

ORDINANCE NO. 668 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 AMENDING TITLE 22, CHAPTER 22.04.090, DEDICATION OF
 LAND OR PAYMENT OF IN LIEU FEES FOR PARK AND RECREATION PURPOSES;
 AND CHAPTER 22.20.185, STORM DRAINAGE FEES

WHEREAS, the City Council of the City of Paso Robles finds that there is a valid reason to exempt agricultural parcels from paying Park and Drainage Subdivision Fees; and

WHEREAS, the City Council also finds that there is good reason for exempting payment of fees for Parcel Maps containing parcels, sizes, all parcels with the final map, all parcels larger than five (5) acres in size.

NOW, THEREFORE BE IT RESOLVED, that the City Council amend the Municipal Code as follows:

1. Amend Section 22.04.090, Dedication of Land or Payment of In Lieu Fees for Park and Recreation Purposes to add:

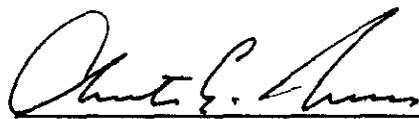
Parcels that are zoned agricultural or are residential zoned and larger than five (5) acres gross in size are exempted from payment of in-lieu fees or land dedication for park and recreation purposes.

2. Amend Section 22.20.185, Storm Drain Fees to add:

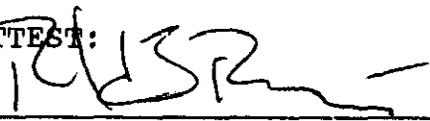
Parcels which are zoned agricultural or are residential zoned and larger than five (5) acres in size are exempt from payment from Storm Drainage fees.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles, this 7th day of December, 1993, on the following vote:

AYES: Heggarty, Macklin, Martin, Picanco, and Iversen
 NOES: None
 ABSENT: None


 CHRISTIAN E. IVERSEN, MAYOR

ATTEST:


 RICHARD J. RAMIREZ, CITY CLERK

ORDINANCE NO. 669 N.S.
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 AMENDING MUNICIPAL CODE REGULATIONS FOR
 OFF-STREET PARKING REQUIREMENTS FOR
 COMMERCIAL, SERVICE AND OFFICE LAND USES
 IN THE DOWNTOWN PASO ROBLES AREA
 (CODE AMENDMENT 93005)

WHEREAS, Section 21.22.030 et seq of the Paso Robles Municipal Code contains the off-street parking requirements for all land uses and provides special requirements for certain commercial, service and administrative professional land uses; and

WHEREAS, the Land Use Element of the General Plan contains policies that call for the revitalization of the historic downtown by encouraging specialty retail, office and entertainment land uses to locate within this area; and

WHEREAS, implementation of the City's adopted Economic Development Strategy calls for the City to revise the Zoning and use restrictions by eliminating parking restrictions within the downtown core (defined as 9th Street on the South, 16th Street on the North, Vine Street on the West, and Highway 101 on the East); and

WHEREAS, existing off-street parking requirements have proven to be a hindrance to the City's efforts to revitalize the historic downtown, in that said requirements have made it economically infeasible to utilize all of the floor space in certain existing historic buildings, to move new activity-generating land uses into vacant space, and to develop / redevelop vacant and under-utilized properties within the downtown area; and

WHEREAS, the City Council finds that elimination of the off-street parking requirements within the described boundaries would provide incentive for investment in the downtown, in addition to fostering a pedestrian orientation for future development; and

WHEREAS, the Redevelopment Agency's Project Area Committee (PAC) has unanimously recommended support for elimination of the off-street parking requirement, with the condition that the City review the need for new off-street parking facilities at least every five years and that any new development occur in compliance with the Main Street Design Guidelines; and

WHEREAS, public hearings were conducted by the Planning Commission on October 11, 1993 and by the City Council on November 2, 1993, to consider facts as presented in the staff report and to accept public testimony regarding this proposed code amendment; and

WHEREAS, based on discussions by the Parking Facilities Subcommittee, including a recommendation that the subject be given further consideration and additional refinements, Amendment 93005 was referred back to the Planning Commission for an additional noticed public hearing which was held on November 22, 1993, resulting in a recommended modification in the geographic area defined as downtown, as illustrated in the attached Exhibit "A", and a change to the minimum off-street parking ratio;

WHEREAS, at its meeting of December 7, 1993, in accordance with the California Environmental Quality Act, the City Council adopted a Negative Declaration for this code amendment;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that Title 21 (Zoning) of the Municipal Code be amended as follows:

SECTION I: Section 21.22.030 is hereby amended to read as follows:

"21.22.030 Definitions.

- A. "Downtown parking assessment district" means the boundaries of the district in effect on July 1, 1987.
- B. "Downtown area" means the geographic area generally bounded by 7th Street on the South, 17th Street on the North, Oak and Vine Streets on the West, and State Highway 101 on the East; the more precise boundaries are illustrated in Figure 21.22-4.
- C. "Fixed seats" means two lineal feet of pews, benches, or other stationary seating.
- D. "Freestanding" means one land use or combination of land uses, subject to a single business license, on one parcel of land. Except as specifically noted, all off-street parking standard apply to freestanding land uses.
- E. "Multitenant" means multiple land uses (subject to multiple business licenses) on one parcel of land.
- F. "Spaces" means off-street parking spaces, open or enclosed, developed in accordance with the provisions of this chapter.

SECTION II: Figure 21.22-4 is hereby added as shown in the attached Exhibit "A".

SECTION III: Section 21.22.035 is hereby amended to read as follows:

21.22.035 Downtown area parking space requirements.

Commercial, service, and office land uses located within the Downtown Area shall be required to provide off-street parking spaces at the ratio of 1 space per 1750 square feet of land area, in order to encourage economic investment and a pedestrian oriented development pattern.

Exceptions to the downtown area parking space requirements:

1. Within the downtown area, buildings existing as of November 1, 1992, shall have no requirement to provide off-street parking spaces for commercial, service, and office land uses.
2. There are no off-street parking requirements for the class and nature of land uses that includes movie theaters, theatrical productions, restaurants, and other assembly type land uses that typically, but not exclusively, are in operation after usual business hours (ie: after 5:00 PM); the applicability of this standard shall be determined by the Planning Commission.
3. The Planning Commission shall have the authority to waive the 1 space per 1750 square foot off-street parking requirement in the downtown area when such waiver would support the City's Economic Development Strategy, dated May 18, 1993, and no health or safety concerns would be adversely impacted by such waiver.

Effective Dates: The off-street parking requirements, and exemptions from said requirements, that are provided for in this Section, shall apply from the effective date of this ordinance through December 31, 1998. Prior to December 31, 1998, the City Council may, by ordinance, determine to extend the effective period of said requirements and/or exemptions. In the absence of affirmative action by the City Council to extend the requirements and/or exemptions provided for in this ordinance, on January 1, 1999 off-street parking requirements for new construction within the downtown area, as defined in Section 21.22.030 et seq of the Paso Robles Municipal Code, shall revert to the off-street parking requirements contained in Section 21.22.040 of the Paso Robles Municipal Code. Even if the City Council does not extend the off-street parking requirements and/or exemptions provided for by this

