

RESOLUTION NO.: 04-051  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO ALLOW A REDUCTION IN A SIDE YARD SETBACK  
IN RELATION TO PRESERVAION OF OAK TREES (B 03-1043)  
(VILLA)

APN: 025-534-021

WHEREAS, Mrs. Villa has submitted a plan for a new house for her property located at 1310 Oak Ridge Way, Lot 150 of Tract 2281-5, and

WHEREAS, the plan shows the side setback of the two-story house to be 5 feet, and

WHEREAS, the Zoning Code requires a 10-foot side yard setback for two-story houses, and

WHEREAS, Section 21.16E.220 of the Zoning Code allows the Planning Commission to reduce a setback, if the reduction is necessary to preserve oak trees and/or minimize grading and if the reduced setback would not be inconsistent with an established neighborhood pattern, and

WHEREAS, the project is categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 19, 2004, to consider the facts as presented in the staff report and development application, 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 makes the following findings:

1. The reduction is necessary to minimize oak tree impacts;
2. The project still maintains a 20-foot front setback to the garage door;
3. The reduced setback would not be inconsistent with an established neighborhood pattern.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve the request for the setback reduction in relation to B 03-1043, based

upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

**SITE SPECIFIC CONDITIONS:**

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

2. This approval authorizes the reduction in the side yard setback from 10-feet to 5-feet in relation to the construction the house on Lot 150 of Tract 2281-5 (B 03-1043), as shown on Exhibit A, Site Plan.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of April, 2004, by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN TOM FLYNN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY