

RESOLUTION NO.: 05-0031

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 05-003
(Ron Mullins)
APN: 025-399-030

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, Ron Mullins has filed a Conditional Use Permit application for the construction of a 1,840 square foot detached garage/pool house, which would be 23-feet tall and greater than 50-percent of the gross square footage of the main building; and

WHEREAS, the building is proposed to be constructed on .9-acre parcel located at 213 Kayla Court; and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on March 7, 2005, where they recommended that the Planning Commission approve the proposal, and

WHEREAS, a public hearing was conducted by the Planning Commission on March 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

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 05-003 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
B	Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a new 1,840 square foot garage/pool house on the property located at 1840 Kayla Court, subject to the conditions of approval within this resolution. Materials and colors shall match the existing main house.
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 22nd day of March 2005, by the following roll call vote:

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

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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