

RESOLUTION NO.: 07-072
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE JOINT-USE PARKING IN
RELATION TO SITE PLAN 07-013
(CHRISTENSEN)
APN: 008-233-010

WHEREAS, Stephen King on behalf of Ty and Jennifer Christensen has submitted Site Plan 07-013 requesting to construct a new professional office with an apartment unit on their property located at 1921 Spring Street; and

WHEREAS, the parking ordinance would require 8 parking spaces for the office and 2 parking space for the apartment for a total of 10 spaces; and

WHEREAS, the project has been designed to provide 8 spaces, and the applicant's are requesting that the Planning Commission allow shared parking between the office and the apartment; and

WHEREAS, Section 21.22.130 gives the Planning Commission the authority to approve joint-use parking between day and nighttime uses; and

WHEREAS, the applicant's are requesting that the 2 parking spaces provided for the apartment be able to be used by the office during the day; and

WHEREAS, the Development Review Committee (DRC) approved Site Plan 07-013 and recommended that the Planning Commission approve the shared parking request; 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 24, 2007, 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 joint-use parking request would facilitate the office professional/residential use which is encouraged within the OP zoning district as well as the mixed use overlay district, thereby providing additional professional office space in the downtown area which would be for the public interest;
2. The reduction of 10 parking spaces to 8 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;

3. The proposed office professional/residential project along with the request for reduced parking would be consistent with the City's Economic Strategy which promotes the need for more "livable communities" by encouraging the development of projects that utilize compact design, utilize a mix of uses, and minimize the impact of cars by promoting walking, biking and the use of transit.
4. The proposed office/residential project will utilize the parking spaces at different times of the day, more specifically the office will typically utilize the spaces during daytime hours and the residence would use the spaces in the evening and weekends, therefore the joint use parking is justified and would meet the intent of the Zoning Code for mixed use projects.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve the joint-use of two parking spaces between the office and residential use, and therefore authorizes the reduction of on-site parking spaces from 10 to 8 as shown on the plans for Site Plan 07-013.

PASSED AND ADOPTED THIS 24th day of July, 2007, by the following Roll Call Vote:

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

NOES: None

ABSENT: Menath

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY