

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE TRACT MAP AND PLANNED DEVELOPMENT 11-002,
APN: 008-391-021 (HABITAT FOR HUMANITY)
DATE: April 26, 2011

Needs: For the Planning Commission to consider an application filed by Habitat for Humanity of San Luis Obispo County, requesting to subdivide an approximate 1.5-acre site into 5 lots, for the construction of 5 single-family residential homes.

- Facts:
1. The subject property is located at 2811 Vine Street (See Attachment 1, Vicinity Map).
 2. The existing General Plan Land Use designation of the site is RMF-8 (Residential Multi-Family, 8 units per acre). The existing zoning is R2 (Residential Multi-Family).
 3. The project is within the T3-N zone of the Draft Uptown/Town Centre Specific Plan.
 4. Habitat for Humanity intends to build 5 affordable homes on this site. Part of the program is for the future owners of the homes to dedicate 500 hours of manual labor into the construction of the homes. At the completion of the home each family would then move into and be the owner of the home.
 5. In conjunction with the subdivision, Planned Development 11-002 is also being processed. The PD along with the Tract would establish the 5 parcels as well as the plans for the homes for each lot. Provided with the project are the site plans, floor plans, architectural plans and grading/utility plans for each lot.
 6. Chapter 21.13B of the Zoning Code, Development Review, requires the Planning Commission's approval of a development plan (PD) for residentially zoned lots proposing 5 units or more. With the processing of a PD, an applicant has the ability to request flexibility in residential development standards. The Planning Commission may grant the modifications if they result in a better designed project. Habitat is requesting that the Planning Commission allow the following modifications to the project:
 - a. Allow for 5-foot interior side yard setbacks for two story homes;
 - b. Allow tandem parking for 3 of the 5 homes.

7. Both of these modifications are in an effort to design the homes on narrow lots that would create a streetscape similar to the existing homes in the neighborhood. Two story homes on narrow lots with 5-foot setbacks are consistent with the development pattern on the west side of the City. Tandem parking is also common.
8. Please note that the Draft Town Center Specific Plan as recommended by the Planning Commission, would allow for the use of tandem parking and 5-foot setbacks for second story homes, however since the Plan is not adopted yet, it is necessary to use the PD to request the Planning Commission to allow these modifications.
9. Also included in the Draft Town Center Specific Plan is a change in the parking requirements for multi-family properties. The current Zoning Code requires one visitor parking space for this project, since it is proposing five or more units. The Specific Plan does not require the visitor space. A condition has been added that the project will need to provide the visitor space if a building permit is pulled prior to the adoption of the Specific Plan, assuming the parking requirements remain as currently proposed.
10. The project has been designed to be constructed outside of the critical root zone of the two oak trees that are located on and adjacent to the site.
11. Lots 4 and 5 will incorporate the hillside and will be the responsibility of the owners of Lots 4 and 5 to maintain their respective portion of the hillside. Since the hillside has a slope greater than 35-percent, development on the slopes is prohibited. A condition of approval has been added that would require a Constructive Notice be recorded on the title of Lots 4 and 5 providing notice to future property owners of development limitations and maintenance responsibilities.
12. This application is Categorically Exempt from environmental review per Section 15332 (Infill Development) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).
13. The DRC reviewed this project at their meeting on April 11, 2011. The DRC recommended that the Planning Commission approve the project including the two modifications. The DRC did request that the applicants look into providing windows on the second stories of the homes to provide architectural relief and additional interior natural light. The DRC also recommended that the roofing shingles be a minimum Architectural Grade product.

Analysis
and

Conclusion: The project as proposed would provide for a project that would be consistent with the type of development that exists on the west side of town. The design, architecture, along with the request for tandem parking and 5-foot two-story setbacks would be compatible with other homes/lots on the west side of town, as well as be compatible with the design elements outlined in the Uptown, Town Centre Specific Plan.

The applicants have indicated that additional windows on the second floors can be provided as requested by the DRC. Revised elevations will be presented to the Planning Commission at the hearing on April 26, 2011. The applicants have also indicated the roofing material will be an architectural grade composition shingle also requested by the DRC.

The final details of the project including low impact drainage design, fencing, landscaping, windows and colors is required to be reviewed by Staff, prior to the issuance of a grading permit for each lot.

The residential subdivision and associated planned development are consistent with General Plan, Zoning Code and Economic Strategy policies for residential development by providing urban single-family residential neighborhoods consistent with the existing residential in this area of the City. The project would also meet the intent of the Draft Uptown/Town Centre Specific Plan.

Policy

Reference: General Plan, Zoning Code, Draft Uptown/Town Centre Specific Plan.

Fiscal

Impact: The four (4) new residential lots that are the incremental increase in land use intensity would be required to join the City Services Community Facilities District to offset the impacts on Police, Fire and other City Services.

Options: After consideration of all public testimony, the Planning Commission should consider the following options:

Option A

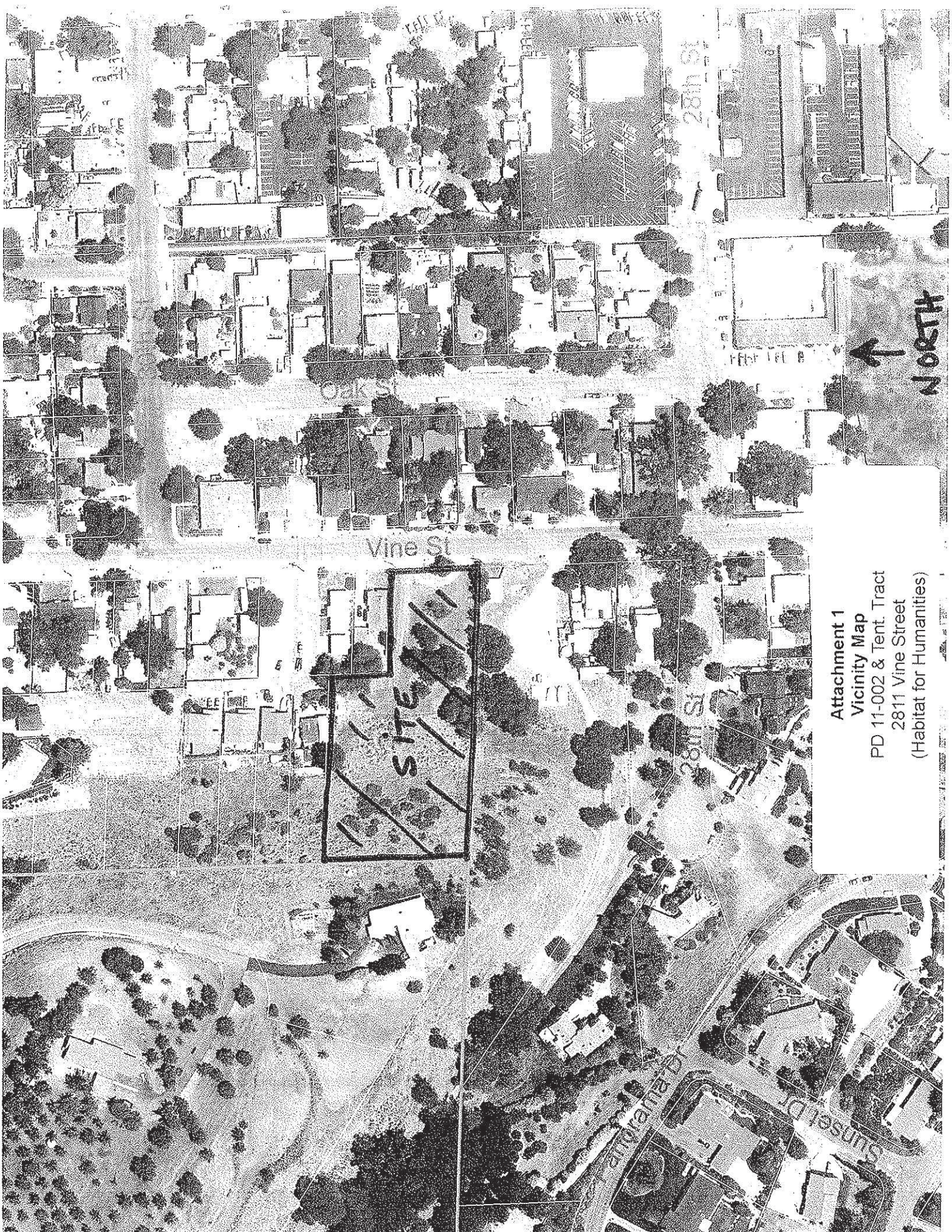
1. Adopt the attached resolution granting approval of Planned Development 11-002, subject to standard and site specific development conditions and allow the use of 5-foot second story side yard setbacks and the use of tandem parking;
2. Adopt the attached Resolution granting approval of Tentative Tract Map subject to standard and site specific development conditions.

Option B

Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Memo from City Engineer
3. Draft Resolution Approving PD 11-002
4. Draft Resolution Approving Tent. Tract
5. Newspaper and Mail Notice Affidavits



Attachment 1
Vicinity Map
PD 11-002 & Tent. Tract
2811 Vine Street
(Habitat for Humanities)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 11-002, Habitat for Humanity
DATE: April 14, 2011

Streets

The subject property is located on the west side of Vine Street, north of 28th Street. Bikeways are called out for Vine Street in accordance with the Bicycle Master Plan and the Uptown Plan. The existing right-of-way of Vine Street is 60 feet. The recommended curb to curb width is 40 feet. Curb, gutter and sidewalk will be required. It is recommended that a five-foot parkway be established consistent with City Standard A-5.

Sewer and Water

Sewer is available to the site from a 6-inch line in Vine Street. Water is available from a 10-inch line in Vine Street. In order to meet Emergency Services standards a fire hydrant will be needed along the frontage of the project.

Overhead Utilities

Overhead power lines cross the property along its southern boundary and along the property frontage on Vine Street. In accordance with General Plan policy these lines should be relocated underground to the extent that it is feasible.

Storm Water Quality

The project must comply with interim hydromodification criteria in accordance with the City's adopted Storm Water Management Plan. An assessment must be made of the extent of impervious surfaces and mitigation applied with Low Impact Development best manage practices.

Conditions of Approval

The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 2 projects.

Street improvements shall be completed on Vine Street including curb, gutter, sidewalk and pavement widening in accordance with plans approved by the City Engineer.

Existing overhead utilities along the south boundary of the property and along Vine Street shall be relocated underground to the extent feasible in accordance with plans approved by the City Engineer.

Due to the number and extent of new utility trenches the entire width of Vine Street along the frontage of the property shall receive an asphalt overlay in accordance with plans approved by the City Engineer.

Attachment 2
City Engineer Memo
PD 11-002 & Tent. Tract
2811 Vine Street
(Habitat for Humanities)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 11-002
(HABITAT FOR HUMANITY)
APN: 008-391-021

WHEREAS, Tentative Tract has been filed by Habitat for Humanities to subdivide an approximate 1.5-acre site into 5 single family residential lots for the construction of 5 affordable single family residential homes; and

WHEREAS, the site is located at 2811 Vine Street; and

WHEREAS, the existing General Plan Land Use designation of the site is RMF-8 (Residential Multi-Family, eight units per acre), and the existing zoning is R2 (Residential Multi-Family); and

WHEREAS, Planned Development 11-002 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of residential project that have 5 or more homes; and

WHEREAS, as part of the PD application and as provided for in Section 21.16A, when a PD is applied for residential development, the applicant can request modifications to development standards; and

