

## ORDINANCE NO. 696 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
 AMENDING CHAPTER 21.18 OF THE ZONING CODE  
 TO CONDITIONALLY PERMIT RESTAURANTS WITHIN THE  
 OFFICE PROFESSIONAL DISTRICT

WHEREAS, Laurie and Laurent Grangien have filed an application, in conjunction with Rezone 95001 and General Plan Amendment 95002, to modify the Office Professional Chapter of the Zoning Code to make restaurants conditionally permitted uses in the OP District, and

WHEREAS, public hearings were conducted by the Planning Commission on September 11, 1995 and by the City Council on October 3, 1995, to consider facts as presented in the staff report and to accept public testimony regarding this proposed code amendment; and

WHEREAS, at its meeting of October 3, 1995, the City Council adopted a Negative Declaration for this code amendment in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that Title 21 (Zoning) of the Municipal Code, Section 21.18.030 shall be amended as follows;

**Section 21.18.030: Uses conditionally permitted (planning commission approval).**

The granting of a Conditional Use Permit would be dependent upon the specific land use proposed, its relative location as it relates to established neighborhoods and residential patterns, and the ability and degree to which neighborhood compatibility concerns can be resolved. For example, some uses which might be appropriate on Spring Street might not be appropriate on Vine and Oak Streets. The following uses shall require a Conditional Use Permit as listed by sub-area within the Office Professional District:

All areas of Office Professional District:

- a. Churches
- b. More than one residential unit per parcel
- c. Bed and Breakfast establishments (subject to the provisions of Chapter 21.15, Section II)
- d. Cafes, restaurants and tea rooms as primary uses with indoor and/or outdoor seating

Spring Street only (otherwise non-permitted on Oak and Vine Streets):

- e. Plant nursery
- f. Florist (may include outdoor display)
- g. Other uses as determined by the planning commission as being similar in class and nature to conditionally permitted uses listed in this section

PASSED AND ADOPTED THIS 17th day of October, 1995 by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, Macklin  
 NOES: None  
 ABSENT: None

  
 MAYOR WALTER J. MACKLIN

ATTEST:  
  
 RICHARD J. RAMIREZ, CITY CLERK

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