

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP PR 08-0161
443 OLIVE STREET, APN 009-252-017, APPLICANT – DAN CONNER

DATE: MARCH 23, 2010

Needs: For the Planning Commission to consider an application for a Tentative Parcel Map to convert an existing 3-unit multifamily triplex into three condominium units.

- Facts:**
1. The property is located at 443 Olive Street on the uphill, west side of the street.
 2. The existing triplex was completed in May 2005.
 3. The property is zoned R-2 (Duplex/Triplex), with a General Plan designation of RMF-8 (Residential Multi-Family Low Density).
 4. The project is consistent with the development standards and density requirements in the R2 zoning district. No internal or external modifications are proposed with this map.
 5. The project is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Class 15, Minor Land Divisions.

**Analysis
and**

Conclusions: The proposed tentative parcel map is consistent with the zoning and land use designation for this site, which allows for the creation of condominium units within the R-2 zoning district. The existing parcel is not within the Original Subdivision, and is 14,507 s.f. in area. A maximum density of one unit for each 4,000 s.f. (per unit) is allowed in the R-2 zone for parcels that are not within the Original Subdivision of the City.

Each proposed unit has separate utilities including gas, electric and sewer services. Each unit also has its own 2-car garage. Guest parking is not required for multifamily, including condominiums, for developments of less than five units.

The open space requirement for the units requires a minimum of 250 square feet of open space (if it is proposed to be all private open space). With the existing area of the front balconies and rear yards, the open space requirement exceeds the minimum requirement for each unit. (i.e. open space: Unit 1 – 302 s.f.; Unit 2 – 279 s.f.; Unit 3 – 274 s.f.) The balconies have the minimum width dimension of five feet, and the rear area that is “usable” area is less than 10 percent slope. The remaining property in the rear area of the property is too steep (i.e. exceeds 10 percent slope) to be considered usable open space.

All frontage improvements are installed. The City Engineer and Emergency Services Departments do not have any specific conditions of approval, since the property complies with current development standards that apply to the property.

The only difference in the property if the proposed condominium map were to be approved is that the property owner would be able to sell each unit individually. The proposed map does not conflict with the intent of the General Plan, since the units could allow for homeownership opportunities, and they may still be occupied as rental units, thus providing varying housing opportunities.

Staff Report prepared by: Susan DeCarli, AICP

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, and CEQA.

Fiscal Impact: None.

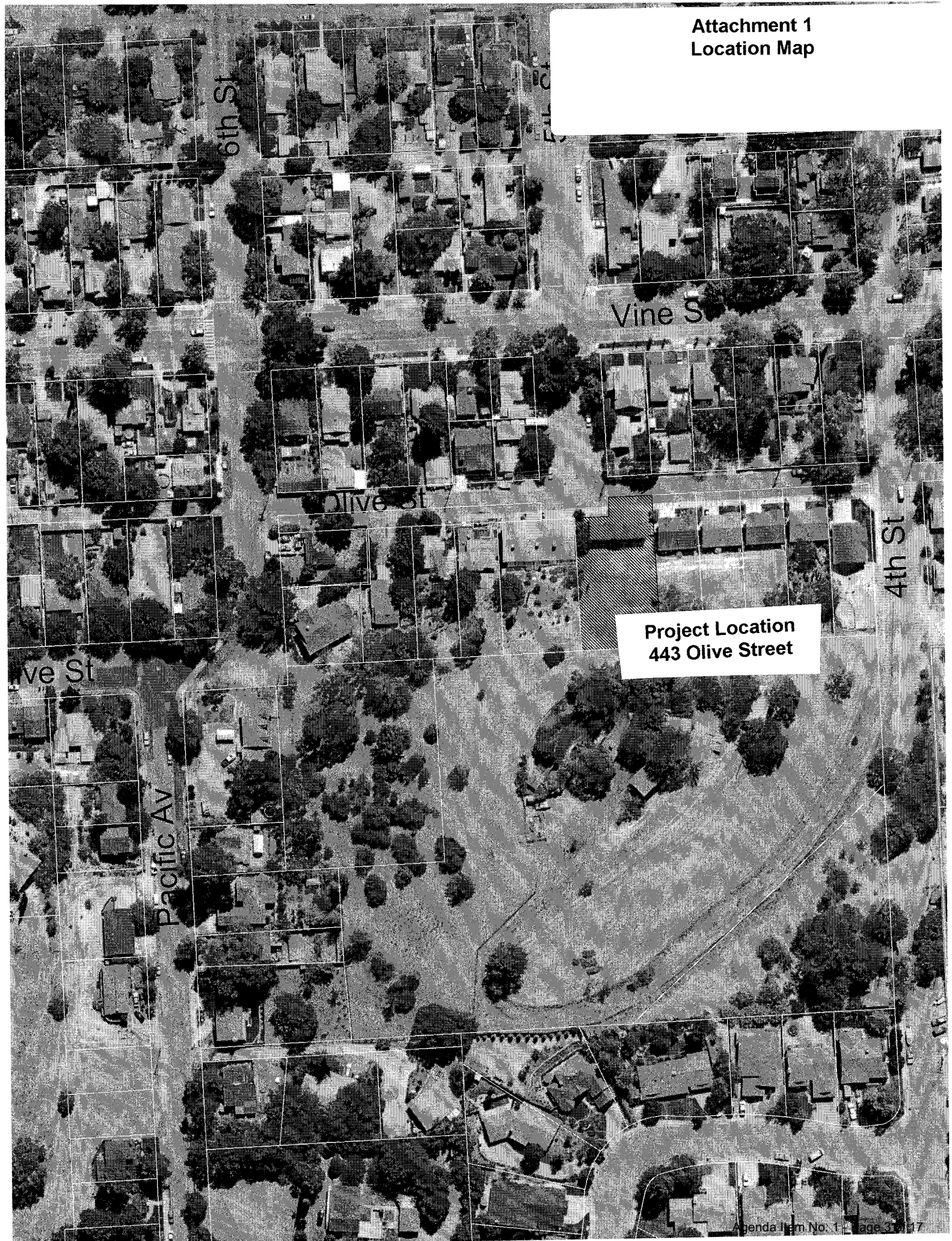
Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Adopt the attached Resolution approving PR 08-0161
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Attachments:

