

RESOLUTION NO.: 05-0022  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO DENY CONDITIONAL USE PERMIT 04-004 AMENDMENT  
(Michael Dzida)  
APN: 008-243-005

WHEREAS, Mike Dzida filed an application to amend Conditional Use Permit 04-004, to allow the establishment of a second residence at 1121 18<sup>th</sup> Street; and

WHEREAS the property in which the house would be located is zoned R3 (Multi-family Residential, Medium Density) and the General Plan designation is CS (Commercial Service); and

WHEREAS, Section 21.20.215 of the Municipal Code (Ordinance No. 719 N.S.) of the City of El Paso de Robles requires approval of a Conditional Use Permit for the development of new residential uses in the Commercial Service area bounded by 18<sup>th</sup> Street, 24<sup>th</sup> Street, the railroad tracks and Highway 101; and

WHEREAS, although the zoning designation is R3, the Ordinance requires that R2 densities be used when calculating the number of residential units on a lot in this geographic area of the City; and

WHEREAS, since the lot size is 4,500 square feet, based on the R2 zoning requiring a minimum of 4,000 square feet per unit, a second unit can not be accommodated on this site; and

WHEREAS, The Planning Division staff has determined that this application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement CEQA, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 22, 2005, 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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby deny Conditional Use Permit 04-004 Amendment, based on lot not being large enough to accommodate a second dwelling unit, per R2 density standards.

PASSED AND ADOPTED THIS 22<sup>nd</sup> Day of February, 2005 by the following Roll Call Vote:

AYES: Johnson, Menath, Mattke, Holstine, Steinbeck, Flynn  
NOES: Hamon  
ABSENT: None  
ABSTAIN: None

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY