

ORDINANCE NO. ⁵⁰⁹ N.S.,
 AN ORDINANCE AMENDING ORDINANCE 405, N.S., CHAPTER 21
 OF THE ZONING REGULATIONS OF THE CITY OF
 EL PASO DE ROBLES, CALIFORNIA
 (HILLSIDE DEVELOPMENT, OFF-STREET PARKING, ARCHITECTURAL REVIEW, R-2 DISTRICT)

The City Council of the City of El Paso de Robles, State of California, does hereby ordain as follows:

Section I. Section 21.14A.030 is amended to read as follows:

" Permit requirements. Architectural Review approval, in accordance with Section 21.20.270, shall be obtained prior to the issuance of a grading or building permit for any lot in an (H) designated area or as defined by subsection 1 of Section 21.14A.020. Applications for other types of development in areas defined by Section 21.14A.020 shall be submitted in conformance with the applicable sections of this title as modified by this section."

Section II. Section 21.16.030 is amended by making the following changes under the column which reads: "None but the following uses or uses, which, in the opinion of the Planning Commission, are similar will be allowed":

a. Subsection 2 is amended to read: "Duplexes and two-unit dwelling groups";

b. Subsection 3 is amended to read: "Triplexes and three-unit dwelling groups."

c. Delete subsection 5 regarding Dwelling groups.

Section III. Section 21.21.050 is amended as follows:

1. Subsection C-3(d): Delete the existing subsection reading: "Condominiums, zero lot line...architectural review committee" and add a new subsection reading: "Visitor Parking Spaces; for all multi-family dwellings with more than five dwelling units per lot, one (1) visitor parking space shall be provided, provided that no more than 50 percent of the required resident parking spaces are in garages. If greater than 50 percent of the required resident parking spaces are in garages, the Planning Commission may require additional visitor parking spaces."

2. Subsection C-9 is amended to read as follows: "Motels and hotels: One parking space for each rental unit without kitchen facilities. Each rental unit with kitchen facilities shall have one and one-half parking spaces."

3. Subsection C-10 is amended to read as follows: "Retail and service establishments:

(a) Free-standing mini-markets and liquor stores: one space per 225 square feet of gross floor area;

(b) Free-standing retail and service establishments and multi-tenant commercial centers: one space per 250 square feet of gross floor area.

(NOTE: subsection (b) permits non-freestanding sitdown restaurants, laundromats, medical/dental offices and banks to be located within the multi-tenant center at the same ratios as all other retail and service uses.)

(c) Free-standing barber and beauty shops: one space per 250 square feet of gross floor area;

(d) Freestanding laundromats: one space per 200 square feet of gross floor area."

4. Subsection C-11 is amended to read as follows:

"11a. Service stations (both self-service and full-service): The number of spaces shall be assigned by the Planning Commission in conjunction with a use permit as required by section 21.16.090 of this Article.

b. Auto service businesses: 3 spaces per service bay."

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"12. a. Sit-down restaurants, nightclubs and similar establishments: one space per 150 square feet of gross floor area;

b. Drive-through restaurants: one space per 100 square feet of gross floor area."

6. Subsection C-13 is amended to read as follows:

"13. Offices, not including medical/dental offices, banks/savings and loans and similar institutions: one space per 250 square feet of gross floor area. Except for conversions of homes to offices in the R-3-0 zone where the Planning Commission shall determine the appropriate parking ratio."

7. Subsection C-17 is amended to read as follows:

"17. Theaters: One space for every five (5) seats."

8. Subsection C-18 is amended to read as follows:

"18. Medical/dental offices, clinics, banks/savings and loans and similar institutions: one space per 200 square feet of gross floor area. Except for conversions of homes to offices in the R-3-0 zone where the Planning Commission shall determine the appropriate parking ratio."

9. Subsection C-20 is amended to read as follows:

"20. Wholesale and commercial storage: one parking space for each employee and one space for each company vehicle stored at the site."

10. Subsection C-21 is added as follows:

"21. Furniture and large appliance sales: One space per 500 square feet of gross floor area."

11. Subsection C-22 is added as follows:

"22. Nurseries (Plant): One space per 500 square feet of gross floor area used for sales, office and small materials storage and one space per 2,000 square feet of outdoor storage or indoor storage of large materials."

12. Subsection C-23 is added as follows:

"23. Uses identified by subsections 9, 10, 11, 12, 13, 17 and 18 above but located within the Downtown Parking Assessment District, shall have the following requirements:

a. Motels and hotels, one space for each employee and one parking space for each rental unit;

b. Retail business and service establishments, one space for each company vehicle and one space for each three hundred square feet of net floor area;

(1) Beauty salons and barbershops, two spaces for each station;

(2) Laundromats, one space for each three washers;

c. Restaurant, cafe, nightclub, or similar establishment, one parking space for every two employees and one additional space for each one hundred square feet of serving area;

d. Office building, banks, and similar institutions, one parking space for each two hundred square feet of net floor area;

e. Clinics, one space for each three hundred square feet of floor area and one space for each two staff members."

Section IV. Section 21.21.070F is amended to read as follows:

"F. Off-street parking: The number of spaces shall be assigned

by the Planning Commission in conjunction with a use permit as required by Section 21.16.090 of this Article."

Section V. Section 21.20.270 is amended as follows:

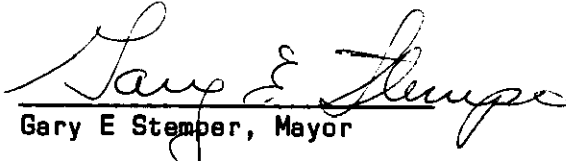
Architectural control- Submission of plans. In case an application is made for a permit for any residential development involving two or more dwelling units per lot, hillside development as required by section 21.14A.030, office or commercial or industrial structure, the application shall be accompanied by architectural drawings or sketches showing the elevations of the proposed building or structure and proposed landscape or other treatment of the grounds around such building or structure. Such drawings or sketches shall be considered by the planning commission in an endeavor to provide that the architectural and general appearance of such buildings or structures and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the orderly and harmonious development of the city, or to impair the desirability of investment or occupation in the neighborhood.

PASSED AND ADOPTED THIS 19th Day of November , 1985, by the following Roll Call Vote:

AYES: Councilpersons Cousins, Ovitt, Russell, Thorndyke and Stemper

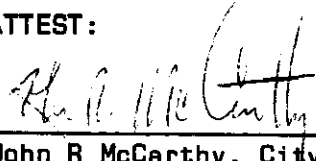
NOES: None

ABSENT: None



Gary E Stemper, Mayor

ATTEST:



John R McCarthy, City Clerk