

RESOLUTION NO.: 03-038

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 03-005  
(Pete Johnston)

APN: 025-391-021

WHEREAS, Section 21.16E.260 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for detached accessory buildings when the gross square footage of the building is greater than 50 percent of the main building, and

WHEREAS, Robert Pence, on behalf of Pete Johnston has filed a Conditional Use Permit application for the construction of a 1,430 square foot detached garage and a 1,426 guest/pool house for the property located at 1815 Experimental Station Road, and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on April 28, 2003, where they recommended that the Planning Commission approve the proposal, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 13, 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 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 03-005 subject to the following conditions:

SITE SPECIFIC CONDITONS

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	Garage Elevations
C	Pool/Guest House Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a new 1,430 square foot garage and a new 1426 square foot pool/guest house on the property located at 1815 Experimental Station Road, subject to the conditions of approval within this resolution.
3. Any condition imposed by the Planning Commission in granting this conditional use permit 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 granting of the original permit. 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 under the conditional use permit.
4. Any new lighting needs to be fully shielded.
5. Experimental Station Road is paved approximately 18 feet wide. The paving is in excellent condition. The stated policy in Subarea D of the Borkey Area Specific Plan is as follows; "All public improvements constructed within in Subarea D shall conform to rural, rather than urban standards....." Curbs, gutters and sidewalks are therefore exempt from this area. The paving width is adequate for the minimal two-way traffic that occurs along this section of road. Given the large lot, rural character of this neighborhood, provision of pavement widening for on-street parking would be neither useful nor attractive. There are no obstructions that would preclude the use of this roadway by emergency services vehicles.
6. Any new utilities shall be placed underground.
7. Any work around oak trees shall meet the requirements within the City's Oak Tree Ordinance.
8. According to Section 21.22.060.C.6., driveways are required to be paved with concrete, asphalt, bricks, pavers or turf block. Prior to the issuance of a Certificate of Occupancy for either of the buildings, the driveway needs to be paved with one of the materials described above. The width of the driveway can be no less than 12-feet.

A turn around for emergency services vehicles will need to be provided per the Fire Marshall.

PASSED AND ADOPTED THIS 13<sup>th</sup> day of May 2003, by the following roll call vote:

AYES: Flynn, Warnke, Ferravanti, Johnson, Calloway, Kemper

NOES: None

ABSENT: Steinbeck

ABSTAIN: None

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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