

RESOLUTION NO.: 03-062
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE SITE PLAN 03-024
(PECK)
APN: 025-141-003

WHEREAS, Mr. Peck has submitted a plan for a new detached accessory building for his property located at 820 Walnut Dr., and

WHEREAS, the plan shows the front setback of the building to be 30-feet, and

WHEREAS, the Zoning Code requires a 50-foot front setback for detached accessory buildings, and

WHEREAS, Section 21.16E.220 of the Zoning Code allows the Planning Commission to reduce a setback, if the reduction is necessary to preserve oak trees and/or minimize grading and if the reduced setback would not be inconsistent with an established neighborhood pattern, and

WHEREAS, the project is categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 12, 2003, to consider the facts as presented in the staff report and development application, 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 makes the following findings:

1. The reduction is necessary to minimize grading;
2. The project still maintains a 20-foot front setback to the garage door;
3. The reduced setback would not be inconsistent with an established neighborhood pattern.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Site Plan 03-024 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

SITE SPECIFIC 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

2. The approval of MISC 03-024 authorizes the reduction in the front setback for the detached accessory building from 50-feet to 30-feet.

PASSED AND ADOPTED THIS 12th day of August, 2003, by the following Roll Call Vote:

AYES: Flynn, Warnke, Ferravanti, Johnson, Steinbeck, Calloway

NOES: None

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY