

RESOLUTION NO.: 00-088  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO INTERPRET THE APPLICABILITY  
OF PARKING CODE STANDARDS  
FOR LOTS ADJACENT TO ALLEYS  
(CITY WIDE)

WHEREAS, Chapter 21.22 (Parking) of the Municipal Code of the City of El Paso de Robles requires a minimum landscape setback from side and front property lines, but not specifically rear yards,

WHEREAS, the City has historically permitted off-street parking to be accessed directly from alleys and located in what would otherwise be considered a rear yard setback area, and

WHEREAS, this design practice was recently discovered to conflict with Section 2.22.080 of the Parking code that requires parking to adhere to the same setbacks as buildings, and

WHEREAS, application of Parking Section 21.22.080 would require dissimilar set back requirements for parking from alleys than has been consistently applied to other alley accessed properties, and

WHEREAS, when discussing a related project, the DRC consensus was that alley accessed parking would be consistent with past design practice and should not be required to adhere to landscape setback requirements within the rear yard area, and

WHEREAS, although in most instances a landscaped set back would not be required, it is acknowledged that the City would still retain the ability through the discretionary permit review process to require a larger set back and/or landscaping distance when deemed appropriate, and

WHEREAS, the Planning Commission has the ability to interpret Parking Code requirements via Code section 21.23A.020 (C1h), and

WHEREAS, the Planning Commission held a public discussion on this parking code interpretation on December 12, 2000, 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 spirit 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 make the following interpretation of Parking Code Chapter 21.22 of the Municipal Code:

1. Uncovered parking areas that are accessed off of a public alley would be permitted to be located in what would otherwise be considered a rear yard setback area.
2. The Planning Commission and/or its designees (Development Review Committee) in reviewing a discretionary permit, shall retain the ability to require a larger set back distance when deemed appropriate.
3. This Parking Code interpretation shall be applicable on a City wide basis.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of December, 2000, by the following Roll Call Vote:

AYES: MCCARTHY, STEINBECK, TASCONA, WARNKE

NOES: NONE

ABSENT: JOHNSON

ABSTAIN: NONE

---

VICE CHAIRMAN, ED STEINBECK

ATTEST:

---

ROBERT A. LATA, PLANNING COMMISSION SECRETARY