



## City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Conditional Use Permit 17-002  
1928 Experimental Station Road / APN 025-422-018  
Applicant – Todd St. John  
A request to allow for the construction of a metal detached accessory building to be used as a garage/workshop at 1928 Experimental Station Road.

Date: April 11, 2017

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### **Facts**

1. The project site is a 1.03-acre lot located at 1928 Experimental Station Road (see Vicinity Map, Attachment 1).
2. The General Plan designation for this location is Residential Single Family (RSF) with a Zoning designation of Residential Single Family (R1).
3. The proposed accessory building would have a building square footage of 2,400 square feet and would have a height of 20-feet and 8-inches.
4. Section 21.16E.210 of the Zoning Code requires a Conditional Use Permit (CUP) for detached accessory buildings if the structure is over 15-feet in height and Section 21.16I.210.C.1 requires a CUP when the gross floor area of the detached accessory building exceeds 50-percent of the gross floor area of the main dwelling. Section 21.16E.210 also requires detached accessory buildings to be architecturally compatible with the main building.
5. Since the existing primary residence is 4,065 square feet, the proposed addition would exceed 50-percent of the primary residence and as noted above would be taller than 15-feet. Therefore, as a result of the size and the height, it is necessary to process a CUP for the accessory building request.
6. The proposed accessory building would have a rear yard setback of 20-feet along with the east property line and would have a minimum side-yard setback of 15-feet along a portion the northwest property line. Landscape improvements are also proposed around the accessory building (see Site Plan / Landscape Plan, Exhibit B to Attachment 2).
7. The accessory building is proposed to be consistent with the existing single-family residence by utilizing similar colors and having a roof-pitch similar to that of the residence (see Building Colors & Materials, Exhibit D to Attachment 2).
8. The Development Review Committee (DRC) reviewed this project on March 27, 2017. The difference in materials between the house and the new accessory building was discussed during the meeting as well as the overall height and size of the structure. Due to the new building being substantially set back from the house and located in the rear corner of the 1.03-acre lot, the DRC did not have a concern with the structure as proposed.

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9. This application is categorically exempt from environmental review per Section 15303 (new construction of small structures) of the State's Guidelines to Implement CEQA.

## **Options**

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve Draft Resolution A (Attachment 2), approving Conditional Use Permit 17-002.
2. Approve Draft Resolution A (Attachment 2), with amended conditions such as additional landscaping along rear side of the accessory building.
3. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
4. Deny the application with findings.

## **Analysis and Conclusions**

### Project Summary

For the Planning Commission to consider a request to allow for the construction of an accessory building that would have a building square footage of 2,400 square feet and would have a height of 20-feet and 8-inches.

### General Plan / Zoning Consistency

The General Plan land use designation for the site is Residential Single Family (RSF). The Zoning designation is Residential Single Family (R1). Detached accessory buildings are a permitted use in the R1 Zone. In this instance, the existing primary residence is 4,065 square feet, therefore the proposed addition would exceed 50-percent of the size of the primary residence. Section 21.16I.210.C.1 of the Zoning Ordinance requires a CUP when the gross floor area of the detached accessory building exceeds 50-percent of the gross floor area of the main dwelling. Additionally, since the height of the building is proposed to be over 15-feet in height, Section 21.16E.210 of the Zoning Code requires a CUP.

### Neighborhood Compatibility / Site Design Issues

The existing house has a stucco exterior, stone wainscoting, and tile roof. The proposed accessory building is proposed to have ribbed metal paneling and would be painted a matte finish which is not shiny or glossy (see Building Colors & Materials, Exhibit D to Attachment 2). Although the building's materials differ from the residence, the colors would be consistent with the house. The building would be located in the rear northeast corner of the lot, approximately 200-feet setback from the front property line. Views of the accessory building will be partially screened from the public right-of-way since it will be located behind the house. Additionally, landscape improvements that consist of planting a total of eleven (11) new 15-gallon redwood trees around the structure will further help screen the building from neighboring properties.

The difference in materials between the house and the new building were discussed with the DRC. Based on the new building being setback approximately 80-feet away from the house and over 200-feet from the street, the DRC did not have a concern with the materials as proposed. In general, the DRC was supportive of the CUP as a result of the size of the lot and the location of the building being away from neighboring homes.

The intent of the requirement of a Conditional Use Permit for detached accessory buildings is to insure that the building will be compatible with the surrounding neighborhood, and not negatively impact

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neighboring properties. Based on the factors mentioned above, the proposed detached accessory building would seem appropriate in this neighborhood.

## Architecture and Appearance

The applicant has provided sample colors and materials as part of the application which are on file with the Community Development Department. The colors are similar to the residence and are a matte finish, which make the building appear to be more compatible with the materials of the existing house. The applicant is also proposing to install landscaping around the building to further enhance the project's overall appearance.

## CEQA Issues

This application is categorically exempt from environmental review per Section 15303 (new construction of small structures) of the State's Guidelines to Implement CEQA.

## Options

Option 1. Approval of the request to construct a new 2,400 square foot accessory building to be used as a garage/workshop space would allow the applicant to store larger vehicles such as motorhomes and recreational vehicles, which would otherwise be parked and left uncovered in the backyard.

Option 2. Option 2 takes into account the potential for the Planning Commission to change the conditions of approval to increase the amount of landscaping required for screening of the building.

Option 3. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the project as it is proposed.

Option 4. The Planning Commission would have to make finding to support denial of the project. It does not appear denial findings would be warranted in this case.

## **Fiscal Impact**

None identified at this time.

## **Recommendation**

Option 1. Approve Draft Resolution A, approving Conditional Use Permit 17-002

## **Attachments**

1. Vicinity Map
2. Draft Resolution A
3. Mail Affidavit
4. Newspaper Affidavit

# Attachment 1

## Vicinity Map



Project Site  
1928 Experimental Station

## Attachment 2 Draft Resolution A

RESOLUTION NO: PC 17-XXX  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 17-002  
FOR SIZE AND HEIGHT EXCEPTIONS FOR AN ACCESSORY STRUCTURE  
(1928 Experimental Station Road – St. Johns)  
APN: 025-422-018

WHEREAS, Todd St. John has filed a Conditional Use Permit (CUP) application to allow for the construction of a metal detached accessory building to be used as a garage/workshop at 1928 Experimental Station Road; and

WHEREAS, the proposed accessory building would have a building square footage of 2,400 square feet and would have a height of 20-feet and 8-inches; and

WHEREAS, since the existing primary residence is 4,065 square feet, the proposed addition would exceed 50-percent of the primary residence and as noted above would be taller than 15-feet; and

WHEREAS, Zoning Code sections 21.16E.210 and 21.16E.260.C allow detached accessory buildings to exceed 15-feet in height 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, this application is Categorically Exempt from environmental review per Section 15303 (new construction of small structures) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on April 11, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

**Section 1.** All of the above recitals are true and correct and incorporated herein by reference.

**Section 2 - Findings:** based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Zoning Ordinance; and
2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the

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immediate neighborhood or contrary to its orderly development; and

5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood; and

**Section 3 - Environmental Determination:** This application is Categorically Exempt from environmental review per Section 15303 (new construction of small structures) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Section 4 - Approval:** Conditional Use Permit 17-002 is approved subject to the following:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>             |
|----------------|--------------------------------|
| A              | Project Conditions of Approval |
| B              | Site Plan / Landscaping Plan   |
| C              | Building Elevations            |
| D              | Building Colors & Materials    |

PASSED AND ADOPTED THIS 11<sup>th</sup> Day of April 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CHAIRMAN JOHN DONALDSON

ATTEST:

\_\_\_\_\_  
WARREN FRACE, PLANNING COMMISSION SECRETARY

# Exhibit A

## Conditions of Approval – CUP 17-002

### Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the construction of a 2,400 square foot detached accessory building with a maximum height of 20-feet and 8-inches, at 1928 Experimental Station Road.
2. The project shall substantially conform to Exhibits B, C and D as attached to this Resolution.
3. Prior to issuance of building permits, the Planning Division staff shall approve the following:
  - a. A detailed site plan indicating the location of the structure, parking layout, outdoor storage areas, walls, fences and trash enclosures;
  - b. A detailed landscape plan;
  - c. Detailed building elevations of the structures indicating materials, colors, and architectural treatments. Colors and materials shall be in substantial compliance with Exhibit D, per approval by the Development Review Committee (DRC) on March 27, 2017.
2. 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.
3. 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.

