

RESOLUTION NO: 15-003

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 15-001
(2355 ASHWOOD PLACE)
APN: 009-750-022

WHEREAS, Andrew Brown has filed a Conditional Use Permit (CUP) application to allow for the construction of a detached accessory structure to house a motorhome at his home located at 2235 Ashwood Place; and

WHEREAS, the building would be 24-feet in height, with a square footage that would be greater than 50-percent of the square footage of the primary residence; and

WHEREAS, Zoning Code 21.16E.210 allows for exceptions for detached accessory buildings that are greater than 15-feet in height and that have a building square footage greater than 50-percent of the primary residence, with the approval of a CUP in the R-1 zoning district; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building would be consistent with the General Plan and not 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; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 15-001, 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>	
A	Site Plan	
B	Floor Plan	
C	Architectural Elevations	

2. This Conditional Use Permit (CUP) authorizes the construction of a 2,016 square foot detached accessory building, including the second floor loft workshop, with a maximum height of 24-feet, at 2235 Ashwood Place, as described in Exhibit A-C to this resolution.
3. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

4. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.

PASSED AND ADOPTED THIS 24th day of March, 2015 by the following Roll Call Vote:


AYES: Rollins, Barth, Brennen, Burgett, Cooper, Donaldson, Vanderlip

NOES:


ABSENT:

ABSTAIN:

ATTEST:



VINCE VANDERLIP, CHAIRMAN



WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Colors of roof and walls to match
primary dwelling (house).



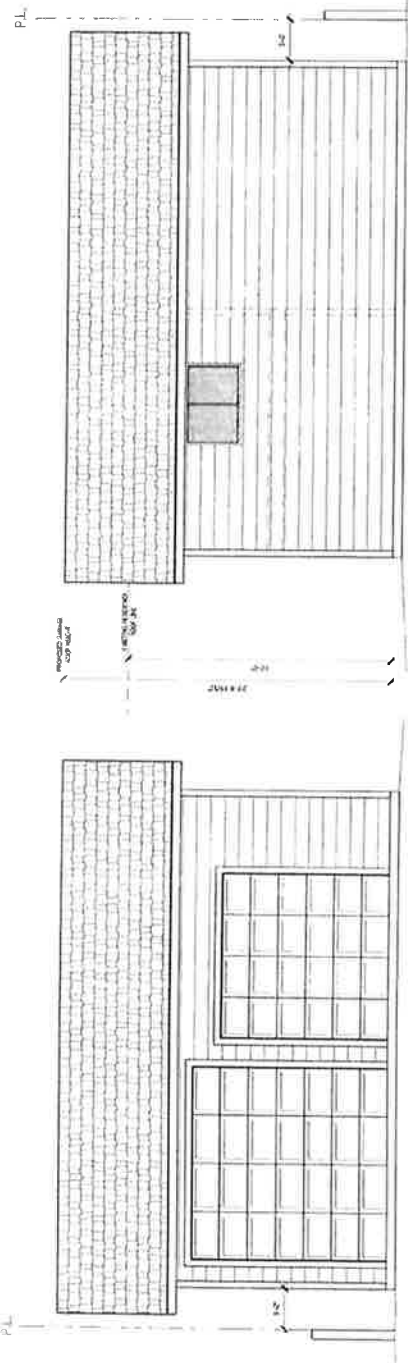
289-4151
John A. Kudla
5411 E. 10th Ave.
Westland, MI 48090
www.ja-engineering.com

ANDREW & MICHELLE BROWN
2355 ASHWOOD PLACE
PASO ROBLES, CA 93446

PLAN PREPARED FOR:

ELEVATIONS

- 1. ALL CONSTRUCTION WORK TO MATCH EXISTING ADJACENT DWG. 1
- 2. ALL ROOFING TO MATCH EXISTING ADJACENT DWG. 1
- 3. ALL EXTERIOR WALLS TO MATCH EXISTING ADJACENT DWG. 1
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NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

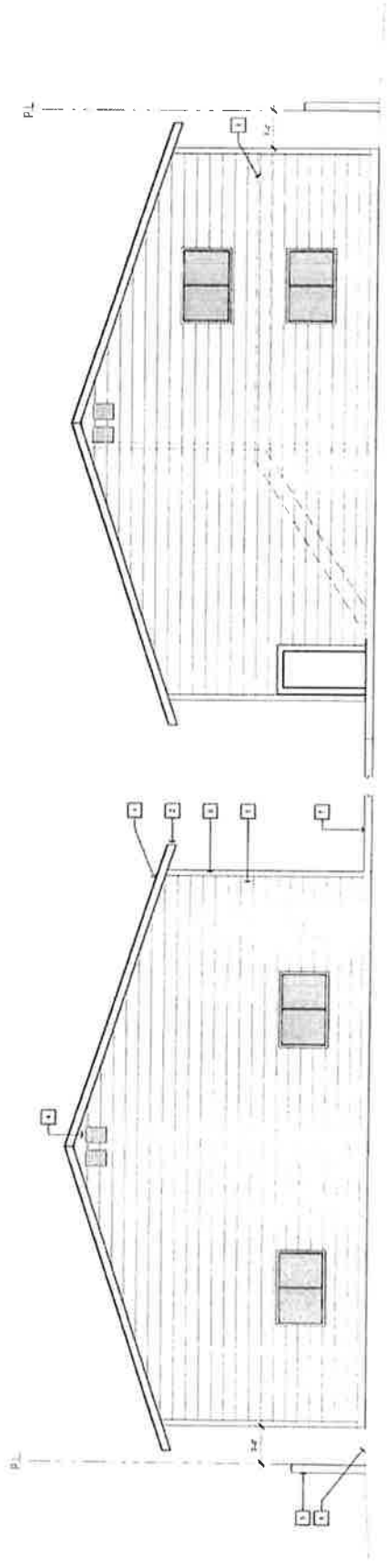
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ROOF GUTTER NOTE:

- 1. PROVIDE GALVALUME 1/2\"/>

WINDOW NOTES:

- 1. ALL NEW DOUBLE WINDOWS TO BE SET AT 4\"/>
- 2. ALL NEW DOUBLE WINDOWS TO BE SET AT 4\"/>



EAST ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS

POST NAME

A-3

Exhibit B
Architectural Elevations
CUP 15-001
(Andrew Brown)

