

RESOLUTION NO.: 06-0003

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 05-015  
(DILBECK)  
APN: 009-121-010

WHEREAS, Section 21.16I.210.C.1 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/or the height of the building is taller than 15-feet, and

WHEREAS, Aaron Dilbeck has filed a Conditional Use Permit application for the construction of a 960 square foot, 18.5 -foot tall, two-story detached storage/garage building located at 435 Pacific Avenue, and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on January 9, 2006, where they recommended that the Planning Commission approve the proposal, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 10, 2006 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 05-015 subject to the following 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>
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A	Plot Plan & Grading Plan
B	Floor Plan
C	South and West Elevations
D	North and East Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a new 960 square foot, 18.5 -foot tall, two-story storage/garage building on the property located at 435 Pacific Avenue, 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.
6. In conjunction with the building permit for the detached garage/storage building, the Pacific Street frontage shall be improved per City Standard as required by the City Engineer.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of January 2006, by the following roll call vote:

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

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CHAIRMAN JOHN HAMON

ATTEST:

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JOHN FALKENSTIEN, PLANNING COMMISSION SECRETARY

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