

RESOLUTION NO: 15-029

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-018  
FOR SIZE, HEIGHT, AND SETBACK EXCEPTIONS FOR AN ACCESSORY STRUCTURE  
(1311 CHESTNUT - BURNS)  
APN: 009-021-039

WHEREAS, Tracey Burns has filed a Conditional Use Permit (CUP) application to allow for the construction of an addition to an existing detached accessory structure at 1311 Chestnut Street; and

WHEREAS, the project proposes to add a 585 square foot guest house addition to the existing 270 square foot one car garage, for a total of 855 square feet; and

WHEREAS, the proposed 2-story addition would be 25-feet in height, and would extend the structures existing non-conforming side setback to the northern property line of less than 3-feet; and

WHEREAS, Zoning Code 21.16E.210 allows detached accessory buildings to exceed 15-feet in height and, and 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, Section 21.20.350(b) of the Zoning Code, Non-Conforming Buildings and Structures, gives the DRC, and in this case the Planning Commission the ability to approve extensions to a non-conforming setback, or building structure height, provided that such extension does not have a significant adverse effect on public safety of the existing or planned visual character of the neighborhood; 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 proposed 855 square foot, 25-foot tall detached accessory building, located within 3-feet of the side property line, does not have a significant adverse effect on public safety of the existing or planned visual character of the neighborhood, and would therefore 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 15-018, 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:

EXHIBIT	DESCRIPTION
A	Title Sheet
B	Site Plan
C	Existing Floor Plan
D	First Floor Plan
E	Second Floor Plan
F	Elevations and Materials
G	Section

2. This Conditional Use Permit (CUP) authorizes the construction of an 855 square foot, 25-foot tall, detached accessory building located within 3-feet of the side property line, as described in Exhibit A-H to this resolution.
3. In conjunction with the development of the construction drawings for building permit plan check submittal, the plans shall be modified to allow for a garage door to accommodate for a one car garage on the first floor.
4. 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.
5. 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 10<sup>th</sup> day of November, 2015 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

  
VINCE VANDERLIP, CHAIRMAN

  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION







**EXISTING / DEMOLITION FIRST FLOOR PLAN**

TRACY BURNS  
1311 CHESTNUT STREET  
PASO ROBLES, CA

PLAN PREPARED FOR:

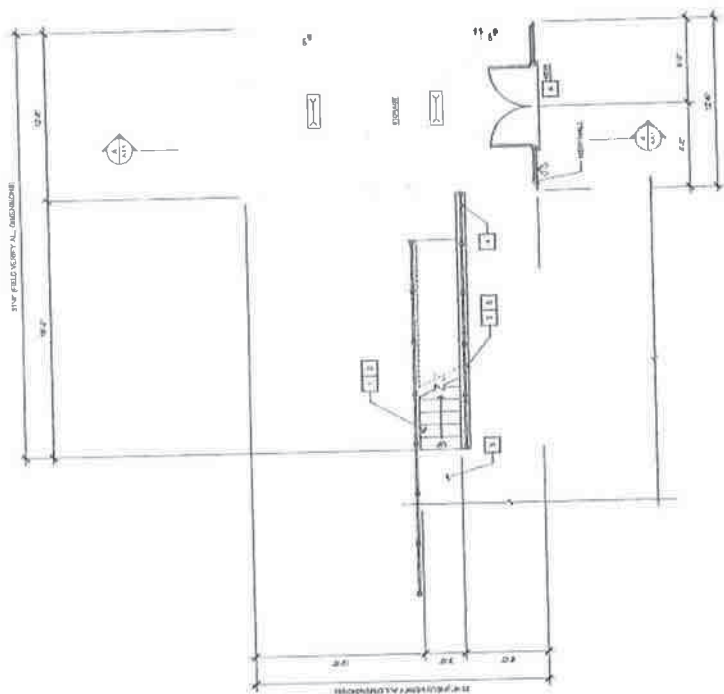
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the authors are not aware of any other studies that have examined the effects of a single session of a group-based, self-help program on the health-related quality of life of patients with chronic low back pain.

PROJECT NO.	100
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**FIRST FLOOR  
PLAN**

A-2.1



# FIRST FLOOR PLAN & ELECTRICAL PLAN

**Exhibit D**  
First Floor Plan  
CUP 15-018  
1311 Chestnut Street  
(Burns)









TRACY BURNS  
1311 CHESTNUT STREET  
PASO ROBLES, CA

PLAN PREPARED FOR:

NO.	DESCRIPTION	DATE

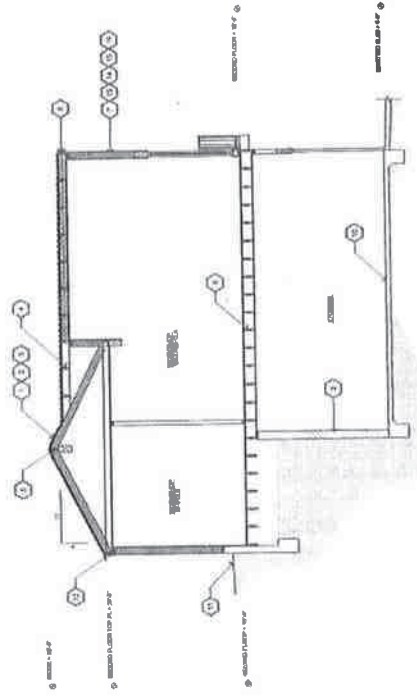
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PROJECT NO.  
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DATE

SECTION

A-5.1

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SECTION A

Exhibit G  
Sections  
CUP 15-018  
1311 Chestnut Street  
(Burns)