

RESOLUTION NO: 99-032

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
DENYING CONDITIONAL USE PERMIT 99002
(ARRAMBIDE)

APN: 009-441-034

WHEREAS, Table 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a CUP for residential care facilities with more than six (6) beds in residentially zoned districts, and

WHEREAS, the applicant, J. Mike Arrambide, has filed a CUP application to open a twelve (12) bed residential care facility for the elderly within an existing five (5) bedroom three (3) bath house located at 727 North Trigo Lane, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 13, 1999, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Conditional Use Permit request, and

WHEREAS, at their meeting of April 13, 1999, the Planning Commission reached a consensus and directed staff to prepare a resolution with findings on the basis for denial of Conditional Use Permit 99002, to present to the Planning Commission at their meeting of April 27, 1999, and

WHEREAS, Title 21 of the Paso Robles Municipal Code (Zoning Code) requires the Planning Commission to make findings that the establishment, maintenance or operation of the requested use of building applied for will not, under any 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, and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received at the Planning Commission meeting of April 13, 1999, the Planning Commission makes the following findings:

1. That the proposed occupancy of twelve (12) elderly persons plus up to two (2) support staff would be out of scale with the level of activity in the single family home neighborhood and therefore have a potential adverse impact on the comfort, convenience, and general welfare of residents of the surrounding area.

2. That the site is located in the Hillside District where the topography could be detrimental to the health, safety, comfort, convenience, and general welfare of the elderly persons residing on the site.
3. That the available space for off-street parking facilities is limited, and in light of the fact that the access street is sub-standard and lacks adequate on street parking spaces, the lack of adequate off-street parking area necessary for the visitors of the twelve (12) residents, the employees, as-well-as other deliveries and possible emergency vehicles, could be detrimental to the safety, convenience and general welfare of the persons residing in the neighborhood.
4. That the garbage created by twelve (12) residents at this location plus staff of the facility, is anticipated to be significantly more than would be generated by a residential family and the disposal method (commercial style containers and pick-up) could be detrimental to the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby deny Conditional Use Permit 99002.

PASSED AND ADOPTED THIS 27th day of April, 1999, by the following roll call vote:

AYES: Steinbeck, Tascona, Finigan

NOES: Johnson

ABSENT: Nemeth, Warnke, Ferravanti

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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