- room;
5. Schools: one space for each staff member and employee; in the case of secondary schools, one additional parking space for each eight students in grades nine through twelve shall be provided.
- D. Commercial-Recreational.
1. Amusement parks, fairgrounds: One space per five hundred square feet outdoor use area;
 2. Pool halls, bowling alleys, and similar recreational facilities: one parking space for each two hundred square feet of net floor space;
 3. Stadiums: one parking space for each six spectator seats;
 4. Theaters: one space for every five seats.
- E. Commercial and Service Uses.
1. Ambulance services: Three spaces per emergency vehicle;
 2. Animal Hospitals and Boarding: One space per three hundred square feet of gross floor area;
 3. Auto Sales and Garages: four spaces for each maintenance stall;
 4. Automobile service businesses: Three spaces per service bay;
 5. Barber and Beauty Salons: one space per one hundred twenty-five square feet of gross floor area;
 6. Bus stations: One space per three hundred square feet of office/waiting room plus one space per thousand square feet warehouse/garage area;
 7. Carwash, mechanical: one space per each employee on the largest shift plus fifty square feet of parking space (need not be striped) for each auto the facility is capable of washing in one hour of constant operation;
 8. Carwash, self service: Two spaces per washing area or unit;
 9. Funeral homes and mortuaries: One parking space for each four fixed seats plus one space for every forty square feet of floor area for nonfixed seats in a chapel, assembly room or foyer;
 10. Furniture and large appliance sales: one space per five hundred square feet of gross floor area;
 11. Laundromats: one space per two hundred square feet of gross floor area;
 12. Mini-marts and liquor stores: one space per two hundred twenty-five square feet of gross floor area
 13. Multitenant commercial centers (including but not limited to sit-down restaurants, laundromats, medical/dental offices, banks, mini-marts, and liquor stores: one space per two hundred fifty square feet of gross floor area unless the Planning Commission finds that a proposed land use will create a disproportionate demand for off-street parking spaces; in such cases the Planning Commission may determine that the land use is of similar class and nature to land uses requiring additional spaces and require same to be provided;
 14. Nurseries (plant): one space per five hundred square feet of gross floor area used for sales, office and small materials storage and one space per two thousand square feet of outdoor storage or indoor storage of large materials;
 15. Restaurants (drive-through): one space per one hundred square feet of gross floor area;
 16. Restaurants (sit-down), nightclubs and similar establishments: one space per 150 square feet of gross floor area; parking spaces for outdoor seating shall be provided as follows:
 - a. Where the outdoor seating area is twenty-five percent or less of the indoor serving area, no additional parking spaces are required.
 - b. Where the outdoor seating area is twenty-six to fifty percent of the indoor seating area, additional parking spaces shall be provided at one-half of the rate required for indoor serving area.
 - c. Where the outdoor seating area is greater than fifty percent of the indoor serving area, additional parking spaces shall be provided at the same rate required for indoor serving area;
 17. Retail and service establishments: one space per two hundred

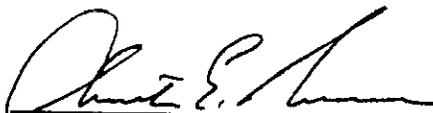
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- fifty square feet of gross floor area;
- 18. Service Stations:
 - a. Self-service, with no accessory uses: two spaces,
 - b. Full-service: three spaces per service bay.
- F. Administrative and Professional.
 - 1. Clinics: one space for two hundred square feet of gross floor area;
 - 2. Medical/dental offices, banks/savings and loans and similar institutions: One space per two hundred square feet of gross floor area. Where physical circumstances warrant minor deviations from off-street parking standards for the conversion of homes to offices in the R-3-0 Zone, the architectural review committee (ARC) may recommend such deviations to the full Planning Commission. Upon demonstration of the public interest, the Commission may permit such deviations;
 - 3. Offices, not including medical/dental offices, clinics, banks/savings and loans and similar institutions: one space per two hundred square feet of gross floor area. Exception: In the R-3-0 zone, where physical circumstances warrant minor deviations from off-street parking standards for conversion of homes to offices, the ARC may recommend such deviations to the full Planning Commission. Upon demonstration of the public interest, the Commission may permit such deviations.
- G. Industrial, Manufacturing, and Storage.
 - 1. Manufacturing industries: one parking space for each five hundred square feet of gross floor area used for manufacturing and one parking space for each thousand square feet of gross floor area, within a building, used for storage;
 - 2. Wholesale and storage: one parking space for each thousand square feet of gross floor area within a building;
 - 3. Mini-warehouses: one space for each five thousand square feet of gross floor area within a building to be distributed proportionately in the front and rear portion of the lot."

PASSED AND ADOPTED, This 4th day of January, 1994, by the following roll call vote:

AYES: Heggarty, Macklin, Martin, Picanco, Iversen
 NOES:
 ABSENT:



 MAYOR CHRISTIAN E. IVERSEN

ATTEST:

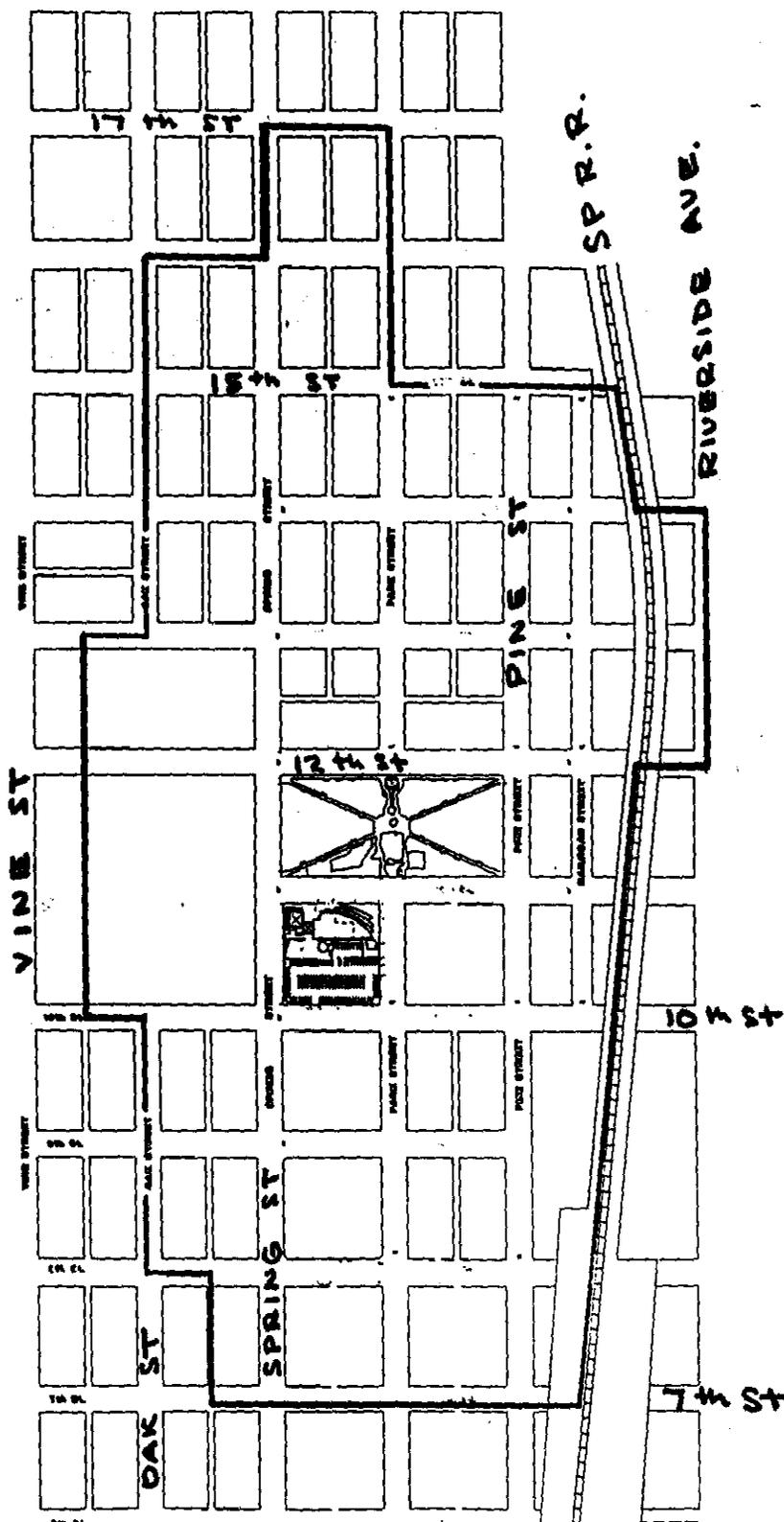


 RICHARD J. RAMIREZ, CITY CLERK

EXHIBIT "A"

FIGURE 21.22 - 4

GEOGRAPHIC BOUNDARIES OF THE DOWNTOWN AREA



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