

RESOLUTION NO. 12-019

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-006
(Barbara Lane)
APN: 008-311-012**

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 height is greater than 15-feet high or if the square footage of the accessory building exceeds 50 percent of the square footage of the primary dwelling; and

WHEREAS, since the proposed 28.5 foot tall 2-story garage is taller than 15-feet and more than 50-percent of the square footage of the primary dwelling (which is approximately 1,600 square feet), a Conditional Use Permit is necessary; and

WHEREAS, the building is proposed to be constructed on the rear of the site located at 1433 Olive Street, and be accessed off of the alley; and

WHEREAS, the property is located within the R2 (Multi-Family Residential, 8 units per acre) zoning district; and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on May 7, 2012, where they recommended that the Planning Commission approve the proposal; and

WHEREAS, a public hearing was conducted by the Planning Commission on May 22, 2012 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 building, 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 the 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 12-006 subject to the following conditions:

SITE SPECIFIC CONDITONS

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	Plot Plan
B	Landscape Plan
C	Floor Plan
D	Elevations (Front, Left)
E	Elevations (Back, Right)

2. This Conditional Use Permit (CUP) authorizes the construction of a new 2-story 28.5 foot tall, 1,150 square foot garage, on the property located at 1433 Olive Street, subject to the conditions of approval within this resolution.
3. Prior to the issuance of a building permit, the property owner shall record a Constructive Notice against the property that describes that the permits issued by the City are for a detached accessory building (garage), and not for a rental/dwelling unit.
4. 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.
5. Any new lighting needs to be fully shielded.
6. Any new utilities shall be placed underground.

PASSED AND ADOPTED THIS 22nd day of May 2012, by the following roll call vote:

AYES: Treatch, Barth, Peterson, Garcia

NOES: None

ABSENT: Holstine

ABSTAIN: Gregory, Vanderlip

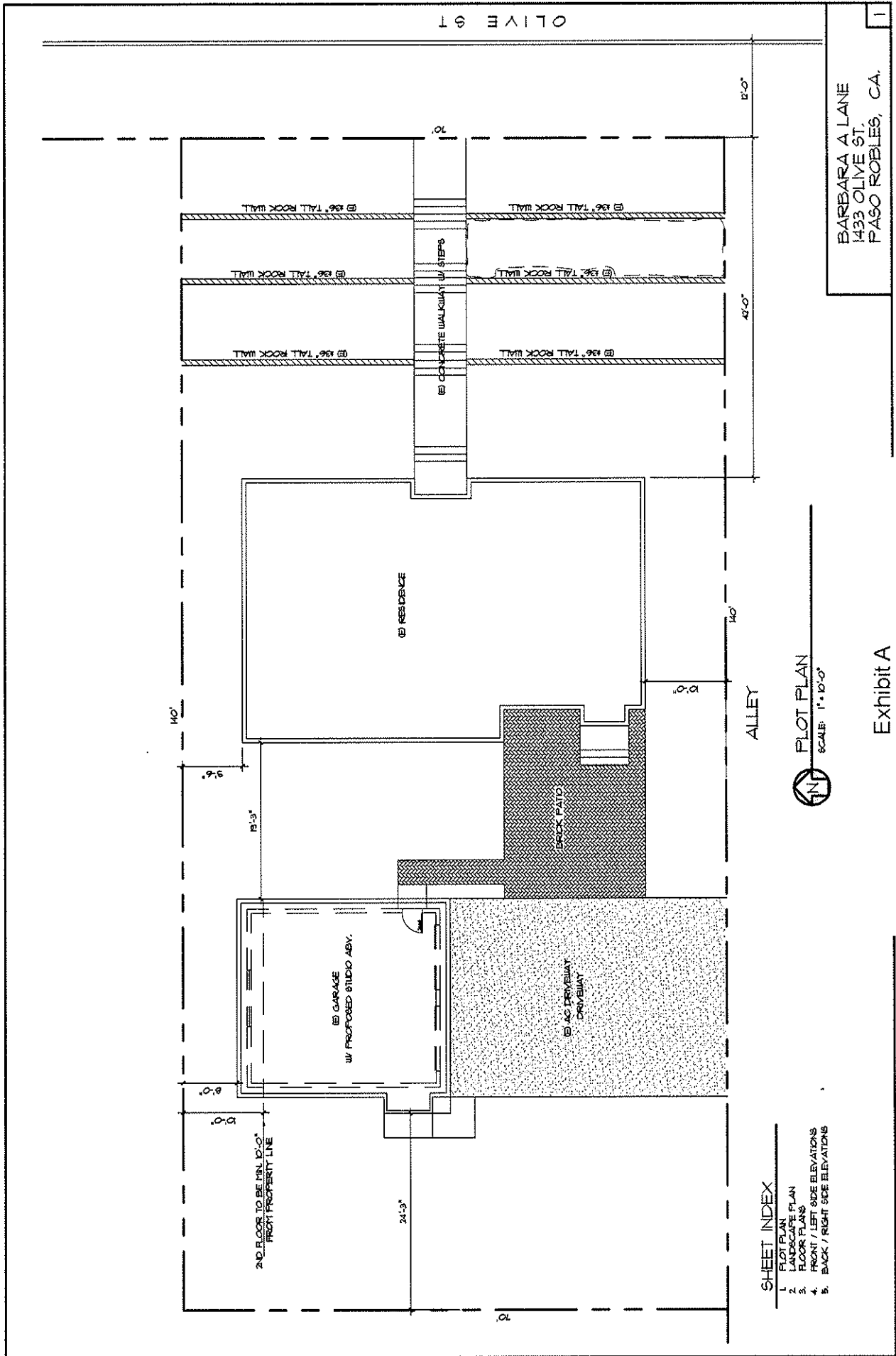


 AL GARCIA, CHAIRMAN

ATTEST:



 ED GALLAGHER, PLANNING COMMISSION SECRETARY



BARBARA A LANE
 1433 OLIVE ST.
 PASO ROBLES, CA.

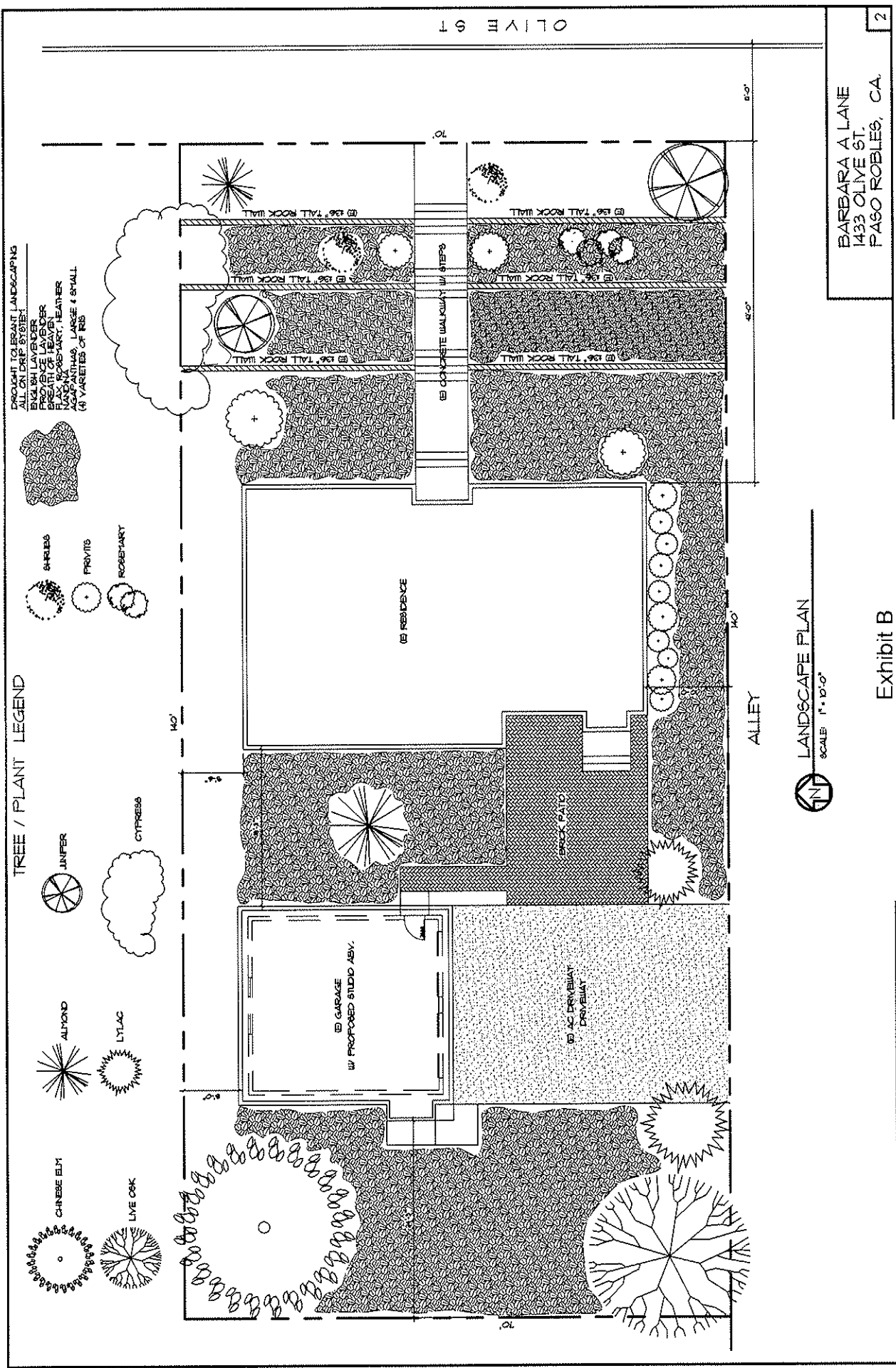
FLOT PLAN
 SCALE: 1" = 10'-0"

Exhibit A
 Plot Plan
 CUP 12-006
 (Lane)

- SHEET INDEX**
- 1. FLOT PLAN
 - 2. LANDSCAPE PLAN
 - 3. FLOOR PLANS
 - 4. FRONT / LEFT SIDE ELEVATIONS
 - 5. BACK / RIGHT SIDE ELEVATIONS

TREE / PLANT LEGEND

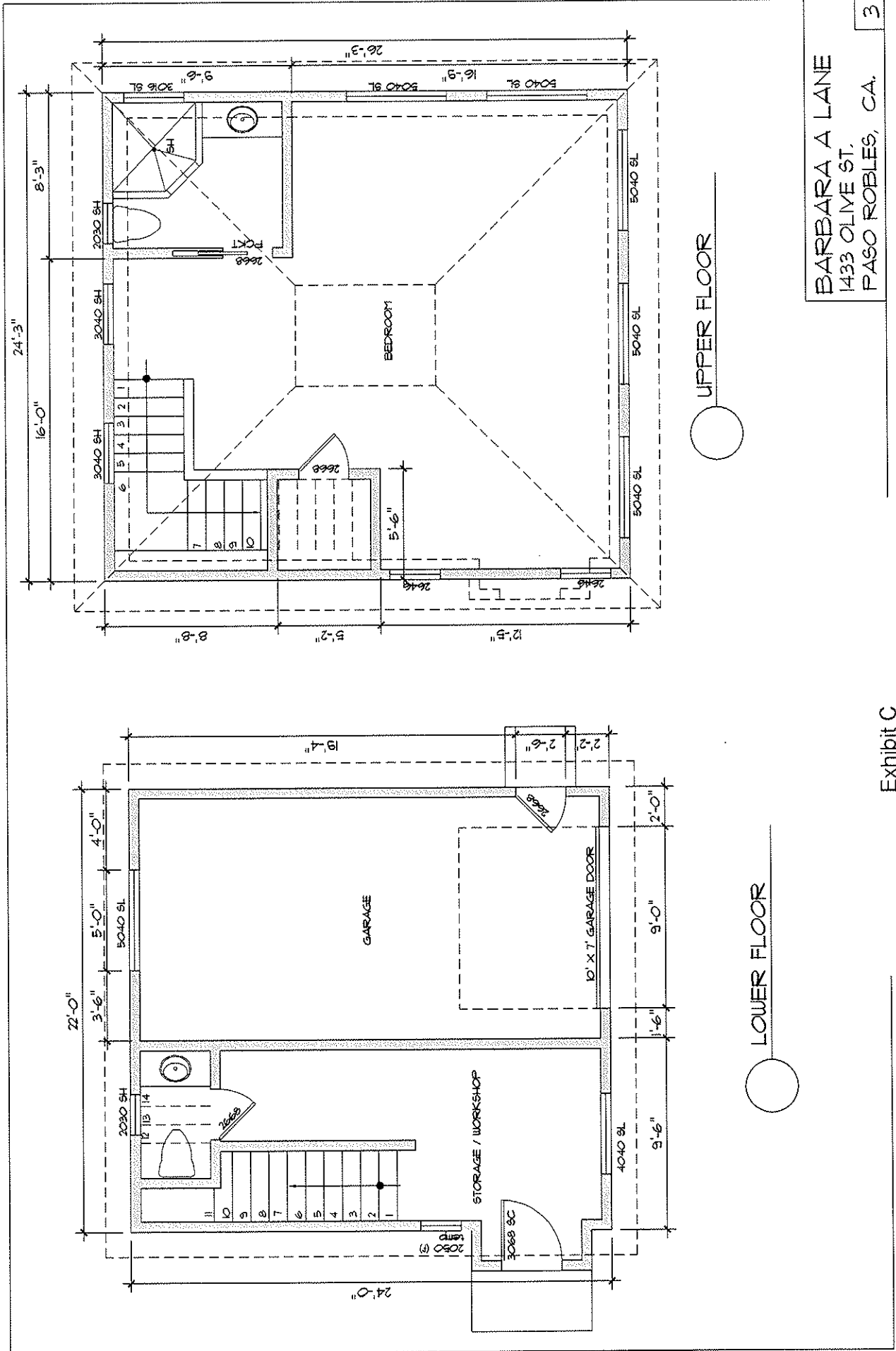
- DROUGHT TOLERANT LANDSCAPING
ALL ON DRIP SYSTEM!
- ENGLISH LAVENDER
 - PROVENCE LAVENDER
 - FLAVY ROSEMARY
 - FLAVY ROSEMARY HEATHER
 - FLAVY ROSEMARY LARGE & SMALL
 - (4) VARIETIES OF RED
- SHRUBS
- PRIVETS
 - ROSEMARY
- TREE / PLANT LEGEND
- ALMOND
 - LITLAC
 - CHINESE ELM
 - LIVE OAK
 - JUNIFER
 - CYPRRESS



LANDSCAPE PLAN
SCALE: 1" = 10'-0"

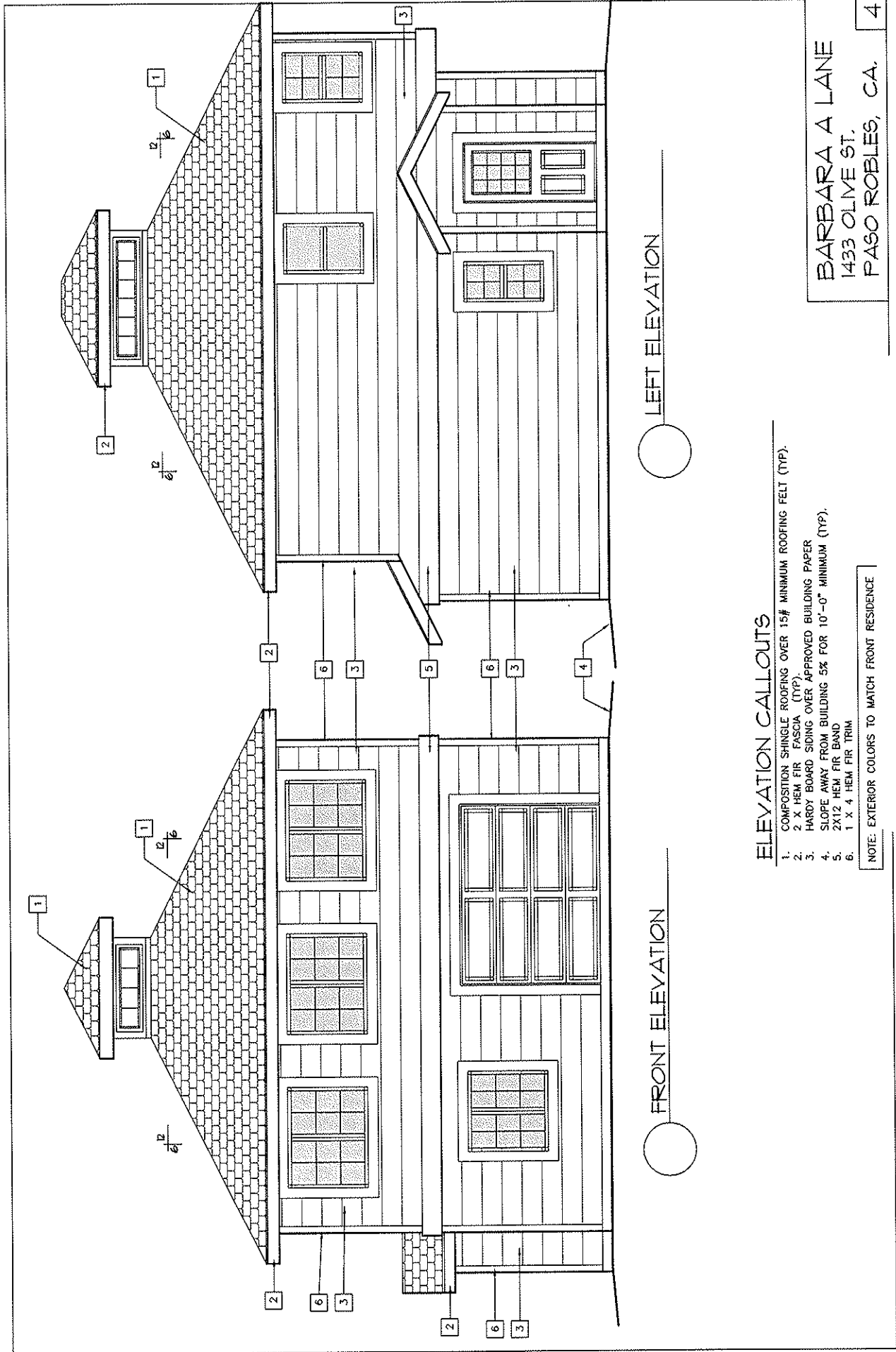
BARBARA A LANE
1433 OLIVE ST.
PASO ROBLES, CA.

Exhibit B
Landscape Plan
CUP 12-006
(Lane)



BARBARA A LANE
 1433 OLIVE ST.
 PASO ROBLES, CA. 3

Exhibit C
 Floor Plan
 CUP 12-006
 (Lane)



○ FRONT ELEVATION

○ LEFT ELEVATION

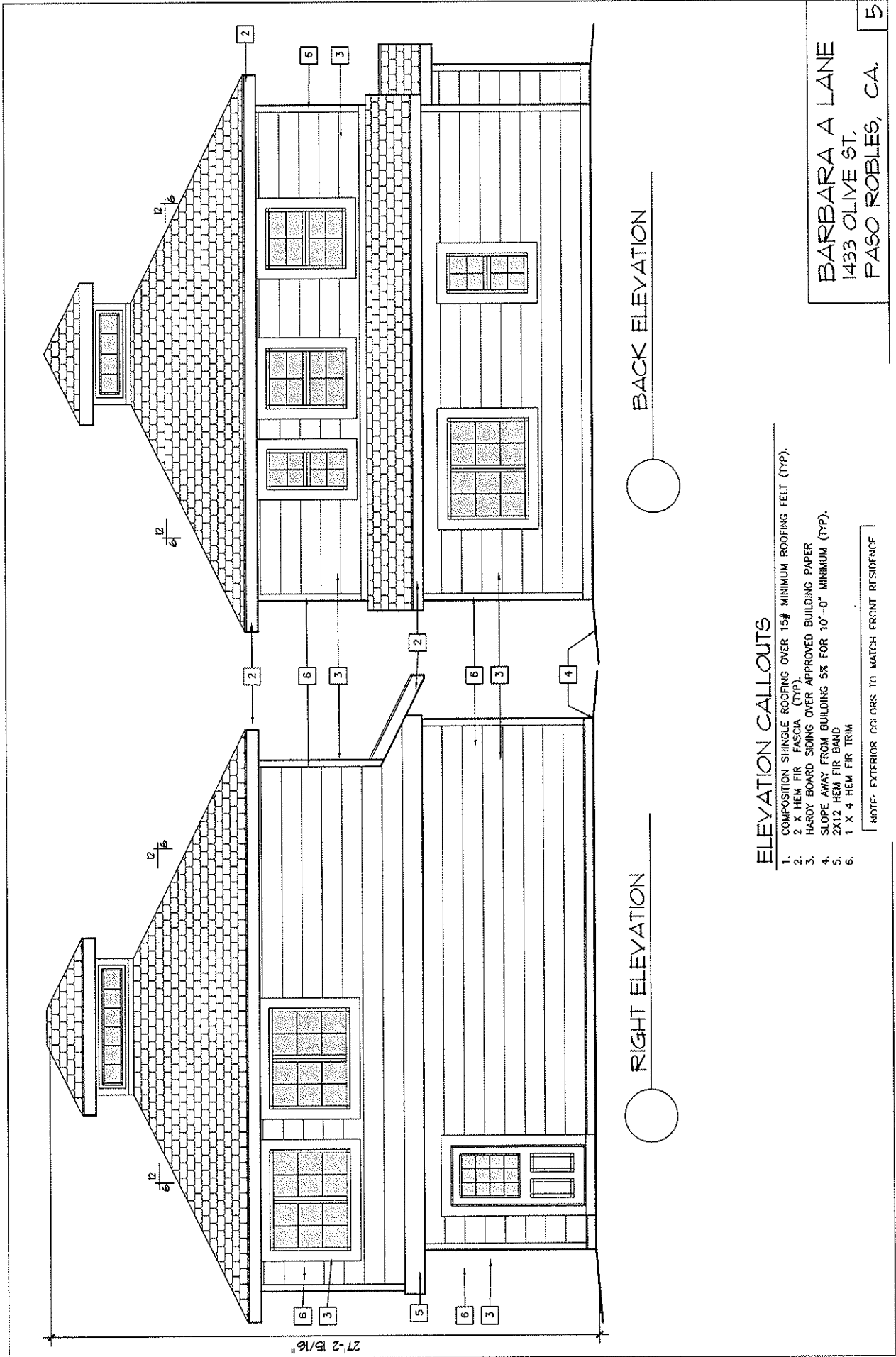
ELEVATION CALLOUTS

1. COMPOSITION SHINGLE ROOFING OVER 15# MINIMUM ROOFING FELT (TYP).
2. 2 X 4 HEM FIR FASCIA (TYP).
3. HARDY BOARD SIDING OVER APPROVED BUILDING PAPER
4. SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MINIMUM (TYP).
5. 2X12 HEM FIR BAND
6. 1 X 4 HEM FIR TRIM

NOTE: EXTERIOR COLORS TO MATCH FRONT RESIDENCE

BARBARA A LANE
 1433 OLIVE ST.
 PASO ROBLES, CA. 4

Exhibit D
 Elevations (Front, Left)
 CUP 12-006
 (Lane)



RIGHT ELEVATION

BACK ELEVATION

ELEVATION CALLOUTS

1. COMPOSITION SHINGLE ROOFING OVER 15# MINIMUM ROOFING FELT (TYP).
2. 2 X 4 HEM FIR FASCIA (TYP).
3. HARDY BOARD SIDING OVER APPROVED BUILDING PAPER
4. SLOPE AWAY FROM BUILDING 5% FOR 10'-0" MINIMUM (TYP).
5. 2X12 HEM FIR BAND
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NOTE: EXTERIOR COLORS TO MATCH FRONT RESIDENCE

BARBARA A LANE
1433 OLIVE ST,
PASO ROBLES, CA.

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Exhibit E
Elevations (Back, Right)
CUP 12-006
(Lane)