1. Location Map
2. TPM PR 08-0161
3. Resolution to Approve PR 06-0002
4. Newspaper and Mail Notice Affidavits

**Attachment 1
Location Map**



**Project Location
443 Olive Street**

TENTATIVE PARCEL MAP PR 08-0161

A ONE PARCEL SUBDIVISION FOR CONDOMINIUM PURPOSES OF LOT 12 OF BLOCK 143, AND PORTIONS OF ABANDONED FIFTH AND OLIVE STREETS IN THE PASO ROBLES AND DOCUMENTS NUMBERED BOOK A, PAGES 169 OF MAPS AND DOCUMENTS NUMBERED 1889-070269 AND 1217-461 OF OFFICIAL RECORDS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND CERTIFY OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

W.L. TOUCHON FLS 446
EXPIRES 09/30/2010

BENCH MARK (CITY OF EL PASO DE ROBLES)

THE BENCH MARK IS A CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF FIFTH STREET AND OLIVE STREET AND THE BENCH MARK IS A CONCRETE MONUMENT WITH THE FOLLOWING ELEVATION - 778.01' PER CITY BENCHMARK SYSTEM

PROPERTY OWNERS / SITE INFORMATION

MARK: DAN S. BURGESS & COMPANY
TRUSTEES OF THE R.A. BRES TRUST
FORMER 141-080
443 OLIVE DRIVE
PASO ROBLES, CA 93448
APN 008-252-017

NOTE:
THERE ARE NO OAK TREES ON
SUBJECT PROPERTY.



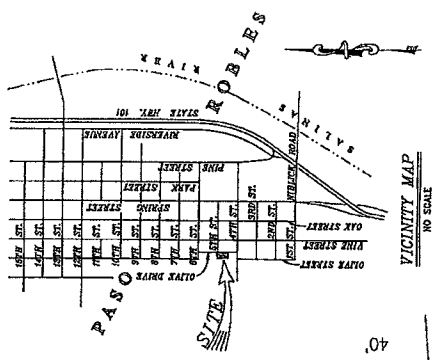
LOT 7 OF BLOCK 143
A-MAPS-189
A.P.N. 008-251-027
RICHARD FURNEY
517 OLIVE ST.

SCALE: 1" = 10' FT.
CONTOUR INTERVAL = 1 FOOT

ROAD VACATED PER DOCUMENT 1217-461

FOUND 1/2" REBAR WITH CAP - IS 814" PER 80'-15"-8

FOUND 3/4" I.P. PER 29'-15"-8 OPEN BEARER 12" X 12" 0.65' FROM CURBLINE.

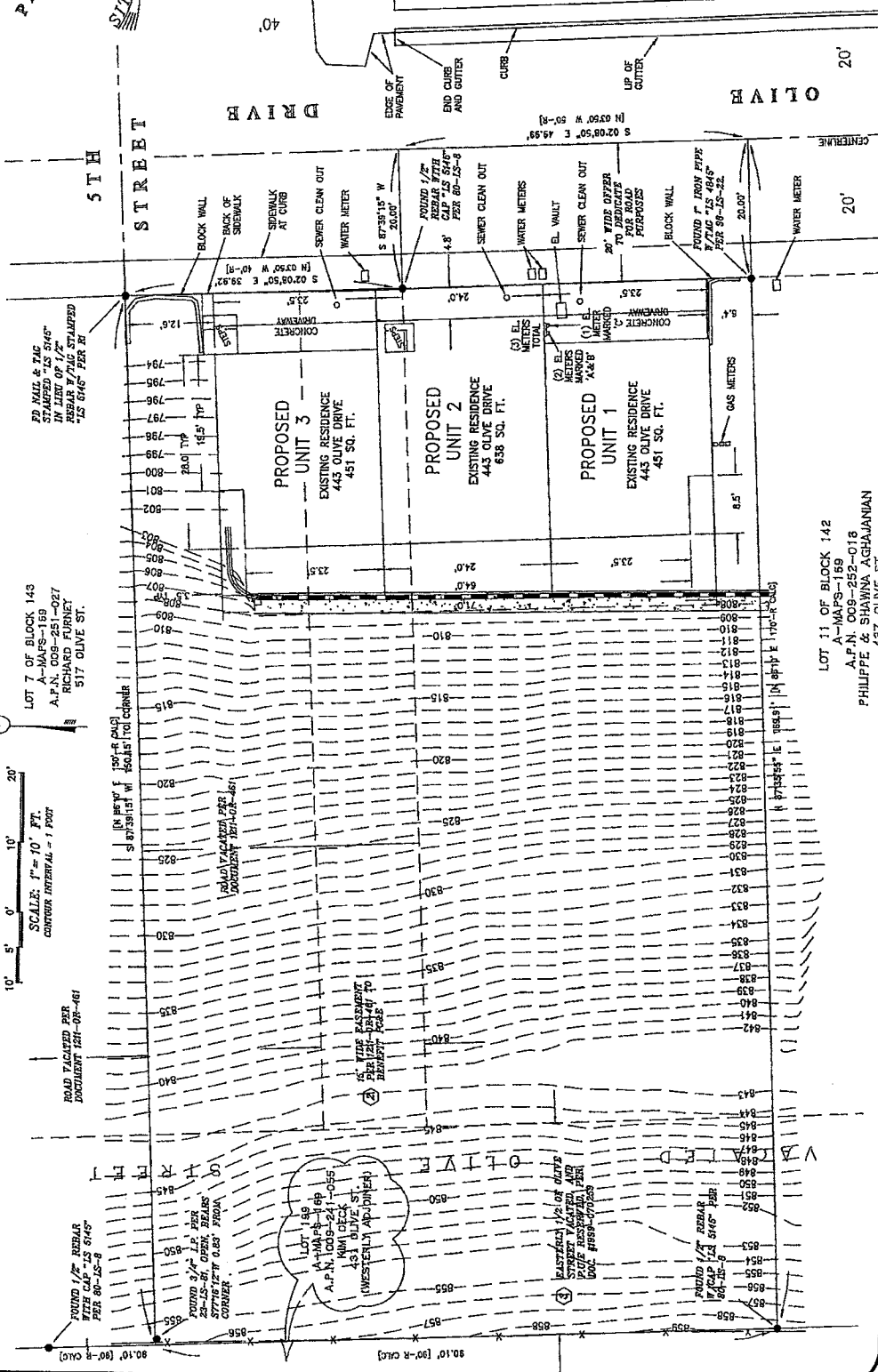


NOTES

- TOPOGRAPHIC SURVEY PER LUK & ASSOCIATES. BOUNDARY SURVEY WAS PERFORMED BY TWIN CITIES SURVEYING.
- UNDERGROUND UTILITIES SHOWN FROM RECORD DRAWINGS ONLY. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT. INFORMATION REGARDING UTILITY DEPTH, CONDITION, AND CAPACITY OBTAINED FROM RECORD DRAWINGS.
- FIELD SURVEY PERFORMED 11/11/08.
- TITLE REPORTS:
FIRST AMERICAN TITLE COMPANY DATED NOVEMBER 04, 2008
EASTMONT PER TITLE REPORT:
② - AT EASTMONT TO ERECT AN END CURB AND GUTTER AS SHOWN ON DRAWING 15. BE RECORDED NOVEMBER 15, 2008.
③ - AT EASTMONT TO ERECT AN END CURB AND GUTTER AS SHOWN ON DRAWING 15. BE RECORDED NOVEMBER 15, 2008.
④ - AT EASTMONT TO ERECT AN END CURB AND GUTTER AS SHOWN ON DRAWING 15. BE RECORDED NOVEMBER 15, 2008.
- PER P.E.M.A. FIELD MAP OBTAINED ACCOUNT IN 2008 THE PROPERTY, FLOOR FINISHES ARE 0.00' TO 0.05' ABOVE MEAN SEA LEVEL. AVERAGE DEPTHS OF LESS THAN 1' AND DEPTHS OF 1' TO 2' ARE SHOWN IN AREAS OF FLOOD. ADDITIONAL INFORMATION SHOWN IS AND RECORD "R. BRINE A-MAPS-189".

TWIN CITIES SURVEY

605 MAIN STREET
TWIN CITIES, CALIFORNIA 93428
(805) 344-5454
OWNER: TWIN CITIES SURVEYING
DRAWN BY: J. LUK
FIELD SURVEY: 11-11-08



LOT 11 OF BLOCK 142
A-MAPS-189
A.P.N. 008-252-018
PHILIPPE & SHAWNA AGHAJANIAN
437 OLIVE ST.

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR TENTATIVE PARCEL MAP PR 06-08-0161
(Conner) APN: 009-252-017**

WHEREAS, this is Tentative Parcel Map PR 06-0161, an application filed by Dan Conner, to convert an existing triplex located at 443 Olive Street into three condominium units; and

WHEREAS, the subject site is located in the RMF-8 land use category and in the R-2 zoning district; and

WHEREAS, the existing parcel is 14,507 s.f., and a maximum density one unit for each 4,000 s.f. (per unit) may be allowed in the R-2 zone for parcels that are not within the Original Subdivision of the City; and

WHEREAS, the proposed condominium conversion is consistent with the development standards in the R2 zoning district; and

WHEREAS, the proposed tentative parcel map is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Class 15, Minor Land Divisions; and

WHEREAS, the open public hearing was conducted by the Planning Commission on March 23, 2010 to consider facts as presented in the staff report prepared for the tentative parcel map, and to accept public testimony regarding the application; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative condominium conversion map is consistent with the adopted General Plan for the City of El Paso de Robles since it complies with the RMF-8 land use density and offers varying housing opportunities;
2. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed as demonstrated with the existing triplex;
4. The site is physically suitable for the proposed density of development;
5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The land division proposed is not likely to cause serious public health problems;
7. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

8. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Tentative Parcel Map PR 08-0161 subject to the following conditions of approval.

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS OF APPROVAL:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

PLANNING

2. The project shall be designed so that it substantially conforms with the following exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Parcel Map 08-0161

3. Each unit shall maintain a 2-car garage for use of individual condominiums
4. Individual utilities for each unit shall be provided and maintained including gas, electric and sewer.

PASSED AND ADOPTED THIS 23rd day of March, 2010 by the following Roll Call Vote:

AYES: Commissioners –
NOES: Commissioners –
ABSENT: Commissioners –
ABSTAIN: Commissioners -

JOEL PETERSON, CHAIRMAN

ATTEST:

RON WHISENAND
SECRETARY OF THE PLANNING COMMISSION

EXHIBIT A
OF RESOLUTION

CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: Planning Commission Date of Approval: March 23, 2010

Applicant: Dan Conner Location: 443 Olive Street

APN: 009-252-017

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on March 23, 2012 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- 4. Any site specific condition imposed by the Planning Commission in approving this project 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 approval of this project. 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 for this approval.

- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Prior to the issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of Paso Robles as the sole agent for pumping and delivering the overlyer's groundwater rights.

NOTE: THIS CONDITION IS CURRENTLY UNDER REVIEW BY THE CITY ATTORNEY.

- 18. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 19. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 20. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 21. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 22. Prior to the issuance of building permits, the

- Development Review Committee shall approve the following:
- Planning Division Staff shall approve the following:

- a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
- b. A detailed landscape plan;
- c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
- d. Other:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map) PR 08-0161 into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____.

