RESOLUTION NO.: 99-100
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO INTERPRET THE APPLICABILITY
OF PARKING CODE STANDARDS
WITHIN THE RMF ZONING DISTRICTS
(CITY WIDE)

WHEREAS, Chapter 21.22 (Parking) of the Municipal Code of the City of El Paso de Robles requires a minimum landscape set back of 10 feet from street frontages for uncovered parking areas for multiple family residential properties, and also requires that uncovered parking be allowed only where buildings are allowed, and

WHEREAS, Chapter 21.16I (Residential Multiple Family) of the Municipal Code of the City of El Paso de Robles, requires that buildings be set back from arterial roads by 25 feet, and

WHEREAS, application of the Zoning standards as described above would require dissimilar set back requirements for similar uncovered parking improvements within different residential districts, and

WHEREAS, the Development Review Committee reviewed and discussed example comparative properties along the Creston Road corridor and determined that situations existed where single family homes and parking in driveways were permitted within the front yard set back and as close as 15 feet from the street, and existing school and church parking lots were developed with as little as 5 feet of minimum landscaped set back, and

WHEREAS, the Development Review Committee consensus was that they did not envision the intent of the code to require such large set backs (25 feet) for open parking areas within the RMF zone, but rather that the setbacks were to apply to buildings that would be visually imposing, and

WHEREAS, the Development Review Committee recommended that the Planning Commission consider a finding that the landscape set back for parking from arterial roads within the RMF district be no less than the Parking Code provision of 10 feet (but still retain the ability through the discretionary permit review process to require a larger set back distance when deemed appropriate), and

WHEREAS, the Planning Commission has the ability to interpret Parking Code requirements for the Residential Multiple Family District, and

WHEREAS, the Planning Commission held a public discussion on this parking code interpretation on December 14, 1999, and

WHEREAS, based upon the facts and analysis presented in the staff reports and public testimony received the Planning Commission makes the following findings:

1. That the Parking Code interpretation is consistent with the goals and policies established by the general plan;

2. That the Parking Code interpretation will be consistent with the sprit and intent of all other adopted codes, policies, standards and plans of the city;

3. That the Parking Code interpretation will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in neighborhoods, or be injurious or detrimental to property and improvements in the community or to the general welfare of the city.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles in its independent judgment, does hereby made the following interpretation of Parking Code Chapter 21.22 of the Municipal Code:

1. The landscape set back for uncovered parking from an arterial road, within Residential Multiple Family districts, shall be no less than the Parking Code provision of 10-feet; and

2. The Planning Commission and/or its designees (Development Review Committee) in reviewing a discretionary permit, shall retain the ability to require a larger landscape set back distance when deemed appropriate; and

3. This Parking Code interpretation shall be applicable on a City wide basis.

PASSED AND ADOPTED THIS 14th day of December, 1999, by the following Roll Call Vote:

AYES: FERRAVANTI, FINIGAN, JOHNSON, STEINBECK, TASCONA, WARNKE

NOES: NONE

ABSENT: NEMETH

ABSTAIN: NONE

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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