

RESOLUTION NO.: 07-0008
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT 00-016
(Oak Creek Commons)
APN: 009-815-010

WHEREAS, Amendment to Planned Development 00-016 has been filed by Larry Miller on behalf of Oak Creek Commons Home Owners Association, to omit Condition No. 7 of Resolution 00-084, to eliminate the requirement to install an additional 11 on-site parking spaces; and

WHEREAS, Oak Creek Commons is located on the north side of Nicklaus Dr. across from Pat Butter School; and

WHEREAS, the request to bring this parking issue up for review by the Planning Commission is in accordance with Condition No. 7 of Resolution 00-084, which states as follows:

Adequate space shall be designed in the project for 11 more parking spaces. The installation of the additional 11 parking spaces may be postponed for 3 years, where at the end of the 3 year term Cohousing Resources shall either install the parking spaces (with the necessary permits through the City) or go before the Planning Commission via a public hearing and determine that the additional parking spaces are not necessary.

and;

WHEREAS, Oak Creek Commons has been in operation for approximately 2 years utilizing the existing 57 on-site parking spaces, and the City has not recognized a parking problem, or received complaints from the adjacent neighborhood or school regarding the on-site parking situation; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development amendment is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development amendment is consistent with the zoning code;
3. That the proposed Planned Development amendment will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the

neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;

5. That the proposed Planned Development amendment accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development amendment is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development amendment contributes to the orderly development of the city as a whole.
8. That in keeping with the theme of the project to de-emphasize the car, the Planning Commission allows the omission of 11 parking spaces.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Amendment to Planned Development 00-016, omitting condition No. 7 of Resolution 00-084, omitting the requirement to install the additional 11 on-site parking spaces, subject to the following conditions:

1. All remaining conditions within Resolution 00-084 shall remain in full effect.

PASSED AND ADOPTED THIS 9th day of January 2007, by the following Roll Call Vote:

AYES: Menath, Withers, Holstine, Steinbeck, Johnson, Treach

NOES: Flynn

ABSENT: None

ABSTAIN: None

VICE CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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