

RESOLUTION NO.: 06-0059  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO DENY A PARKING MODIFICATION IN  
RELATION TO SITE PLAN 06-014  
(WITTSTROM)

APN: 009-091-011

WHEREAS, Section 21.18.060.g.3 gives 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, Chad Wittstrom has submitted Site Plan 06-014 requesting to convert an existing 1,300 square foot residence and add a 480 square foot addition, to a professional office; and

WHEREAS, Mr. Wittstrom is requesting the ability to construct 7 parking spaces rather than the 8 spaces as required by Section 21.18, based on there physically not being enough space to construct all 8 spaces; and

WHEREAS, the layout of the parking lot will permit only 6 functional spaces and therefore, the applicant's request was amended to allow for a two space reduction; 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 July 25, 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. The need for the parking reduction is self imposed due to the applicant's proposal to expand the floor area of the building by 480 square feet.
2. The reduction from 8 spaces to 6 could create parking problems in the neighborhood and would be precedent setting for other conversions that are anticipated to occur in this block;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby deny the request to reduce the required parking for Site Plan 06-014 from 8

parking spaces to 6 spaces, and require that the building/addition square footage be reduced to 1499 square feet using a net square footage without the porch, and return to DRC.

PASSED AND ADOPTED THIS 25th day of July, 2006, by the following Roll Call Vote:

AYES: Flynn, Withers, Hamon, Holstine, Steinbeck

NOES: Menath

ABSENT: Johnson

ABSTAIN: None

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY