

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: REQUEST FOR JOINT USE PARKING – SITE PLAN 07-013
(APPLICANTS: TY & JEN CHRISTENSEN)

DATE: JULY 24, 2007

Needs: For the Planning Commission to consider a request by Ty and Jen Christensen to allow the joint use of two parking spaces between the residential and office uses for a new professional office building.

Facts:

1. Site Plan 07-013 was submitted by Stephen King, Architect, on behalf of the Christensen's for the construction of a new professional office with an apartment on the second floor. The project is located at 1921 Spring Street.
2. The new building would have 1,648 square feet of professional office space on the first floor and a 1,520 square foot two-bedroom apartment on the second floor.
3. The project is located within the Office Professional (OP) zoning and land use designations and is also within the mixed-use overlay area.
4. Section 21.18 of the Zoning Code (Office Professional District) allows for the construction of new office and residential uses, subject to approval of a Site Plan by the Development Review Committee (DRC).
5. In conjunction with Site Plan 07-013, the applicant's are requesting removal of the existing house located on the site. The house is in the City's Historic Inventory and will require Council action for removal.
6. The project is required to have 8 parking spaces for the office use (1 space for every 200 square feet of gross floor area) and 2 parking spaces for the residential use, for a total of 10 parking spaces.
7. Section 21.22.130 of the Parking Ordinance, allows the Planning Commission to authorize up to 66-percent of parking facilities used primarily for daytime use (the office) may be provided by the parking facilities primarily used for nighttime use (the apartment).
8. When applying the Ordinance to this project, of the 8 parking spaces being provided, 2 spaces are designated for the apartment and the remaining 6

spaces are provided for the office. Since the residence is considered typically a nighttime use, the Ordinance would allow the 2 residential spaces to be used by the office during business hours. Then in the evening since the office would be considered a daytime use, the necessary parking spaces would be available for the residence.

9. The DRC at their meeting of June 18, 2007, reviewed the site plan, building architectural elevations, colors/materials and landscape plans for the proposed project. The DRC concluded that the project complies with the intent of the OP district by providing professional offices as well as new residential while maintaining the residential character of the neighborhood. The Committee's approval of Site Plan 07-013 is subject to the City Council's approval to demolish the existing house.
10. The applicant's request for shared parking was also discussed by the DRC, where the DRC concluded that the request would be consistent with other mixed-use type buildings and recommended that the Planning Commission grant the request for shared parking.

Analysis and

Conclusions: The proposed office project is located within the Office Professional (OP) zoning district which encourages the development of professional office buildings in existing neighborhoods. Most of the original homes on the 1900 block of Spring Street have either been converted to offices or have been removed for the construction of new offices.

The Zoning Code gives the Planning Commission the authority to allow joint use parking, especially when the two uses alternate the need for parking spaces between day and nighttime hours. The typical example, which is the case of this project, is a professional office which typically operates during the business hours of 8 to 5, and a residence where the tenants typically use the parking spaces in the evenings and on the weekends.

The proposed office professional/residential project along with the request for reduced parking would be consistent with the City's Economic Strategy which promotes the need for more "livable communities". The Strategy encourages the development of projects that utilize compact design, utilize a mix of uses, and minimize the impact of cars by promoting walking, biking and the use of transit.

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

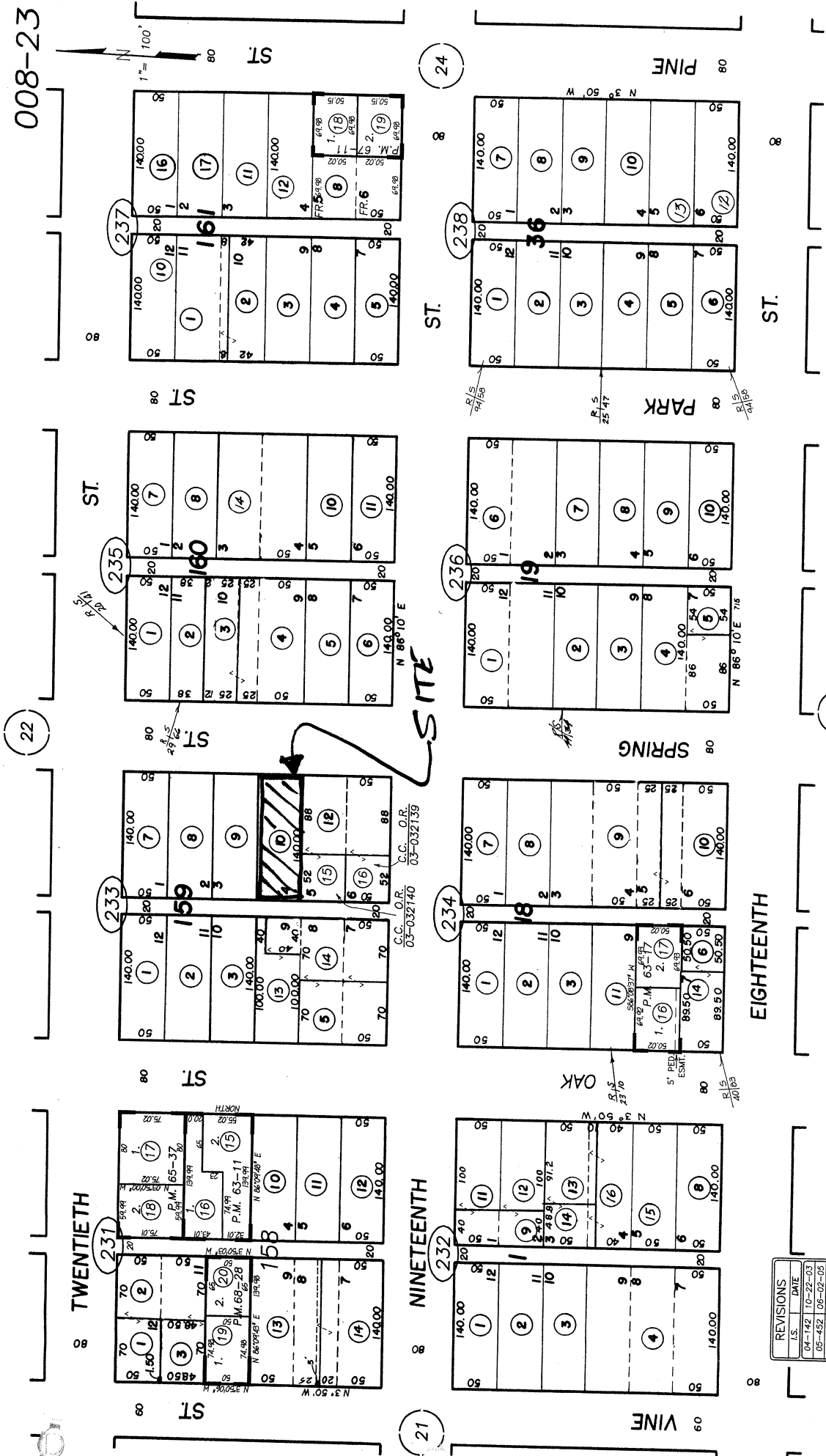
- A. Adopt the attached Resolution, approving the joint-use of 2 parking spaces between the residential and office uses, which would allow the reduction of parking spaces for Site Plan 07-013 from 10 spaces to 8 spaces.
- B. Amend, modify, or reject the above option.

Report prepared by: Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Perspective drawings
5. Resolution to approve shared parking

darren\Misc.PCReports\ChristensenParking.doc



CITY OF PASO ROBLES
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 008 PAGE 23

CITY OF EL PASO DE ROBLES, R.M. Bk. A , Pg. 169

Vicinity Map
 Site Plan 07-013
 (Christensen)

50' 0 100' 200'

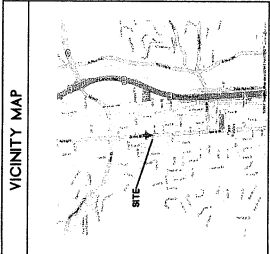
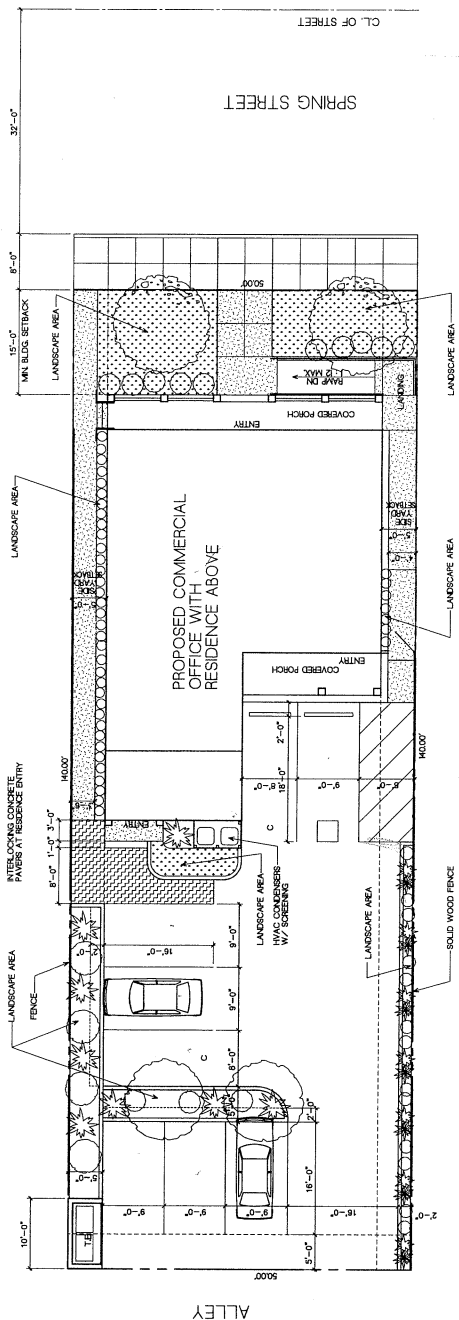
JAW
 09-06-02
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

REVISIONS	I.S.	DATE
04-142	10-22-03	
05-452	06-02-04	
05-453	06-03-04	
06-330	04-19-06	
07-192	10-05-06	
07-309	01-12-07	

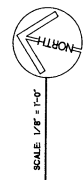
Paso Robles
 JUN 15 2007
 Planning Division

1921 SPRING STREET OFFICE PROFESSIONAL WITH RESIDENCE ABOVE

APPROVED BY DEVELOPMENT REVIEW COMMITTEE
Margaret Christine 6-18-07
Steve L. Dehn 6-18-07
M. Moore



conceptual site plan



SHEET INDEX

T-0	TITLE SHEET, CONCEPTUAL SITE PLAN
A-1	CONCEPTUAL FIRST FLOOR PLAN
A-2	CONCEPTUAL SECOND FLOOR PLAN
A-3	CONCEPTUAL EXTERIOR ELEVATIONS
A-4	PERSPECTIVE VIEWS
A-5	EXTERIOR DETAILS

OFFICE PROFESSIONAL W/ RESIDENCE
 1921 SPRING ST., PASO ROBLES, CA
 CONCEPTUAL SITE PLAN
 SHEET INDEX

DATE: 06/15/2007
 SCALE: 1/4"=1'-0"
 NAME: 7008_1-046C
 SHEET: T-0

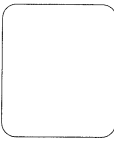
TY AND JEN CHRISTENSEN
 5655 ENCINO AVE.
 ATASCADERO, CA 93442
 1921 PARK ST., SUITE A
 PASO ROBLES, CA 93446
 STEPHEN RUSSELL KING AIA, ARCHITECT
 (805) 227-6417 PH & FAX
 (805) 674-8101 CELL
 srkoi@sbdcgjobd.net



REV	DATE	DESCRIPTION

Exhibit 2
 Site Plan
 Site Plan 07-013
 (Christensen)

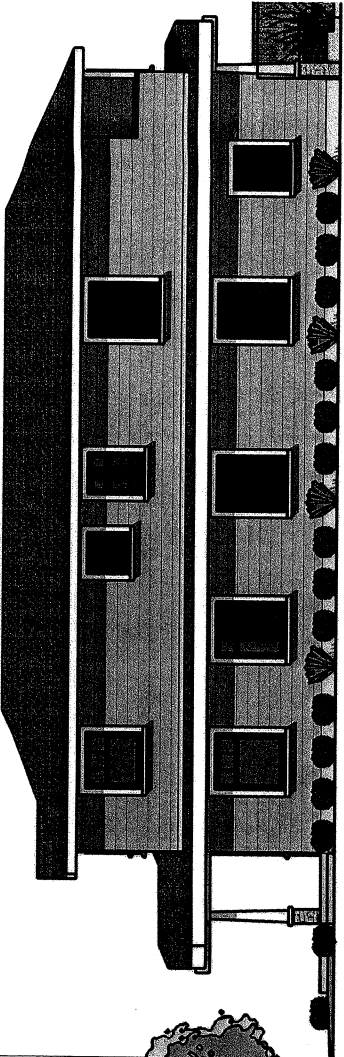
ref	revisions	by



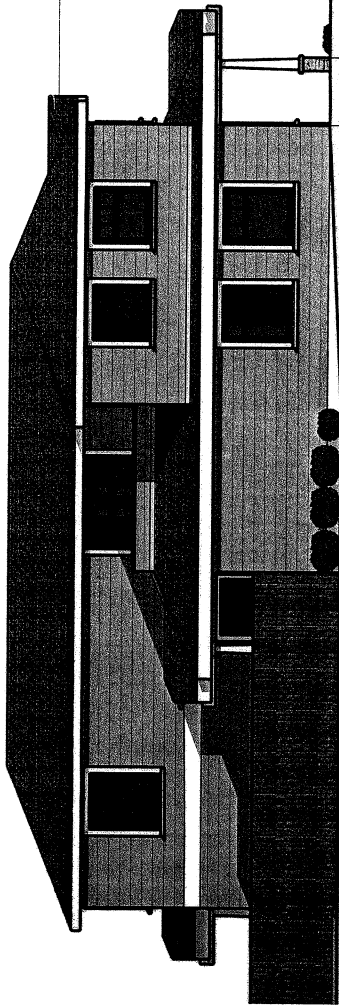
Spring Street OP with Residence
 1921 Spring Street, Paso Robles, CA
 STEPHEN RUSSELL KING AIA, ARCHITECT

FOR: Ty and Jen Christensen
 Sheet title: exterior elevations

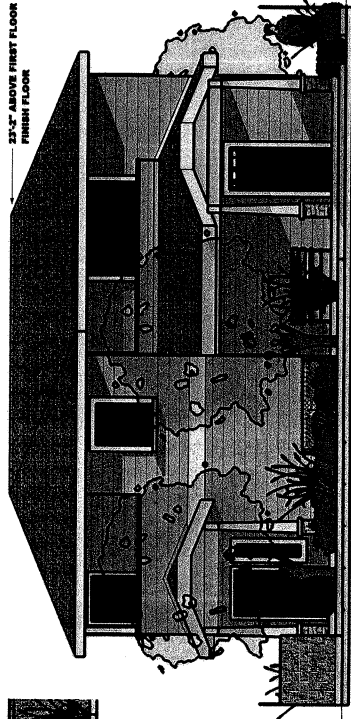
drawn by: s. king
 date: June 15, 2007
 scale: 1/4" = 1'-0"
 file: Christensen Spring OP
 sheet: A-3



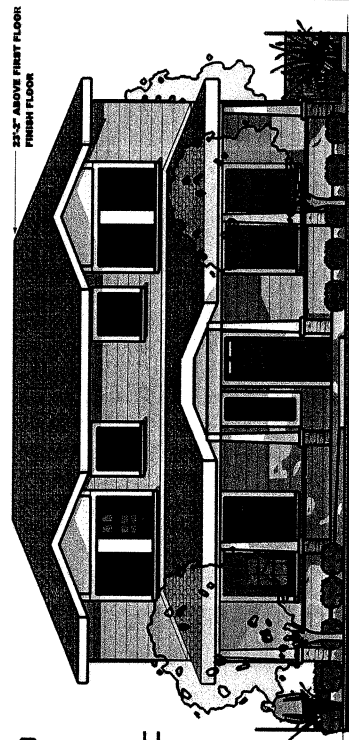
right (north)



left (south)



rear (west)



front (east)

exterior elevations

Exhibit 3
 Architectural Elevations
 Site Plan 07-013
 (Christensen)

ref	revisions	by

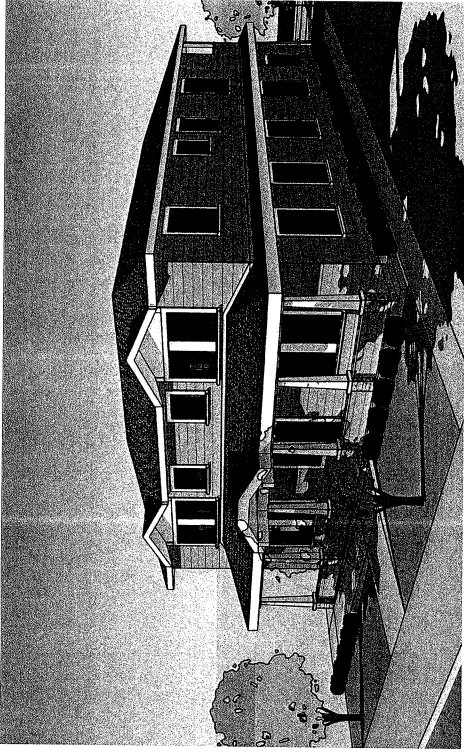
Spring Street OP with Residence
 1921 Spring Street, Paso Robles, CA
 STEPHEN RUSSELL KING AIA, ARCHITECT

perspective views

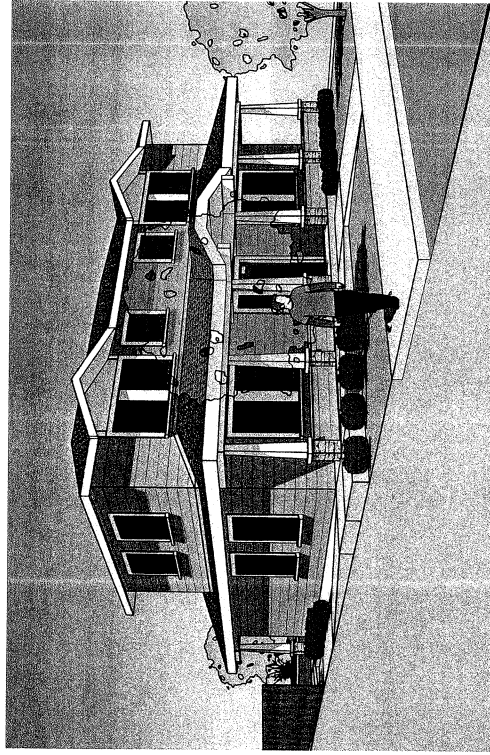
Sheet title:

For: **Ty and Jen Christensen**

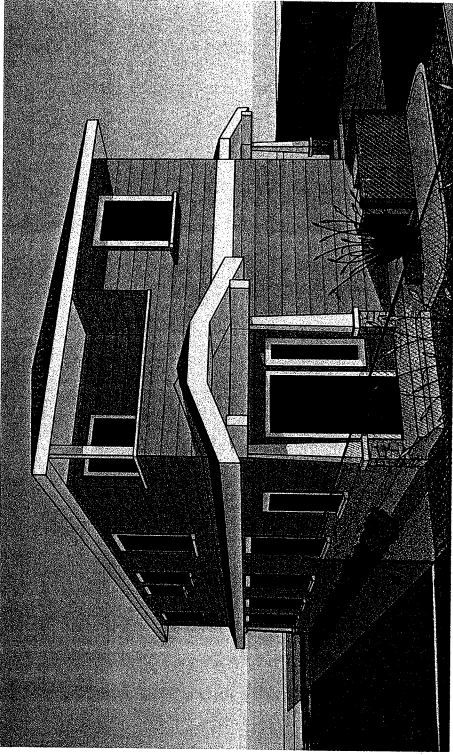
drawn by: s. king
 date: June 15, 2007
 scale: nts
 file: Christensen Spring Op
 sheet: **A-4**



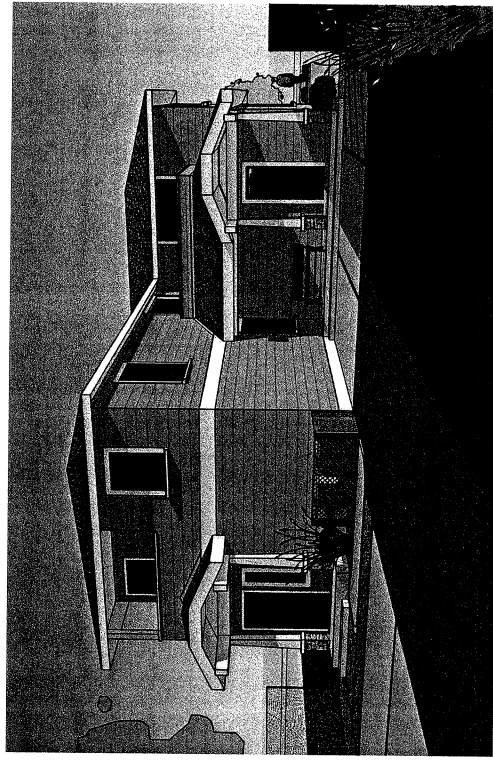
front from NE



front from SE



rear from NW



rear from west

perspective views

Exhibit 4
 Perspective Views
 Site Plan 07-013
 (Christensen)

21.22.130 Joint use parking.

The planning commission may authorize the joint use of parking facilities by the following type of uses under the following conditions:

A. Up to sixty-six percent of the parking facilities used primarily for a daytime use may be provided by the parking facilities used primarily for a nighttime and/or Sunday use. The reverse is also true: up to sixty-six percent of the parking facilities used primarily for a nighttime and/or Sunday use may be provided by the parking facilities used primarily for a daytime use.

B. Up to eighty percent of the parking facilities required by this chapter for a church or for an auditorium incidental to an educational institution may be supplied by parking facilities used primarily for daytime use.

C. Conditions Required for Joint Use.

1. The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.
2. Parties concerned in the joint use of off-street parking facilities shall show legal agreement for such joint use. The agreement, when approved as conforming to the provisions of this chapter, shall be recorded in the office of the county recorder and copies filed with the city. The minimum term for such an agreement shall be fifteen years. (Ord. 536 N.S. § 1 Exh. A (part), 1987)

Exhibit 5
Section 21.22.130 of Zoning Code
Site Plan 07-013
(Christensen)

RESOLUTION NO. _____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE A JOINT-USE PARKING IN
RELATION TO SITE PLAN 07-013
(CHRISTENSEN)
APN: 008-233-010

WHEREAS, Stephen King on behalf of Ty and Jennifer Christensen has submitted Site Plan 07-013 requesting to construct a new professional office with an apartment unit on their property located at 1921 Spring Street; and

WHEREAS, the parking ordinance requires would require 8 parking spaces for the office and 2 parking space for the apartment for a total of 10 spaces; and

WHEREAS, the project has been designed to provide 8 spaces, and the applicant's are requesting that the Planning Commission allow shared parking between the office and the apartment; and

WHEREAS, Section 21.22.130 gives the Planning Commission the authority to approve joint-use parking between day and nighttime uses; and

WHEREAS, the applicant's are requesting that the 2 parking spaces provided for the apartment be able to be used by the office during the day; and

WHEREAS, the Development Review Committee (DRC) approved Site Plan 07-013 and recommended that the Planning Commission approve the shared parking request; 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 July 24, 2007, 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. That the requested joint-use parking request would facilitate the office professional/residential use which is encouraged within the OP zoning district as well as the mixed use overlay district, thereby providing additional professional office space in the downtown area which would be for the public interest;
2. The reduction of 10 parking spaces to 8 spaces would not create a health, safety and parking impact for the adjacent parcels, since deviation would consistent with other office conversions in this Office Professional zoning district;

3. The proposed office professional/residential project along with the request for reduced parking would be consistent with the City's Economic Strategy which promotes the need for more "livable communities" by encouraging the development of projects that utilize compact design, utilize a mix of uses, and minimize the impact of cars by promoting walking, biking and the use of transit.
4. The proposed office/residential project will utilize the parking spaces at different times of the day, more specifically the office will typically utilize the spaces during daytime hours and the residence would use the spaces in the evening and weekends, therefore the joint use parking is justified and would meet the intent of the Zoning Code for mixed use projects.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve the joint-use of two parking spaces between the office and residential use, and therefore authorizes the reduction of on-site parking spaces from 10 to 8 as shown on the plans for Site Plan 07-013.

PASSED AND ADOPTED THIS 24th day of July, 2007, by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY