

RESOLUTION NO.: 07-087

A RESOLUTION OF  
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES  
APPROVING CONDITIONAL USE PERMIT 07-009  
TO ESTABLISH A BED AND BREAKFAST INN LOCATED  
AT 1521 VINE STREET, APN: 008-318-012  
APPLICANT – JOHN MC CARTHY, MC CARTHY ENGINEERING, INC.

WHEREAS, Conditional Use Permit (CUP) 07-009 has been filed by John McCarthy on behalf of Margot Van Horn; and

WHEREAS, CUP 07-009 is a proposal to establish a Bed and Breakfast Inn located at 1521 Vine Street; and

WHEREAS, the City's General Plan and Economic Development Strategy include policies that support tourist oriented development; and

WHEREAS, no exterior alterations are proposed to the existing historic structure and the appearance of the home and landscaping are consistent with other Victorian era homes on Vine Street; and

WHEREAS, the proposed parking area in the rear of site which includes providing four parking spaces in the rear area in two rows of tandem parking and two tandem ribbon parking spaces in the front yard constructed with pervious pavers to provide the required parking spaces for renting three rooms in the home and the rear cottage for transient lodging, and for the residential use of the site as shown in Exhibit B; and

WHEREAS, the Planning commission has determined that tandem parking will not result in negative parking impacts or affect the character of the surrounding residential neighborhood; and

WHEREAS, the Planning Commission held a duly noticed public hearings on July 10, 2007, and September 25, 2007, and the City Council held a duly notice public hearing on September 4, 2007 to accept public testimony on this Conditional Use Permit 07-009; and

WHEREAS, based upon the facts and analysis presented the Planning Commission makes the following findings:

1. The project will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The project is consistent with the General Plan Land Use Designation, and applicable zoning standards.
3. The bed and breakfast inn and associated tandem parking plan is compatible with surrounding residential neighborhood.
4. Oak tree protection measures recommended by the project Arborist shall ensure that the proposed parking area will not be detrimental to the health of the existing 42 inch oak tree on the property.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve of this Conditional Use Permit 07-009, subject to the following conditions:

## STANDARD CONDITIONS

1. The project shall be operated in substantial conformance with the following conditions established by this resolution:
2. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the conditional use permit.
3. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
4. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
5. Use and operation of the business and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).

## SITE SPECIFIC CONDITIONS

6. A sign permit shall be required prior to installation of any signs, and shall be reviewed and approved by the Development Review Committee.
7. The property owner shall maintain continuous residency of the home at all times while the site is used as a B&B.
8. The applicant shall obtain written approval of the San Luis Obispo County Health Dept. within 30 days of approval of this CUP.
9. Six parking spaces shall be provided and maintained on the property, including two tandem spaces in the front of the lot and two rows of tandem spaces (4 parking spaces) in the rear area of the site as shown on the approved Plot Plan. The property owner shall inform all guests that they are to park their car in on-site parking spaces.
10. The applicant shall change the parking information on the business website so that it reflects the requirement for all guests to park in on-site parking spaces.
11. All oak tree protection mitigation measures noted by the project Arborist shall be adhered to in compliance with the Arborist Report, including installing pavers or other permanent, permeable materials in the rear parking area within the Critical Root Zone of the existing 42 inch oak tree.
12. The fire and building departments shall conduct an annual inspection of the B&B.
13. The applicant shall construct the required six on-site parking space improvements in compliance with Exhibit B of this CUP and the recommendations of the project arborist as provided in the applicable Arborist Report within 180 day from approval of this CUP.

14. Staff shall report back to the Planning Commission one year after the on-site parking spaces have been constructed to report if the parking plan is functioning appropriately and if any parking related complaints have been received.

PASSED AND ADOPTED THIS 25<sup>th</sup> day of September, 2007 by the following Roll Call Vote:

AYES: Johnson, Treatch, Withers, Peterson, Holstine

NOES: None

ABSENT: Flynn, Steinbeck

ABSTAIN: None

---

Margaret Holstine, Chairman

ATTEST:

---

Ron Whisenand, Planning Commission Secretary