

RESOLUTION NO: 01-093

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 01-012
(PHILLIP AND MARY PETERSON)
APN: 008-318-007

WHEREAS, section 21.18A.010 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for professional office uses in the Office Professional (OP) Overlay district, and

WHEREAS, the applicants, Phillip and Mary Peterson, have filed a conditional use permit application to convert an existing residence into a medical/professional office within the R2/OP Overlay district, located at 419 15th Street, and

WHEREAS, the project is exempt from the California Environmental Quality Act as a Class 1(n) categorical exemption, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 13, 2001, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request, and

WHEREAS, the applicants are requesting modifications to the standard parking requirements including a reduction of 1 space (6 spaces to 5 spaces), narrower width (9 feet to 8.5 feet) and tandem parking for 2 spaces, and

WHEREAS, the application was reviewed by the Development Review Committee on October 8, 2001 and a recommendation for approval with site specific conditions was received, and

WHEREAS, Sections 21.18.060(3), 21.22.060A.2.d and 21.22.160 of Title 21 of the City of Paso Robles' Municipal Code provide the Planning Commission with the authority to authorize specific parking modifications, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the standard conditions of approval in Exhibit A and site specific conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use 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 Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 01-012 subject to the following conditions:

STANDARD CONDITIONS

1. The applicant shall comply with all those conditions which are indicated in Exhibit A of this resolution.

SITE SPECIFIC CONDITIONS

2. The project shall substantially conform to the attached Exhibits:

Exhibit B Plot Plan and Landscaping Details
Exhibit C Floor Plan and Elevations
3. The trash enclosure shall be enclosed in the detached, existing accessory building located on the northeast corner of the lot. If this building is ever removed/demolished, a decorative masonry trash enclosure will be constructed.
4. The building shall demonstrate compliance with Title 24, State of California Disabled Access Regulations for General Office Space prior to occupancy as office space.
5. Parking modifications, including the reduction of 1 space (6 to 5 spaces), narrow space width (9 feet to 8.5 feet) and tandem parking for 2 spaces, are granted. However, all parking shall be brought up to the parking code standards as detailed in Sections 21.18.060, 21.22.060, and 21.22.160 of Title 21 of the City of Paso Robles' Municipal Code if the accessory building located at the northeast corner of the lot is ever demolished/removed.
6. The site and building shall be brought into conformance with all code requirements for an office or commercial use, including, but not limited to, fire code, building codes and site development codes.
7. All offstreet parking areas and driveways shall be paved with concrete or asphalt type surfacing consistent with Section 21.22.060 Development Standards of the Zoning Ordinance.
8. All parking spaces shall be striped and marked in a manner clearly showing the layout of the spaces.
9. All parking areas shall be kept clean and free of dust, mud and/or trash.

ENGINEERING SITE SPECIFIC CONDITIONS

1. The applicant shall construct 15th Street, adjacent to the parcel, to A-12 (West Side) Standard, and shall construct an alley approach at the adjacent alley in conformance with City Standard B-6. The concrete alley approach can be deferred for up to two years with the approved security as approved by the City Engineer. The alley adjacent to the parcel, as well as the parking area shall be paved in conformance with current City standards prior to the certificate of occupancy for the structure.
2. All overhead utility service connections to the existing building shall be placed underground.
3. Overhead utility lines along the 15th Street frontage and the alley shall be placed underground, or with the concurrence of the Planning Commission, the applicant may defer improvements by entering into an Agreement not to protest the formation of an Underground Assessment District.

PASSED AND ADOPTED THIS 13th day of November, 2001, by the following roll call vote:

AYES: Nicklas, McCarthy, Warnke, Johnson, Steinbeck, Tascona, Calloway

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY