

RESOLUTION NO.: 00-065
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-012
(Smith / Bernal)

APN: 008-243-018

WHEREAS, Conditional Use Permit (CUP) 00-012 has been filed by Nelson Bernal, on behalf of John Smith to construct a new two-story duplex with a detached two-car garage on a vacant lot, and

WHEREAS, the site is located at 1135 18th Street, on the north side of the street where 18th Street dead ends with Highway 101, and

WHEREAS, Section 21.20.215 of the Municipal Code (Ordinance No. 719 N.S.) of the City of El Paso de Robles requires approval of a Conditional Use Permit for Multiple Family-Low (R-2) uses in the Commercial Service area bounded by 18th Street, 24th Street, the railroad tracks and Highway 101, and

WHEREAS, The Planning Division staff has determined that this application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement CEQA, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 26, 2000, 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, and 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 use or building applied for, 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 such 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 00-012 subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this Resolution.

2. 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>
B	Preliminary Site Plan
C-1, C-2, C-3	Building / Garage Elevations
D	*Landscaping Plan
E	*Color Board

*Indicates that exhibit is on file in the Community Development Department.

SITE SPECIFIC CONDITIONS

3. Concurrent with submitting plans for building plan-check, a noise study with mitigations shall be submitted that addresses noise levels indoors and outdoors. According to the Noise Element of the General Plan, for residential uses the maximum noise level for outdoor areas can not exceed 65dBA and the indoor noise level can not exceed 45dBA. The study shall come up with mitigation measures that would reduce dBA to the necessary levels. Raising the proposed 6 foot wall to 8 feet may be necessary.
4. A final landscaping plan revising the parking area at the front of the lot shall be submitted to planning staff prior to issuance of a building permit. Additional landscaping along the eastern property boundary may be required as a result of the noise study.

ENGINEERING SITE SPECIFIC CONDITIONS

5. As a condition of approval, **full improvements for half of the roadway adjacent to the property will be required per Section 11.12.030 of the Paso Robles Municipal Code.** These improvements include curb, gutter, sidewalk and asphalt pavement. **In addition, a 24 foot wide asphalt roadway (12 feet each side of centerline) between the property and the end of the existing improvements will be required in order to provide continuous paved access.** These improvements will need to be designed, and plans prepared under the supervision of a Registered Engineer in the State of California. These plans will then need to be reviewed and approved by the City Engineer prior to commencing construction.
6. **A sewer collection line will need to be constructed along 18th Street which joins the collection system on Riverside Ave., and a sewer lateral to the duplex will also need to be constructed.** Improvement plans for the mainline sewer will need to be prepared under the supervision of and signed by a Registered Engineer in the State of California.
7. A 12 inch diameter water line extends easterly along 18th Street to the 1st alley east of Riverside Ave. **This water line will need to be extended along 18th Street in order to serve the proposed duplex.**

PASSED AND ADOPTED THIS 26th Day of September, 2000 by the following Roll Call Vote:

AYES: Finigan, Johnson, Nemeth, Steinbeck, Tascona, Warnke

NOES: None

ABSENT: McCarthy

ABSTAIN: None

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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