

RESOLUTION NO: 03-001

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 02-011
(MIKE VICKERS)
APN: 008-243-020

WHEREAS, City Council Ordinance 719 N.S. of the City of El Paso de Robles requires approval of a Conditional Use Permit for establishment of a residential project in the area of the City bounded by 18th Street, 24th Street, the railroad tracks and Highway 101 for which the General Plan land use designation is CS (Commercial Service) and the Zoning is R3 (Residential Multiple Family, Medium Density), and

WHEREAS, City Council Ordinance 719 N.S. establishes the density for the area described above at the R2 (Residential Multifamily, Low Density) level.

WHEREAS, the applicant, Mike Vickers, has filed a Conditional Use Permit application to establish a 2-unit multifamily complex, located at 1126 19th Street, and

WHEREAS, the project site is 5,600 square feet in size. The R2 zoning district within the original subdivision of the City of Paso Robles allows for 1 unit per 3,500 square feet. The project site allows for 1.6 units. Section 21.16I.050 of the Zoning Ordinance allows for rounding of fractions to the nearest whole number, i.e., 1.6 is rounded to 2 units.

WHEREAS, the proposed multifamily complex is consistent with the development standards of Chapter 21.16I of the City's Zoning Ordinance, and

WHEREAS, the project is exempt from the California Environmental Quality Act as a Class 15332 categorical exemption (In Fill Development Project), and

WHEREAS, a public hearing was conducted by the Planning Commission on January 14, 2003 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, public testimony received and subject to the standard and site specific conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use 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 02-011 subject to the following conditions:

STANDARD CONDITIONS

1. The applicant shall comply with all those conditions which are indicated in Exhibit A of this resolution.

SITE SPECIFIC CONDITIONS

2. This Conditional Use Permit authorizes the establishment of a two unit multifamily complex as shown on Exhibit B attached hereto.

3. The project shall substantially conform to the attached Exhibits:

Exhibit A	Standard Conditions of Approval
Exhibit B	Site Plan
Exhibit C1-C2	Floor Plans
*Exhibit D	Preliminary Grading and Drainage
*Exhibit E	Elevations
*Exhibit F	Colors and Materials

* Exhibits on file in the Community Development Department

4. Prior to issuance of a Certificate of Occupancy, the applicant shall underground all overhead utilities on or adjacent to the subject property. The subject utilities shall include the following: a) Lines fronting the project on 19th Street.
5. Prior to issuance of a Building Permit, the applicant shall construct 19th Street to a City "Local" A-12 Standard along the frontage of the property.
6. Prior to issuance of a Building Permit, the applicant shall construct the adjacent Alley to a City Standard A-17.
7. The following are conditions of the San Luis Obispo County Air Pollution Control District (APCD) and shall be integrated into the improvement and construction plans:
 - a. Use a water truck or sprinkler system (in sufficient quantities) to prevent air borne dust from leaving the site.
 - b. Should airborne dust be observed to leave the construction site area, water from water trucks or another source must be applied in sufficient quantities to reduce those emissions.
8. The following are conditions of APCD and shall be integrated into the building and construction plans:
 - a. Increase wall and attic insulation beyond Title 24 requirements.

- b. The landscaping plan to be submitted for DRC review and approval shall include shade trees along southern exposures of buildings to reduce summer cooling needs.
 - c. All built-in appliances shall be energy efficient.
 - d. All windows shall be double paned.
 - e. All interior lighting shall be energy efficient.
9. No oak trees have been identified for this site. If final construction drawings indicate grading or site disturbance within the drip-lines of any oak trees adjacent to the project site, those plans shall be accompanied by a Certified Arborist Report evaluating impacts of such grading on those trees and providing appropriate mitigation measures, consistent with the City's Oak Tree Ordinance, to assure oak tree preservation. Any and all mitigation measures identified in said Arborist Report shall be implemented in a manner as prescribed by City staff.
10. Pursuant to submittal requirements and prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

PASSED AND ADOPTED THIS 14th day of January 2003, by the following roll call vote:

AYES: CALLOWAY, FERRAVANTI, FLYNN, JOHNSON, KEMPER, WARNKE, STEINBECK

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY