

RESOLUTION NO.: 06-030
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE SITE PLAN 06-007
(ROGER SHARP – GOOD OL’ BURGERS)
APN: 008-135-031

WHEREAS, Section 21.23.040 of the Municipal Code (Authority and Scope) of the City of El Paso de Robles gives the Development Review Committee (DRC) the ability to approve or deny Site Plan applications, and

WHEREAS, Section 21.23B.010.B, Purpose and Intent, of Development Review, indicates as follows:

- b. to accommodate the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors;
- c. to ensure development is compatible with, and is not detrimental to, surrounding land uses and improvements by requiring design which provides appropriate visual appearance and which contributes to the mitigation of an environmental and social (e.g. privacy) impacts;

and;

WHEREAS, Section 21.23B.060 of the Zoning Code, gives the DRC the ability to refer Site Plans up to the Planning Commission, if it appears that such referral is necessary to accomplish the purposes of this Chapter and Title; and

WHEREAS, the project is categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 11, 2006 and April 25, 2006, 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 proposed tree house is consistent with the goals and policies established by the general plan, the zoning code and all other adopted codes, policies, standards and plans of the city;
2. That the proposed tree house would contribute to the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors;
3. That the proposed tree house 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 Site Plan 06-007 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

SITE SPECIFIC CONDITIONS:

1. The approval of Site Plan 06-007 authorizes the construction of the tree house structure as presented by the plans submitted by Roger Sharp, on the front elevation of the existing Good Ol' Burgers building located at 1125 24th Street, Unit A.
2. The applicants shall file for any necessary building permits to the Building Division.

PASSED AND ADOPTED THIS 25th day of April, 2006, by the following Roll Call Vote:

AYES: Steinbeck, Menath, Hamon

NOES: Withers, Holstine

ABSENT: Flynn

ABSTAIN: None

CHAIRMAN JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY