

City of El Paso de Robles

RESOLUTION NO: 87-29
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE USE PERMIT 87005
(CONWAY - BED AND BREAKFAST)

WHEREAS, Richard and Robina Conway have filed an application to establish a Bed and Breakfast facility in the R-1,B-4 zone located at 912 Walnut Drive, and

WHEREAS, a public hearing was conducted by the City Council on May 5, 1987 to consider an appeal, filed by the applicants, to reverse the Planning Commission's decision of April 14, 1987 to deny Use Permit 87005, and

WHEREAS, at its public hearing, the City Council considered the minutes of the Planning Commission meeting of April 14, 1987 and the facts and analysis presented in the staff report prepared for this project, dated April 6, 1987 and accepted public testimony regarding this proposed development plan, 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 City Council finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby approve Use Permit 87005 subject to the following conditions:

Conditions of Approval:

1. This use permit authorizes the operation of a Bed and Breakfast facility within an existing residence. This facility may operate with as many as three (3) guest rooms and may include the serving of breakfast. The structure shall serve as the primary residence of the owner, and the bed and breakfast use shall be operated as an accessory use to the owner's residence.
2. This facility shall not be used for the following:
 - a. Meals, teas, etc open to non-registered overnight guests.
 - b. Rental for receptions for persons not a member of the applicant's immediate family (parents and children).

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3. Registered guests shall not stay longer than fourteen (14) consecutive days. Registration records shall be maintained and open to City inspection at anytime.

4. Identification signage shall not exceed two square feet attached to the house; the applicant is encouraged to provide a directional sign directing guests to enter and exit the site from Union Road.

5. A total of 3 parking spaces for the exclusive use by registered guests, each measuring 9' x 20' with a 25' maneuvering area, shall be provided. All parking spaces and drives shall be paved.

6. The applicant shall connect to the City sewer system at such time as sewers become available to the property or upon failure of the existing septic system. At such time, a sewer connection fee will be required.

7. The applicant shall pave Walnut Street from the project entrance to the edge of the existing paving, to be completed within and not to exceed six months from the date of approval of the subject use permit. The design for this paving shall be provided by the applicant and approved by the City Engineer.

8. This use permit shall be subject to annual review.

9. The Architectural Review Committee shall approve sign plans and parking.

10. The applicant shall maintain the site, including landscaping, in a neat and viable condition.

11. The applicant shall secure and keep current all licenses required by the County Health Department.

12. The fire and building departments shall conduct an annual inspection of the bed and breakfast.

13. The applicant shall complete the following building and Fire Safety requirements.

- a. Kitchen facilities shall comply with Health Department regulations;
- b. Install a hood complying with Section 2002 & 2003 of the UMC above all cooking equipment;
- c. Provide a smoke alarm system complying with Section 1210(A) of UBC or as required by Fire Chief as building falls under Section 10.307(A) of UFC, due to the fact that it is 3 stories in height by definition of UBC;
- d. Install fire extinguisher as required by the Fire Chief,

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- e. Fully label electrical panels in reference to what circuits they supply in accordance to NEC;
- f. Door locks shall comply with Section 3304(c) of UBC;
- g. Provide handrails at stairways in compliance with UBC 3306(j).

14. The applicant shall submit a drainage plan, to be approved by the City Engineer.

15. The applicant shall provide for the endorsement of the El Dorado Homeowners' Association as additional insured.

16. The applicant shall participate in the maintenance of the private roads adjacent to the project.

17. Conditions no. 5, 9, 11, 13, 14 and 15 shall be completed prior to occupancy of the building as a Bed and Breakfast facility. A Certificate of Occupancy for this use shall be obtained from the Community Development Department.

PASSED AND ADOPTED THIS 19th day of May, 1987 by the following roll call vote:

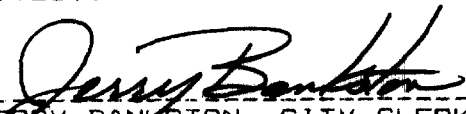
AYES: **Stemper, Dolan and Russell**

NOES: **Cousins and Ovitt**

ABSENT: **None**


MAYOR NICK RUSSELL

ATTEST:


JERRY BANKSTON, CITY CLERK