

RESOLUTION NO.: 03-039

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 03-007
(Mat and Michelle Branch)
APN: 008-222-011

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, Mat and Michelle Branch have filed a Conditional Use Permit application for the remodel and expansion of the existing detached garage located at 2015 Oak Street, 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 03-007 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	Elevations

2. This Conditional Use Permit (CUP) authorizes the remodel of the existing 324 square foot detached garage and the expansion of the garage with an additional 700 square feet, on the property located at 2015 Oak Street, 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. Any new utilities shall be placed underground.
6. The applicant shall enter into an agreement not to protest an assessment district to underground existing overhead utilities in this neighborhood.
7. Any work around oak trees which have not been approved by the City Council for removal shall meet the requirements within the City's Oak Tree Ordinance.

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

AYES: Flynn, Warnke, Ferravanti, Johnson, Calloway, Kemper
NOES: None
ABSENT: Steinbeck
ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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