

RESOLUTION NO. 03-034

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PASO ROBLES
APPROVING CONDITIONAL USE PERMIT 03-003
FOR A PROFESSIONAL OFFICE,
NW CORNER OF 8TH AND OAK STREETS
(APPLICANT: RYAN AND JENIFFER LANGSTAFF)

WHEREAS, The Land Use Element of the General Plan calls for the City to “Preserve the ‘small town’ character that the City has historically enjoyed; preservation efforts include revitalizing the historic downtown through encouraging office, government, residential and other activity-generating land uses to be located in the downtown”; and

WHEREAS, Policy Com-5 on page LU-31 of the General Plan addresses the “Office Professional” land use designation, encouraging professional offices in and around the downtown area, “including historic residential areas adjacent to the downtown”; and

WHEREAS, Since its establishment in 1991, the Office Professional land use designation has been applied to properties adjacent to the commercial core of the downtown area. As noted in Policy Com-5, Office Professional land uses are provided for in two forms: an Office Professional Zone and through an Office Professional Zoning Overlay; and

WHEREAS, The Office Professional Zoning Overlay permits professional offices, subject to approval of a Conditional Use Permit. Establishment of the Zoning Overlay provides an opportunity for an additional land use option and does not preclude land uses consistent with the base Zoning; and

WHEREAS, subject to approval of a General Plan Amendment and Rezone, the applicants are seeking to establish a Professional Office on property located on the north west corner of 8th and Oak Streets; and

WHEREAS, an Initial Study was prepared for the proposed General Plan Amendment, Rezone (Zoning Overlay) and the proposed Conditional Use Permit, a copy of which is on file with the City’s Community Development Department; and Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 22, 2003 to consider the Initial Study prepared for this application, and to accept public testimony regarding

this proposed environmental determination; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission found no substantial evidence that there would be a significant impact on the environment if the application was approved; and

WHEREAS, the subject property has historically been utilized for a residence and professional office and there are professional office uses in the immediate area; and

WHEREAS, the applicant proposes to provide seven (7) off-street parking spaces to meet the Zoning Code requirement for a professional office in this location, of which six (6) would be in a tandem configuration.

NOW, THEREFORE, BE IT RESOLVED, that based on the Planning Commission's independent judgment, the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 2003-003, permitting an office use of an existing structure at 565 8th Street and, contingent upon City Council approval of General Plan Amendment 2003-001 (Component # 2) and Zone Change 2003-001, subject to the attached Standard Conditions, and subject to the following site-specific conditions of approval:

1. This Conditional Use Permit approval is based on the premise that the existing building will be utilized in a manner that does not significantly modify the exterior of the building or require any modification to public improvements along the property frontages. Any proposed modification of the building or public improvements, including but not limited to adding roof mounted equipment, would require Development Review Committee approval and would be subject to referral to the Planning Commission for their consideration as a formal modification of the Conditional Use Permit.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 22nd day of April 2003 by the following vote:

AYES: Ferravanti, Calloway, Flynn, Kemper, Steinbeck, Warnke, Johnson
NOES: None
ABSTAIN: None
ABSENT: None

Ron Johnson, Chairman

ATTEST:

Bob Lata, Planning Commission Secretary