

RESOLUTION NO.: 05-0082  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE MISC 05-007  
(TOM VAUGHAN)

APN: 009-034-018

WHEREAS, Tom Vaughan has submitted an application for a Planning Commission to determine that the existing residence at 1230 Olive Street is a legal non-conforming unit, and

WHEREAS, the house is located on an existing 2,250 square foot lot, and

WHEREAS, the house has historically been served with water and sewer from the adjacent house at 411 12th Street, and

WHEREAS, since the houses are on separate lots, it would make sense to have separate meters, and

WHEREAS, the house was most likely converted from a garage during World War II, which was prior to the Building Divisions records of building permits, and

WHEREAS, a public hearing was conducted by the Planning Commission on September 13, 2005, 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. That the dwelling is legal non-conforming since it appears that it was established during World War II, which according to Building Division records, was prior the City requiring building permits;
2. That the legal non conforming dwelling is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve MISC 05-007 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions.

**SITE SPECIFIC CONDITIONS:**

1. Prior to the issuance of a permit for a water meter, the current water and sewer connection fees will need to be paid.

PASSED AND ADOPTED THIS 13th day of September, 2005, by the following Roll Call Vote:

AYES: Johnson, Mattke, Steinbeck, Flynn, Hamon, Holstine

NOES: Menath

ABSENT: None

ABSTAIN: None

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY