

**RESOLUTION NO. 12-020**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 12-005  
(Jason Domingos)  
APN: 009-031-020**

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

**WHEREAS**, since the proposed 2-story garage is taller than 15-feet and more than 50-percent of the floor area of the primary dwelling (which is 2,244 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 321-13<sup>th</sup> Street, and be accessed off of the alley; and

**WHEREAS**, the site located in the R2 (Multi-family Residential, 8 units per acre) zoning district; and

**WHEREAS**, the Development Review Committee reviewed the proposal at their meetings on April 9<sup>th</sup> and June 4<sup>th</sup>, 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**, on May 22, 2012, the Planning Commission continued this item to the June 12, 2012 meeting to allow the applicant additional time to provide additional plans and information related to the project; and

**WHEREAS**, a public hearing was conducted by the Planning Commission on June 12, 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 12-005 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	Site Plan
B	Floor Plan
C	Front (South) Elevations
D	Rear (North) Elevations
E	East Elevation
F	West Elevation

2. This Conditional Use Permit (CUP) authorizes the construction of a new 2-story, 1,610 square foot garage on the property located at 321-13<sup>th</sup> Street, subject to the conditions of approval within this resolution. The use of vertical metal siding that has a similar design and color to match the board and bat siding on the house was approved for use on the sides and rear (alley) elevations. The front elevation would need to be board and bat to match the house.
3. Prior to the issuance of a building permit, the property owner shall record a Constructive Notice against the property that describes that the permit issued by the City is 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 12<sup>th</sup> day of June 2012, by the following roll call vote:

AYES: Peterson, Holstine, Vanderlip, Barth, Garcia

NOES: None

ABSENT: Treach, Gregory

ABSTAIN: None

  
AL GARCIA, CHAIRMAN

ATTEST:

  
ED GALLAGHER, PLANNING COMMISSION SECRETARY

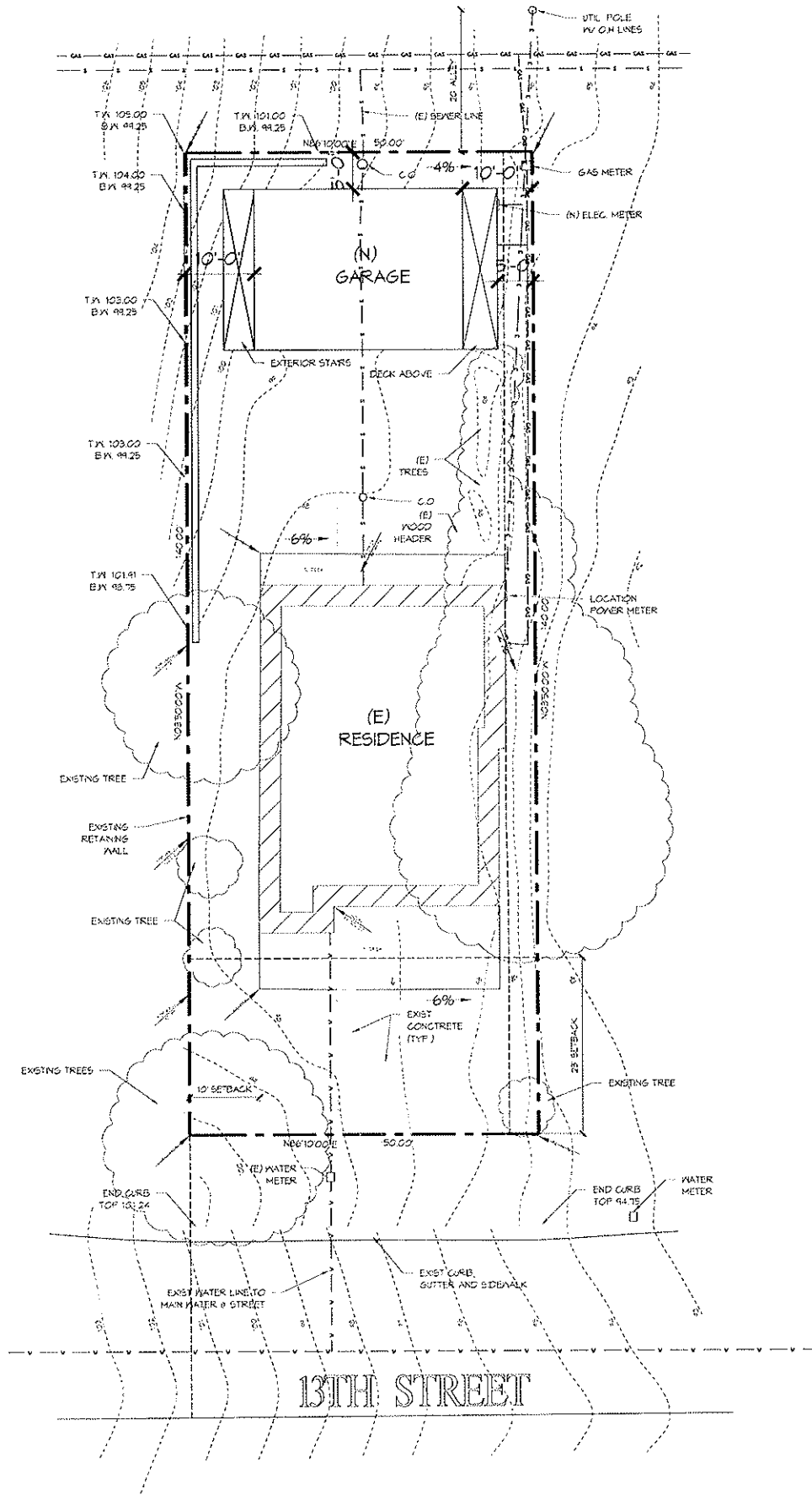


Exhibit A  
 Site Plan  
 CUP 12-005  
 (Domingos)

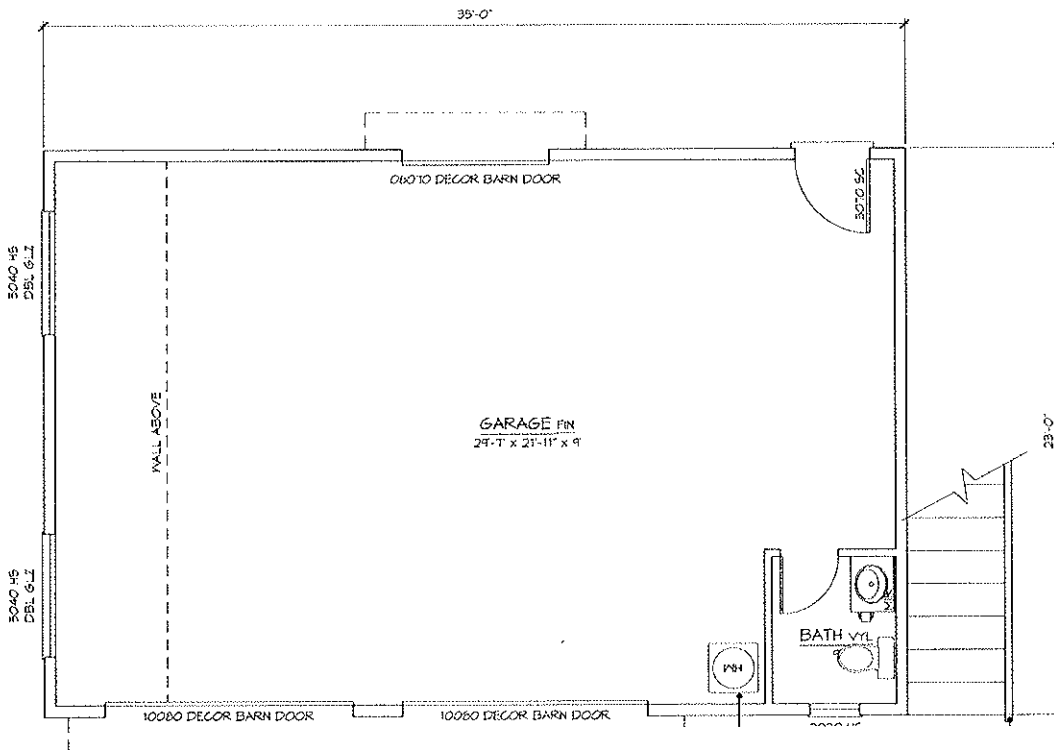
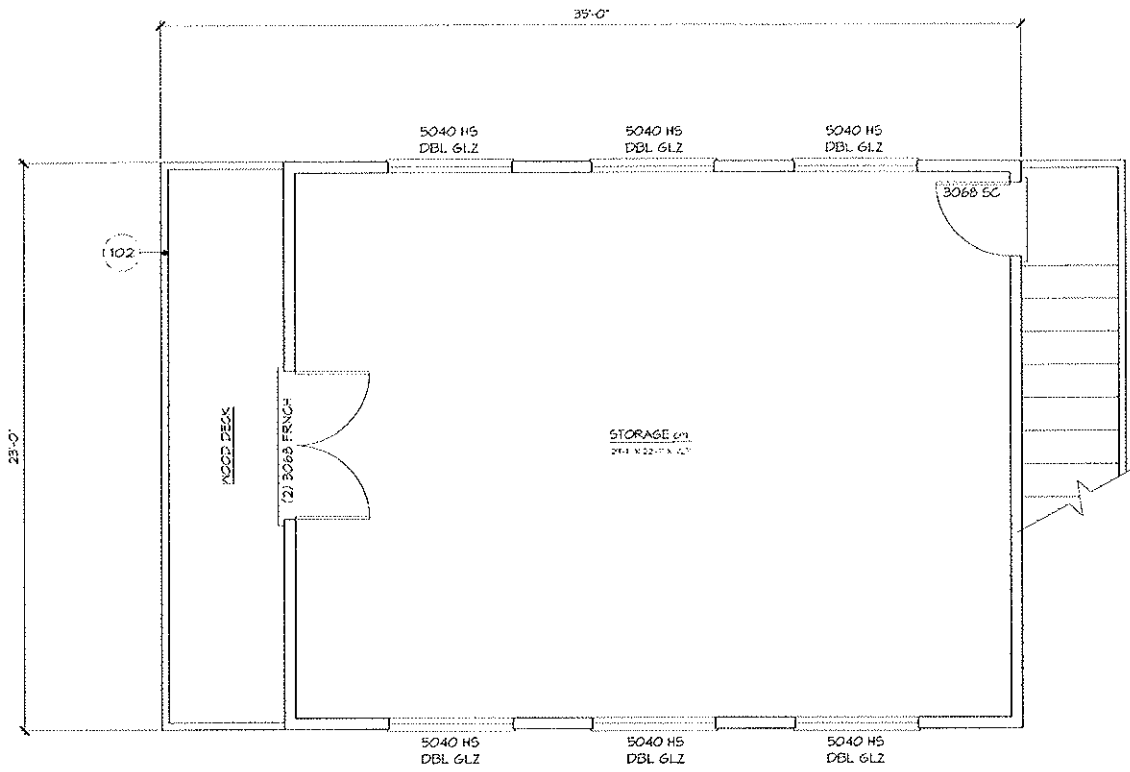
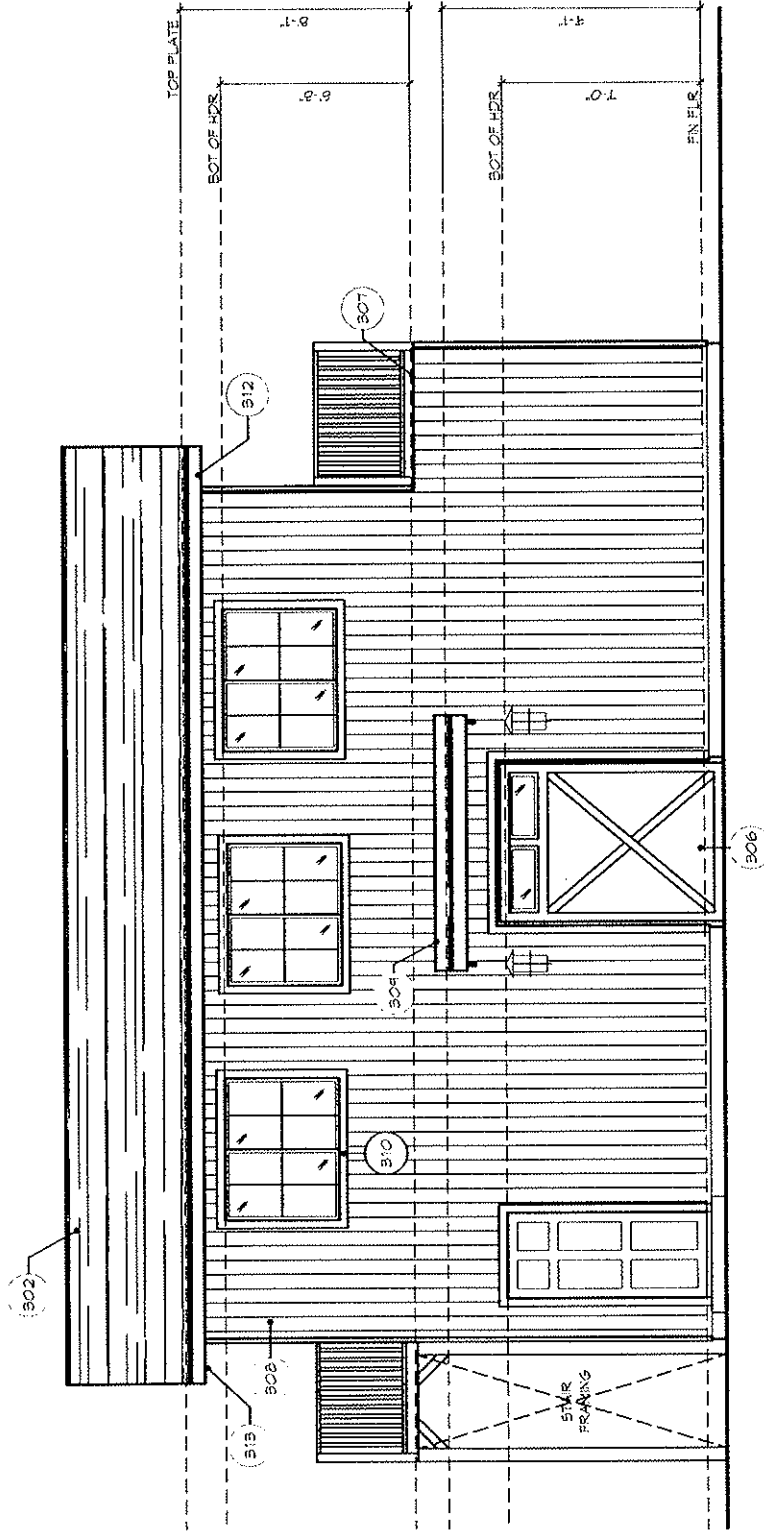


Exhibit B  
 Floor Plan  
 CUP 12-005  
 (Domingos)



# ELEVATION NOTES

- 301 42" HIGH WOOD RAILING
- 302 COMPOSITION ROOF PER OWNER
- 303 GABLE END VENTS PER ATTIC CALC.
- 304 2X6 HEM FIR FASCIA
- 305 6 X 6 WOOD POSTS
- 306 METAL ROLL-UP GARAGE DOOR
- 307 WATERPROOF MEMBRANE, SLOPE TO DRAIN
- 308 HARDIE-BOARD & BATT SIDING
- 309 PROVIDE WALL TO ROOF FLASHING
- 310 1 X TRIM AROUND WINDOWS AND DOORS
- 311 NOT USED
- 312 PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS
- 313 HARDIE-SOFFIT UNDER ALL EXPOSED EAVES AND SOFFITS

Exhibit C  
 Front (South) Elevation  
 CUP 12-005  
 (Domingos)

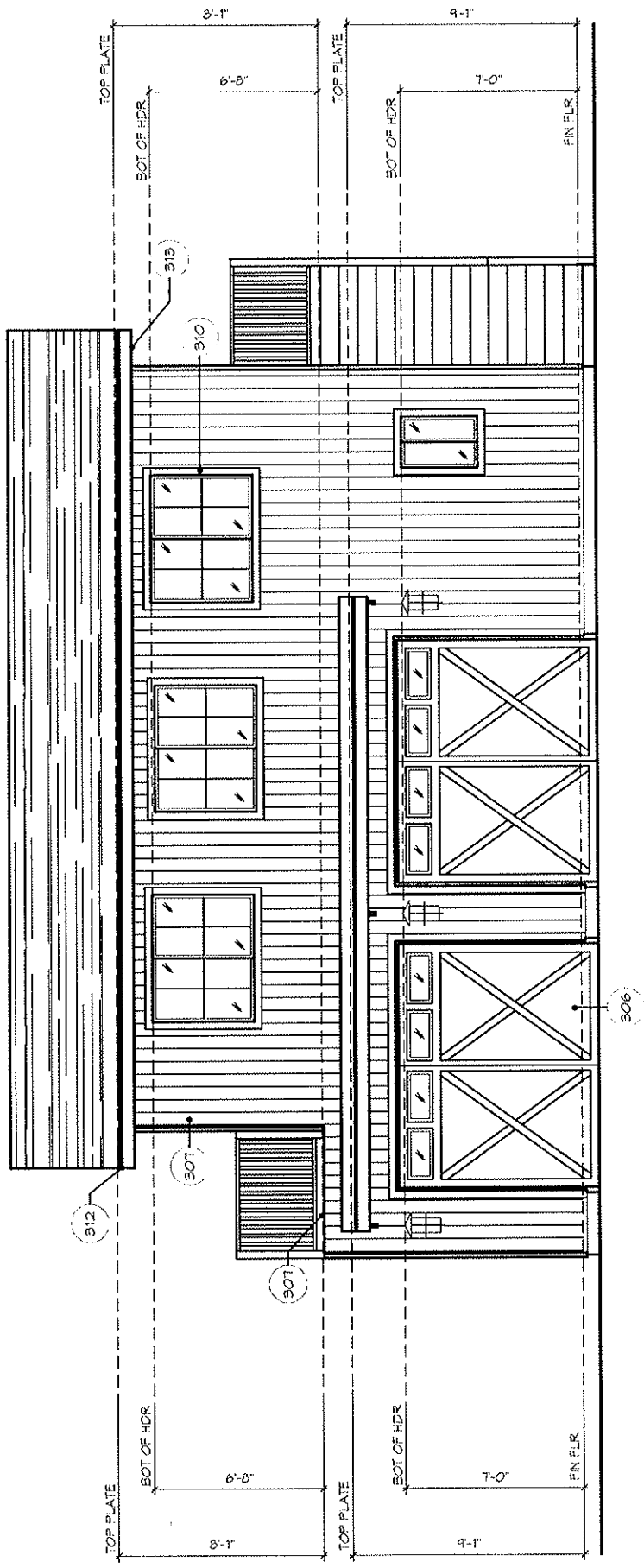


Exhibit D  
 Rear (North) Elevation  
 CUP 12-005  
 (Domingos)

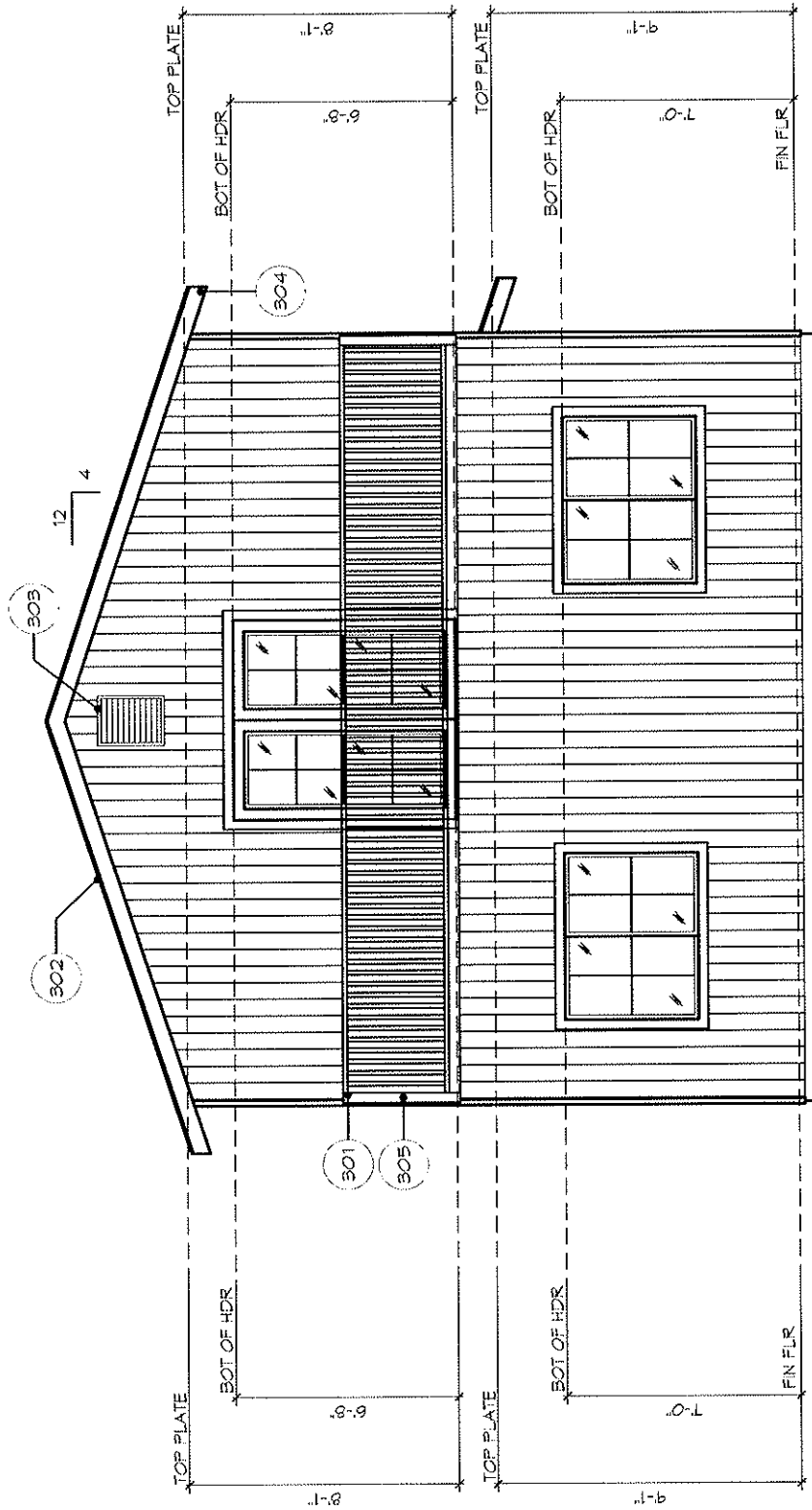


Exhibit E  
 East Elevation  
 CUP 12-005  
 (Domingos)



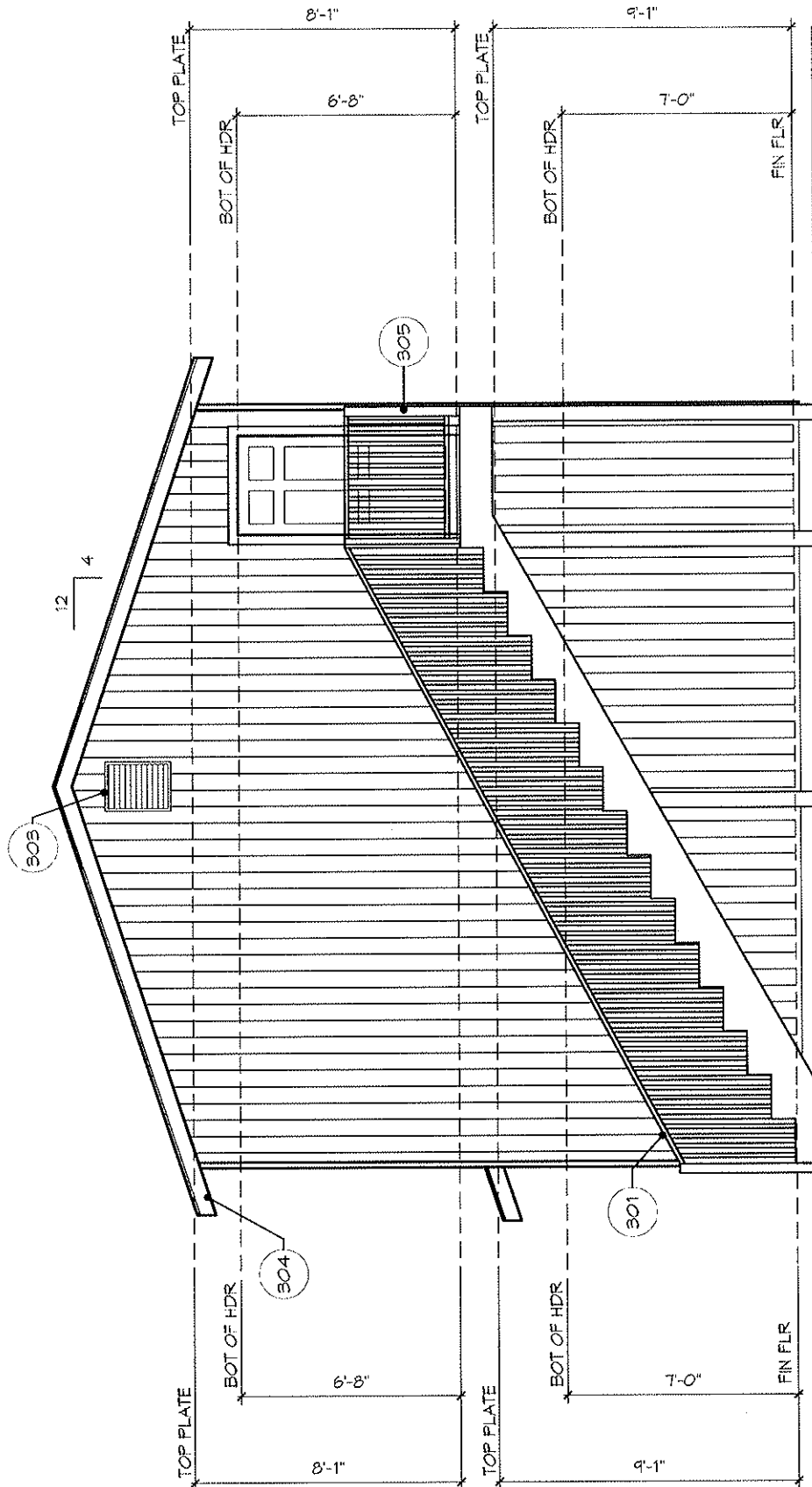


Exhibit F  
 West Elevation  
 CUP 12-005  
 (Domingos)