

RESOLUTION NO.: 04-082

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 04-011
(WADE HATCH)
APN: (009-142-008)

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.

WHEREAS, Wade Hatch has filed a Conditional Use Permit application for the construction of a new detached garage totaling 960 square feet for the property located at 833 Vine Street, and

WHEREAS, the proposed garage is greater than the 50 percent of the home, and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on June 28, 2004, where they recommended that the Planning Commission approve the proposal, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 13, 2004 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 04-011 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

- 2. This Conditional Use Permit (CUP) authorizes the construction of a new detached garage totaling 960 square feet on the property located at 833 Vine 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.

PASSED AND ADOPTED THIS 13th day of July 2004, by the following roll call vote:

AYES: Ferravanti, Johnson, Kemper, Flynn, Hamon, Mattke, Steinbeck
 NOES: None
 ABSENT: None
 ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:bleveille/projrev/CUP04-011/pcres