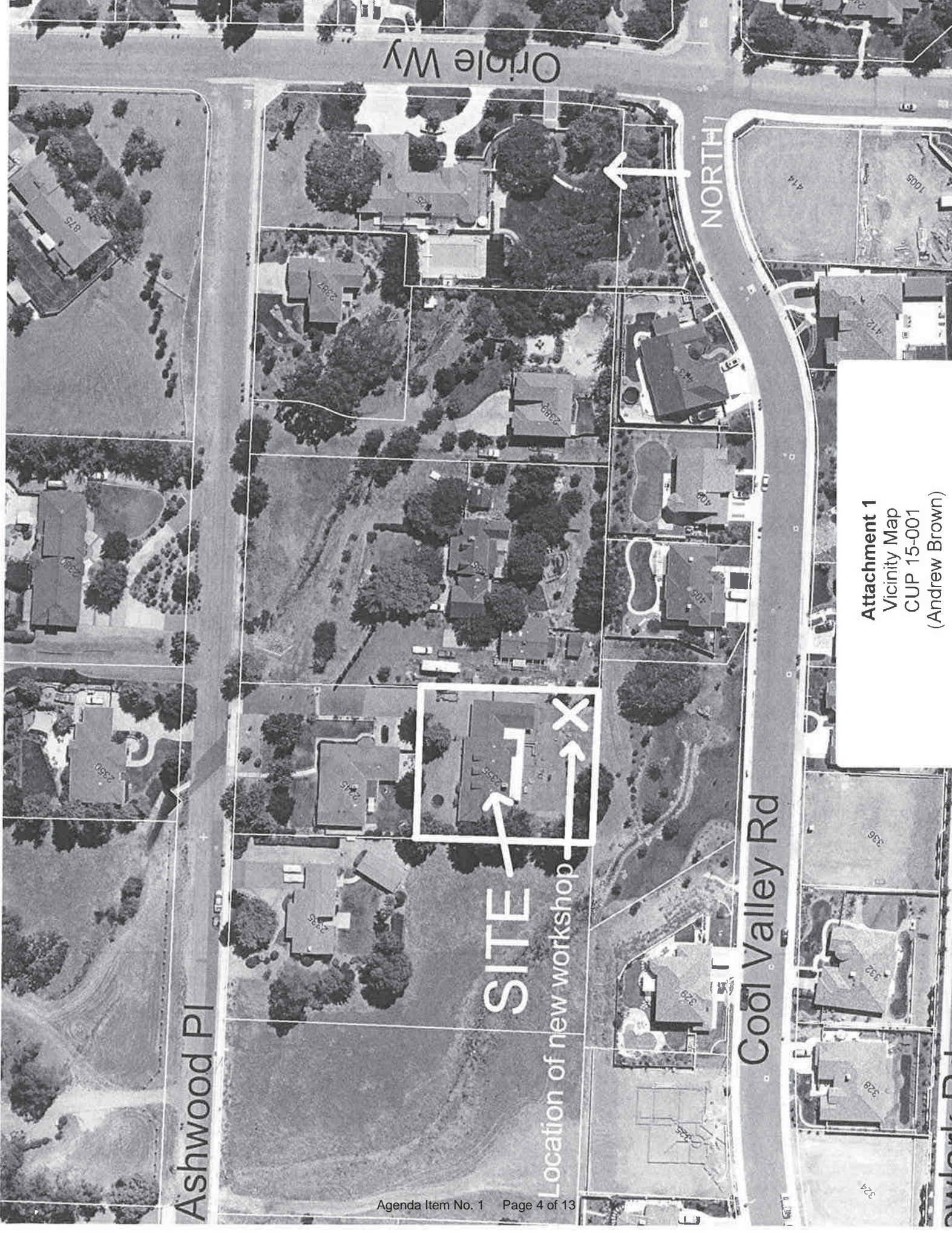
Impact: None identified at this time.

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 15-001, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Site Plan
3. Architectural Elevations
4. Resolution Approving CUP 15-001
5. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
CUP 15-001
(Andrew Brown)

Ashwood Pl

Oriole Wy

NORTH

Cool Valley Rd

SITE

Location of new workshop

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 15-001
(2355 ASHWOOD PLACE)
APN: 009-750-022

WHEREAS, Andrew Brown 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 2235 Ashwood Place; and

WHEREAS, the building would be 24-feet in height, with a square footage that would be greater than 50-percent of the square footage of the primary residence; and

WHEREAS, Zoning Code 21.16E.210 allows for exceptions for detached accessory buildings that are greater than 15-feet in height and that have a building square footage greater than 50-percent of the primary residence, 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 15-001, 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 |

2. This Conditional Use Permit (CUP) authorizes the construction of a 2,016 square foot detached accessory building, including the second floor loft workshop, with a maximum height of 24-feet, at 2235 Ashwood Place, as described in Exhibit A-C 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 24th day of March, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



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 15-001, on this 13th day of March, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:


Kristen Buxkemper

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 # 1618956
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

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; MARCH 13, 2015 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.



(Signature of Principal Clerk)

DATED: MARCH 13, 2015

AD COST: \$151.42

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, March 24, 2015, 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 15-001), a request filed by Andrew Brown to construct a 2016 square foot, 24-foot tall detached accessory building located at 2355 Ashwood Place.

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
March 13, 2015

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