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.

- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>Olive Drive</u>		
Street Name	City Standard	Standard Drawing No.

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
 Performance Bond.....100% of improvement costs.
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.

- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.

- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.

- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

- 12. All final property corners shall be installed.

- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.

- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.

6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.

7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.

 - Final inspections shall be completed on all buildings.

TENTATIVE PARCEL MAP PR 08-0161

A ONE PARCEL SUBDIVISION FOR CONDOMINIUM PURPOSES OF LOT 12 OF BLOCK 142, AND PORTIONS OF UNDEVELOPED PAVED AND OLIVE STREETS, IN THE CITY OF PASO ROBLES, PER MAP FILED IN BOOK 4, PAGE 189 OF MAPS, AND DOCUMENTS NUMBERED 1989-070269 AND 1211-461 OF OFFICIAL RECORDS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY INTO THE PROPOSED CONDOMINIUM UNITS AND TRACTS IN THE AUTHORIZED JURISDICTION OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA, AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WILL E. TUCKERMAN 193 4816
OWNER

BENCH MARK (CITY OF EL PASO DE ROBLES)

THE NAIL OF A STEEL WARDEN IN THE CENTER OF THE STREET BETWEEN OLIVE STREET AND THE STREET, BEING CITY BENCHMARK 1211-461.

REVISION - 7/20/01 PER CITY BENCHMARK SYSTEM

PROPERTY OWNERS/ SITE INFORMATION

WILL E. TUCKERMAN & SHAWINA A. GHAMIAN
443 OLIVE DRIVE
PASO ROBLES, CA 95369
APR 08-052-017

NOTE: THERE ARE NO OAK TREES ON SUBJECT PROPERTY.

ZONING

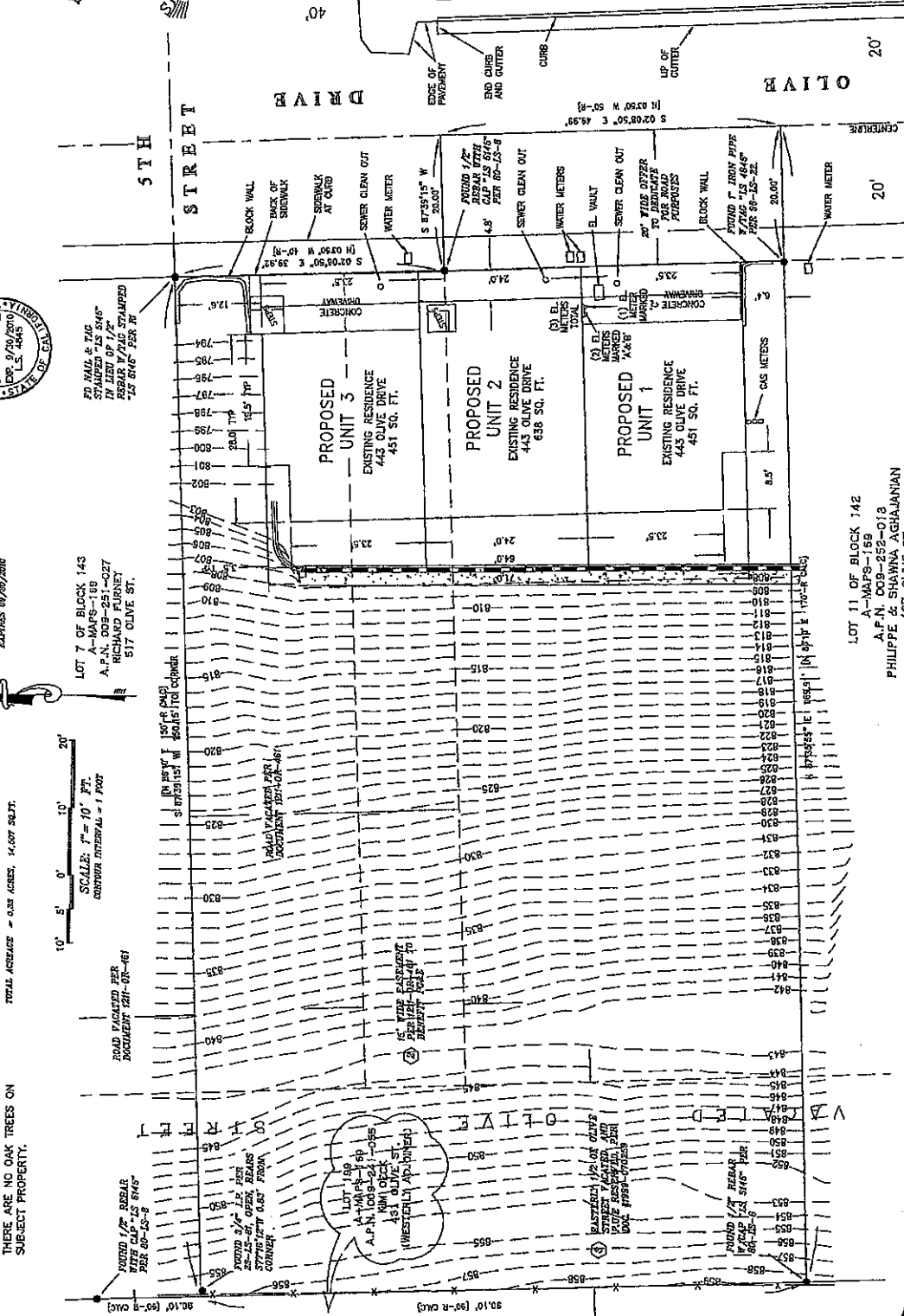
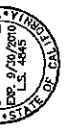
CURRENT ZONING IS R1
TOTAL ACRES = 0.33 ACRES, 14,007 SQ. FT.



SCALE: 1" = 10' FT.
CURVE RADIUS = 1 FOOT

LOT 7 OF BLOCK 143
A-MAPS-159
A.P.N. 008-252-018
RICHARD FURNEY
517 OLIVE ST.

20' NAIL & TAG
IN LINE OF 1/2"
REAR V/AD STAMPED
-15 616' PER R1



NOTES

- TOPOGRAPHIC SURVEY WAS PERFORMED BY THE OFFICE SURVEYING.
- UNDERGROUND UTILITIES SURVEY BY M&A ASSOCIATES, INC. WAS CONDUCTED ON 11/11/08. ALL UTILITIES SHOWN ARE BASED ON THE SURVEY. ACTUAL UTILITIES MAY VARY FROM THE SHOWN UTILITIES. INFORMATION REGARDING UTILITIES SHOULD BE OBTAINED FROM THE UTILITY OWNERS.
- FIELD SURVEY PERFORMED 11/11/08.
- TITLE REPORT BY M&A ASSOCIATES, INC. WAS CONDUCTED ON 11/11/08. THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA. THE REPORT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TITLE REPORT.
- PER P.E.L.A. PLAT MAP 08020 DATED 08/20/08, THE PROPERTY IS SUBJECT TO A DEED RESTRICTION WHICH PROVIDES THAT THE PROPERTY SHALL BE USED AS AN APARTMENT OR CONDOMINIUM. THE RESTRICTION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEED RESTRICTION.

TWIN CITIES SURVEY

WILL E. TUCKERMAN & SHAWINA A. GHAMIAN
443 OLIVE DRIVE
PASO ROBLES, CA 95369
APR 08-052-017

LOT 11 OF BLOCK 142
A-MAPS-159
A.P.N. 008-252-018
PHILIPPE & SHAWINA AGHAMIAN
437 OLIVE ST.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

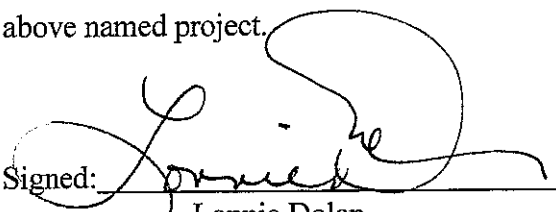
Newspaper: Tribune

Date of
Publication: March 8, 2010

Hearing
Date: March 23, 2010

Project: Tentative Parcel Map PR 08-0161
(Conner - 443 Olive Street)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, March 23, 2010, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Tentative Parcel Map PR 08-0161: A request filed by Dan Conner to convert an existing 3-unit apartment building located at 443 Olive Street to a condominium APN 009-252-017.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061 (b)(3) of the CEQA Guidelines since there is no possibility that this project could result in significant effects on the environment. The project may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed Tentative Parcel Map PR 08-0161 may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge this project application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Susan DeCarli, AICP
City Planner
March 8, 2010 6873609

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for TPM PR 08-0161 on this 8th day of February, 2010

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Susan DeCarli
Susan DeCarli