

RESOLUTION NO.: 06-0014  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE A PARKING MODIFICATION IN  
RELATION TO SITE PLAN 05-030  
(MOORE)

APN: 009-091-011

WHEREAS, Section 21.18.060.g.3 give the Planning Commission the discretion to allow deviations to the parking standards when physical circumstances warrant minor deviations when converting existing residences to offices in the OP zoning district; and

WHEREAS, Douglas Moore has submitted Site Plan 05-030 requesting to convert an existing 1,748 square foot residence to a professional office; and

WHEREAS, Mr. Moore is requesting the ability to construct 7 parking spaces rather than 9, based on there physically not being enough space to construct all 9 spaces; and

WHEREAS, it appears that other office conversions in the area do not meet the current parking code standards; and

WHEREAS, the Development Review Committee (DRC) approved Site Plan 05-030 and recommended that the Planning Commission approve the reduction in parking; and

WHEREAS, the project is categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 14, 2006, to consider the facts as presented in the staff report and development application, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. That the requested deviation would facilitate the office conversion which is encouraged within the OP zoning district, thereby providing additional professional office space in the downtown area which would be for the public interest;

2. The reduction of 9 parking spaces to 7 spaces would not create a health, safety and parking impact for the adjacent parcels, since deviation would consistent with other office conversions in this Office Professional zoning district;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve reducing the required parking for Site Plan 05-030 from 9 parking spaces to 7 spaces as allowed by Section 21.18.060.g.3 of the Zoning Ordinance.

PASSED AND ADOPTED THIS 14th day of February, 2006, by the following Roll Call Vote:

AYES: Steinbeck, Hamon, Holstine, Flynn

NOES: Withers

ABSENT: Mattke

ABSTAIN: Menath

---

CHAIRMAN JOHN HAMON

ATTEST:

---

JOHN FALKENSTIEN, PLANNING COMMISSION SECRETARY