**JIM REED**  
**C.R.O. SERVICE**  
 610 18th St.  
 PASO ROBLES, CA  
 PHONE: 805-422-0187  
 FAX: 805-422-0188  
 WWW.JIMREEDCR.COM

THE AMTANTA CORPORATION

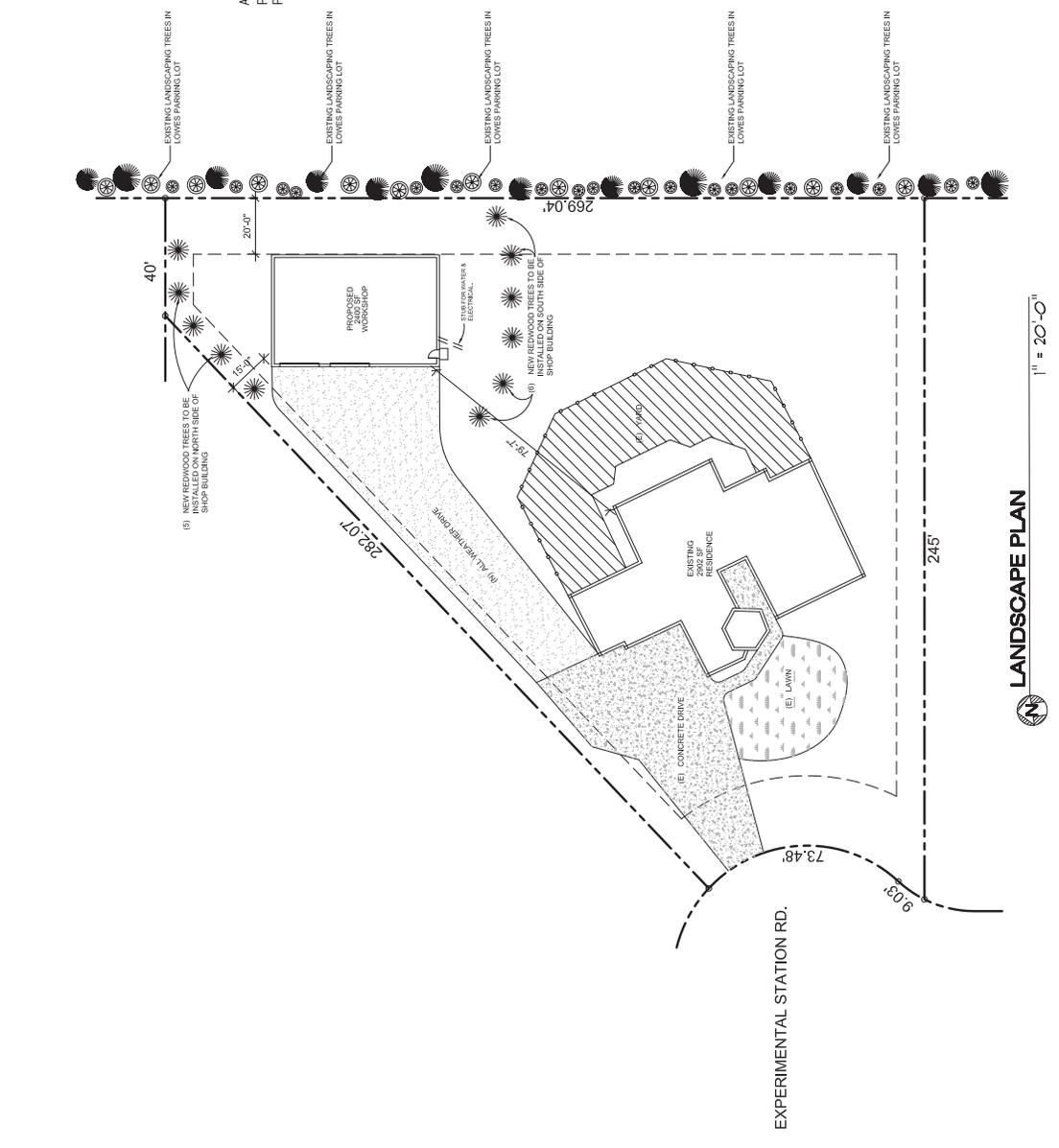
PLAN PREPARED FOR:  
**DAWN AND TODD ST JOHN**  
**1928 EXPERIMENTAL STATION RD.**  
**PASO ROBLES, CA**  
**APN: 025-422-018**

|             |          |
|-------------|----------|
| Job No.     |          |
| Drawn By    | Date     |
| Checked By  | Date     |
| Drawing No. |          |
| Scale       | AS NOTED |
| Sheet       | L-1      |

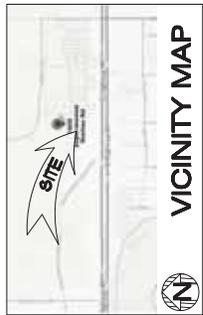
**PROJECT DATA**  
 OWNER: DAWN AND TODD ST JOHN  
 PROJECT ADDRESS: 1928 EXPERIMENTAL STATION RD.  
 PASO ROBLES, CA  
 PHONE: 025-422-018  
 A.P.N.: 1.03 ACRE  
 PROJECT DESCRIPTION: CONSTRUCT (N) 2400 SF WORKSHOP

**AREA CALCULATIONS:**  
 EXISTING RESIDENCE: 2803 SF  
 GARAGE: 7317 SF  
 COVERED PORCH: 412 SF  
 TOTAL SQ. FOOTAGE: 4065 SF  
 ALLOWABLE WORKSHOP SF (50%): 2032.5 SF.  
 PROPOSED WORKSHOP SF: 2400 SF.  
 PROPOSED WORKSHOP SF IS 367.5 SF OVER ALLOWABLE

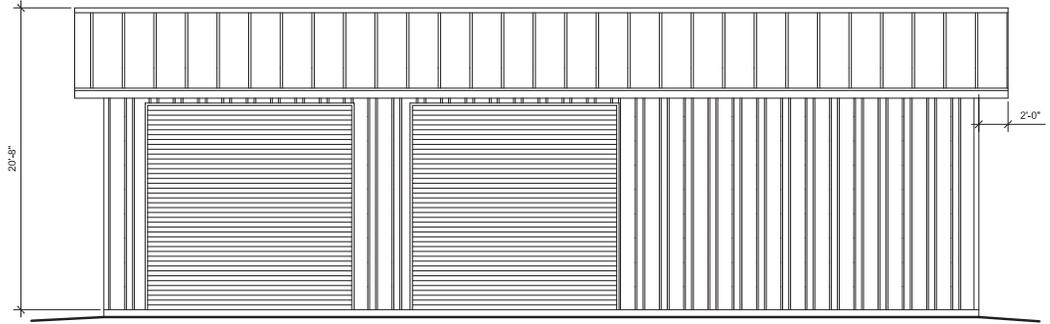
**PROJECT STATISTICS**  
 CONSTRUCTION TYPE: VB / U  
 BUILDING HEIGHT: < 26'-0"  
 STORIES: 1  
 OCCUPANCY: R3  
 FIRE SPRINKLERS: NO



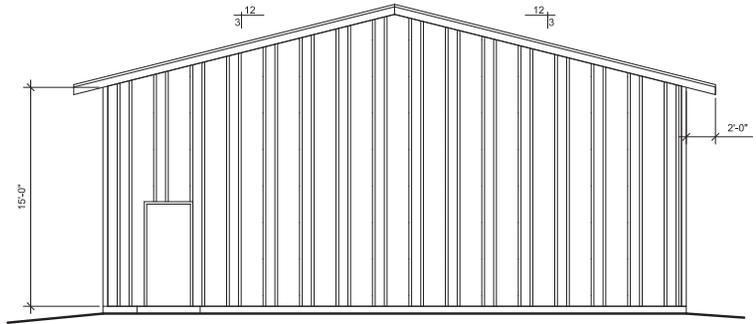
**LANDSCAPE PLAN**  
 1" = 20'-0"



**VICINITY MAP**

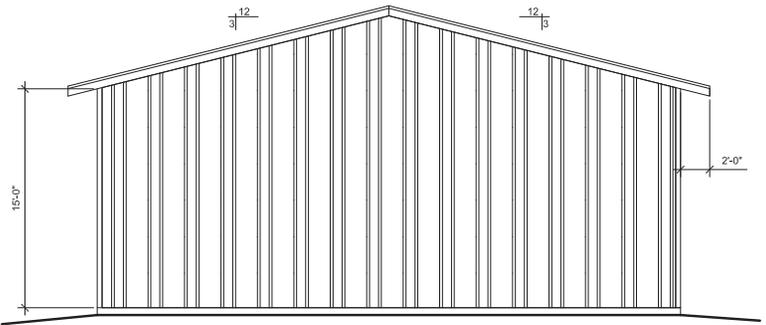


FRONT ELEVATION

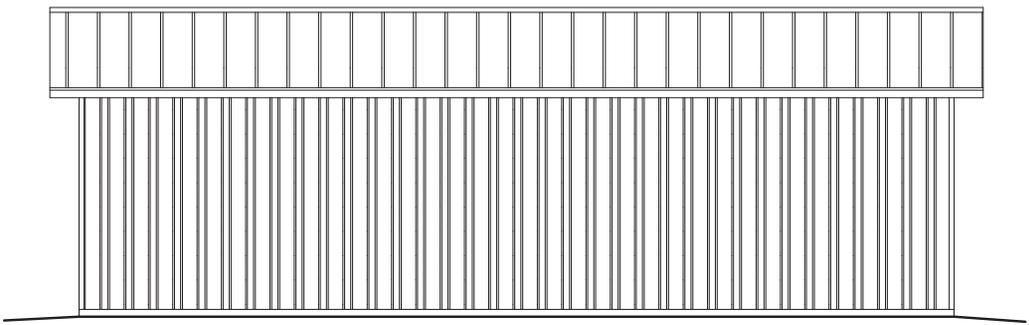


RIGHT ELEVATION

NOTE:  
METAL BUILDING METAL SIDING AND  
ROOFING TO MATCH (E) RESIDENCE



RIGHT ELEVATION



BACK ELEVATION

**JIM REED**  
**C.A.D.**  
**SERVICE**  
810 10th St.  
Lemoore, CA  
93245  
Phone: (209) 835-2270  
Fax: (209) 837-4115  
jim\_reed@jimreed.net

MIKE ARMINTA CONSTRUCTION

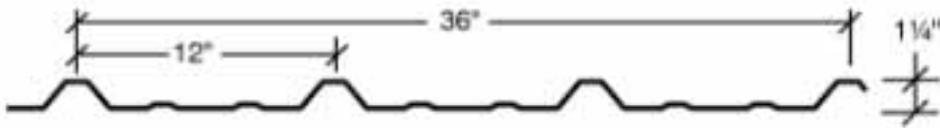
PLAN PREPARED FOR:  
**DAWN AND TODD ST JOHN**  
**1928 EXPERIMENTAL STATION RD.**  
**PASO ROBLES, CA.**  
**APN: 025-422-018**

|             |           |
|-------------|-----------|
| Job No.     |           |
| Drawn By    | Date      |
| J.R.        |           |
| Checked By  | Date      |
| Drawing No. |           |
| Scale:      | 1/4" = 1' |
| Sheet       |           |

**A 3**

# Exhibit D

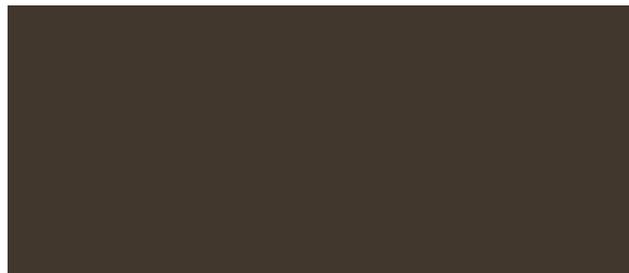
## Metal Panel Material:



## Colors:



**Wall-Color:** Desert Sand



**Roof Color:** Burnished Slate



**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for CUP 17-002, on this 30<sup>th</sup> day of March, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C Hollenbeck  
Monica Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

**Newspaper:** The Tribune

**Date of Publication:** 03/31/17

**Meeting Date:** 04/11/17  
Planning Commission

**Project:** CUP 17-002 – St. John

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: Monica C Hollenbeck  
Monica C Hollenbeck

**CITY OF PASO ROBLES  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

**APPLICATION:** Conditional Use Permit (CUP 17-002), a request to add a new 2,400 square foot, 20-foot tall detached accessory building to be used as a garage/workshop.

**APPLICANT:** Todd St. John / Mike Armenta

**LOCATION:** 1928 Experimental Station Road; Assessor's Parcel Number 025-422-018

**ENVIRONMENTAL DETERMINATION:** This application is Categorical Exempt from environmental review per Section 15303 (new construction of small structures) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**HEARING:** The Planning Commission will hold a Public Hearing on Tuesday, April 11, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at [planning@prcity.com](mailto:planning@prcity.com). Comments on the proposed application may be mailed to the Community Development Department, or emailed to [planning@prcity.com](mailto:planning@prcity.com) provided that such comments are received prior to the time of the hearings.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado  
Assistant Planner  
March 31, 2017

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