

ORDINANCE NO. 486 N.S.
AN ORDINANCE AMENDING ORDINANCE NO. 405, N.S., CHAPTER 21
OF THE ZONING REGULATIONS OF THE CITY OF
EL PASO DE ROBLES, STATE OF CALIFORNIA

The City Council of the City of El Paso de Robles, State of California, does hereby ordain as follows:

Section I., Insert Section 21.15.200, Historic and Architectural Preservation Bed and Breakfast Establishments

Section II., Insert Section 21.15.210, Purpose:

The purpose of this Article is to provide a means of preserving structures and areas of historical (as defined in Section 21.08.245 of the Municipal Code of the City of Paso Robles) or architectural significance by allowing adaptive uses which will provide an incentive for preservation, provided said uses are appropriate to the historical or architectural nature of the structure and area, and said uses will not significantly increase traffic impacts or be detrimental to the health, safety and welfare of the surrounding area.

Section III., Insert Section 21.15.220, Definition:

A residential dwelling occupied by a resident person or family, containing individual living quarters on a transient basis, (as defined in Section 5.06.020 of the Municipal Code of the City of Paso Robles) for compensation, and in which a breakfast may be provided for guests. The breakfast provided shall not constitute a restaurant operation and may not be provided to persons other than guests.

Section IV., Insert Section 21.15.230, Use Permit Required:

Bed and breakfast rooms serving tourists and visitors may be provided in existing residential structures of historic or architectural significance after first securing a Use Permit from the Planning Commission. The following provisions shall apply to bed and breakfast use:

This Use Permit shall not authorize any commercial type uses, or permanent dwelling accommodations.

Section V., Insert Section 21.15.240, Conditions:

1. 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.

2. The internal living area and private open area for the owner or manager's residential use shall be consistent with the underlying zone requirements.

3. There shall be a maximum of two (2) guest rooms per parcel in the R-1 zone, and not to exceed five (5) in any other residential zone. The two (2) guest room restriction may be waived, not to exceed five (5) rooms, by the Planning Commission, if size of house and lot warrant. The Planning Commission must find that traffic from the use will not disrupt a surrounding residential area.

4. 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 (1) guest room. Parking shall not be located in a manner which detracts from the residential appearance of the structure, or the neighborhood.

5. Signing shall not exceed two (2) square feet attached to the house in the R-1, R-2 and R-3 zones. Sign ordinance requirements shall prevail in other zones. The Architectural Review Committee must approve all signs.

6. Fire and life safety requirements will be imposed by the City's Fire and Building Departments 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.

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.