

RESOLUTION NO.: 06-034

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT 99008  
(WEYRICH)  
APN: 025-391-078

WHEREAS, Planned Development 99008 (Resolution No. 99-059) was approved by the Planning Commission on September 19, 1999, allowing the construction of a 12 unit, apartment complex located at 1012-1034 Experimental Station Drive; and

WHEREAS, Wilson Land Surveys on behalf of David and Mary Weyrich, have submitted Tentative Tract 2741, a subdivision that would convert the existing apartment complex into 12 condominium units; and

WHEREAS, the General Plan land use designation of the site is Multi-Family Residential, 8-units per acre (RMF-8) and the Zoning designation is Low Density Residential (R2); and

WHEREAS, Chapter 22.22 of the Zoning Code (Parking Ordinance) requires condominium projects to have two covered parking spaces for each unit, since there is 12-units in this complex, 24 covered parking spaces need to be provided; and

WHEREAS, there is currently one one-car garage per unit and the applicant is proposing to provide two carports to cover an additional 12 spaces to make up the 24 spaces required; and

WHEREAS, as a result of placing the carports over 12 existing parking spaces, the applicant is requesting a reduction in the front setback of the carports from 15-feet to 11-feet; and

WHEREAS, Section 21.16I.140 of the Zoning Code, provides the Planning Commission the ability, subject to development plan review, to approve modified development standards upon the finding that the modified standards will not create a physical hazard or negative visual impact when viewed from a street or neighboring property; and

WHEREAS, at its May 9, 2006 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposed PD amendment; and

WHEREAS, the proposed tract map is Categorically Exempt from environmental review per Section 15301(k) and 15303(e) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.23 B.050 (Findings of approval for development plans) as follows:
  - A. The design and intensity (density) of the proposed development plan is consistent with the following:
    1. The goals and policies established by the general plan;
    2. The policies and development standards established by any applicable specific plan;
    3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located;
    4. All other adopted codes, policies, standards, and plans of the city;
  - B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
  - C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
  - D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
  - E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure;
  - F. The proposed development plan contributes to the orderly development of the city as a whole;
  - G. For projects located within the planned development (overlay) district, the proposed development plan is in conformance with the findings listed in Section 21.16A.070. (Ord. 635 N.S. Exh. B (part), 1992)
2. The proposed reduction of the front setback for the proposed carports from 15-feet to 11-feet will not create a physical hazard or negative visual impact when viewed from a street or neighboring property, since the colors and materials for the carports will match the existing buildings, and also since the parking lot is approximately 5 to 7 feet below the elevation of Experimental Station Road, which will reduce the height of the carports when viewing them from the road.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 99008 Amendment, subject to the following conditions:

1. All conditions adopted within Planning Commission Resolutions 99-059 shall remain in full force and effect, copy of Resolution 99-059 is attached as Exhibit A
2. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Resolution 99-059
B	Tentative Tract Map
C	Carport Site Plan and Exterior Elevations

3. This amendment to PD 99008 would allow the construction of the proposed carports to be setback 11-feet from the front property line (adjacent to Experimental Station Road) rather than 15-feet, subject to applying for and receiving all necessary building permits.

PASSED AND ADOPTED THIS 9<sup>th</sup> day of May, 2006 by the following Roll Call Vote:

AYES: Steinbeck, Menath, Holstine, Flynn, Withers

NOES: None

ABSENT: Hamon

ABSTAIN: None

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY