

RESOLUTION NO.: 03-060

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 03-011
(AVERSENG)
APN: 009-032-006

WHEREAS, Section 21.15.230, Historical and Architectural Preservation District, II. Bed and Breakfast Establishments, would provide for Bed and Breakfast rooms serving tourists and visitors in existing residential structures of historic or architectural significance, and

WHEREAS, Cristina and Andre Averseng own the historical and architecturally significant house located at 1233 Olive Street, and

WHEREAS, the owners have submitted Conditional Use Permit 03-011 in accordance with Section 21.15.230, and

WHEREAS, in conjunction with the Conditional Use Permit, the applicants are requesting that the Planning Commission allow the use of tandem parking spaces to meet the requirement of providing two off street parking spaces, and

WHEREAS, the Development Review Committee reviewed the proposal at their meeting on August 4, 2003, where they recommended that the Planning Commission approve the proposal, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 12, 2003 to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this Conditional Use Permit request, 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 finds that the establishment, maintenance or operation for the requested use or building applied for , will not, under the circumstances of the particular case, 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, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 03-011 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan

2. This Conditional Use Permit (CUP) authorizes the applicants to designate one of the bedrooms in the house (northeast bedroom) for a bed and breakfast use for the property located at 1233 Olive Street, subject to the conditions of approval within this resolution.
3. 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.
4. Any new lighting needs to be fully shielded.
5. The structure shall serve as the primary residence of the owner, and the bed and breakfast use shall be operated as an accessory use to the owner's residence.
6. The internal living area and private open area for the owner's or manager's residential use shall be consistent with the underlying zone requirements.
7. The minimum off-street parking for the base residential use shall be provided as required in the underlying zone. In addition, one parking space shall be provided for each one guest room. Parking shall not be located in a manner which detracts from the residential appearance of the structure, or the neighborhood. Tandem

parking for the two required spaces is permitted as shown on the attached Site Plan, Exhibit A.

8. In the R-1, R-2 and R-3 districts, wall-mounted signs shall not exceed two square feet; freestanding signs may not exceed eight square feet in area and four feet in height. All signs will need to be reviewed by the City's Development Review Committee for approval.
9. Fire and life safety requirements will be imposed by the city's fire and building department's contingent upon the intensity of each bed and breakfast use. An example of the minimum requirements for a bed and breakfast occupancy would be the installation of an approved fire extinguisher in the structure and finally the inclusion of an evacuation plan posted in each lodging room.
10. The maximum requirement likely to be sought by the fire department would include, in addition to the items mentioned above, a fully automatic fire-detection system or a fire sprinkler system.
11. The fire and building departments shall conduct an annual inspection of each bed and breakfast use.
12. Applicants for bed and breakfast uses shall receive written approval of the San Luis Obispo County health department prior to the business becoming operational.

PASSED AND ADOPTED THIS 12th day of August 2003, by the following roll call vote:

AYES: Warnke, Ferravanti, Johnson, Steinbeck, Calloway

NOES: Flynn

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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