

RESOLUTION NO.: 00-086  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING WAIVER 00-003  
(Michael Dunham)  
APN: 025-031-015

WHEREAS, Waiver 00-003 has been filed by Michael Dunham for the waiver of curb, gutter and sidewalk improvements for approximately 140 feet of property frontage on Union Road, for the 1 acre parcel located at 733 Renate Way, and

WHEREAS, Section 11.12.030.D of the Municipal Code, states that, in the event the construction of sidewalk is not feasible due to street locations, hardship due to fire or acts of God, topography or other physical factors, the planning commission, after hearing the recommendation of the city engineer, may waive, or modify the provisions of the chapters that apply to sidewalks, curb, gutters and driveway aprons, upon applications of the owner of the property or other persons to whom this chapter may apply, and

WHEREAS, at the location of where the street improvements would need to be installed, the topography drops off from Union Road along the property frontage, and

WHEREAS, a public hearing was conducted by the Planning Commission November 28, 2000 to consider the facts as presented in the staff report prepared for the project, and to accept public testimony regarding this requested waiver, and

NOW, THEREFORE, BE IT RESOLVED, that based upon the facts and analysis presented in the staff report, and the provisions for waivers set out in Section 11.12.030.D of the Municipal Code, the Planning Commission of the City of El Paso de Robles does hereby approve Waiver 00-003, waiving the requirement for curb, gutter and sidewalk improvements for the subject site due to the topographical constraints of the site subject to the following conditions:

1. Prior to the issuance of a Building Permit, the property owner shall offer to dedicate that portion of Union Road to the City of Paso Robles the necessary property for the ultimate width of Union Road.

PASSED AND ADOPTED THIS 28<sup>th</sup> day of November 2000, by the following Roll Call Vote:

AYES:	McCarthy, Warnke, Johnson, Nemeth, Tascona, Finigan
NOES:	None
ABSENT:	None
ABSTAIN:	Steinbeck

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CHAIRMAN GARY NEMETH

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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