WHEREAS, the applicant is requesting that the Planning Commission allow for the use of tandem parking and the ability to have 5-foot side yard setbacks for the second story; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on April 26, 2011 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;

- b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
- c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
- d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;
- e. The request to allow 5-foot side yard setbacks for the second story of the homes would allow for the two story homes on the narrow lots which is consistent with the development pattern on the west side of the City;
- f. The use of tandem parking is also consistent with the development pattern of lots/homes on the west side of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 11-002 subject to the following conditions:

STANDARD CONDITIONS:

- 1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract and its exhibits.

SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Title Sheet
B	Site Plan
C	Architectural Character
D	Floor Plan – House A
E	Elevations – House A
F	Floor Plan – House B
G	Elevations – House B
H	Color & Material Boards
I	Conceptual Landscape Plan

3. This Planned Development 11-002 coincides with Tentative Tract Map and authorizes the subdivision of approximately 1.5-acre site into a maximum of 5 single family residential lots. In conjunction with the approval of PD 11-002, the Planning Commission authorizes 5-foot side yard setbacks for the second story and the use of tandem parking.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 5. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. Prior to the issuance of a Building Permit for each lot, site plans, architectural elevations, colors/materials, fencing plans and landscaping plans shall be submitted to the Development Review Committee (DRC). The fences for the rear yards of lots 4 and 5 shall stay at a low elevation so that the fencing cannot be seen on the hill side. The DRC can approve the final placement.
6. Prior to the issuance of a building permit, one visitor parking space shall be constructed on site, unless the permit is pulled after the adoption of the Uptown Town Center Specific Plan, assuming that the Specific Plan does not require the visitor space.

PASSED AND ADOPTED THIS 26th day of April, 2011 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CHAIRMAN STEVE GREGORY

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

darren\Tract\ 2796\pd.res



NEIGHBORHOOD CHARACTER



NEIGHBORHOOD CHARACTER



AIR PHOTO OF SITE



AIR PHOTO OF SITE



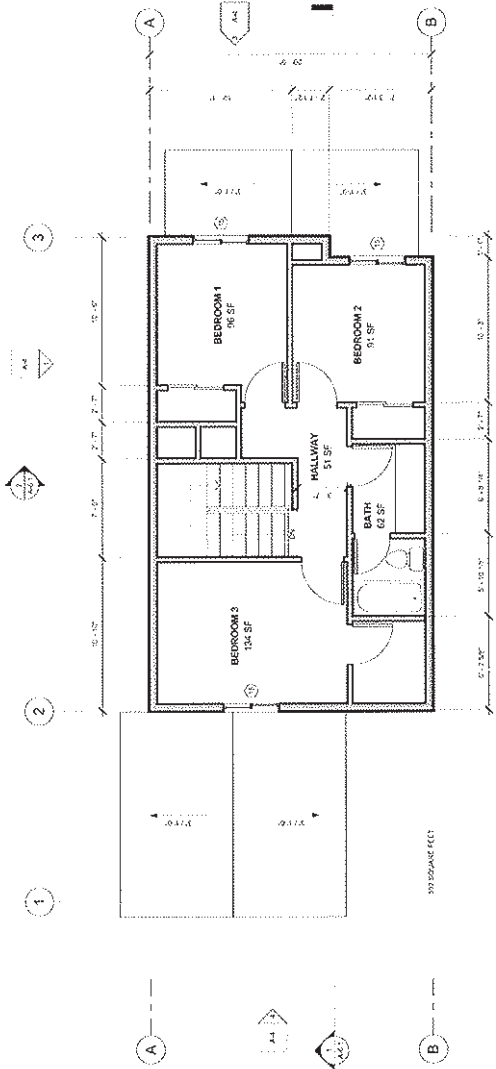
CONCEPTUAL ARCHITECTURAL SKETCH



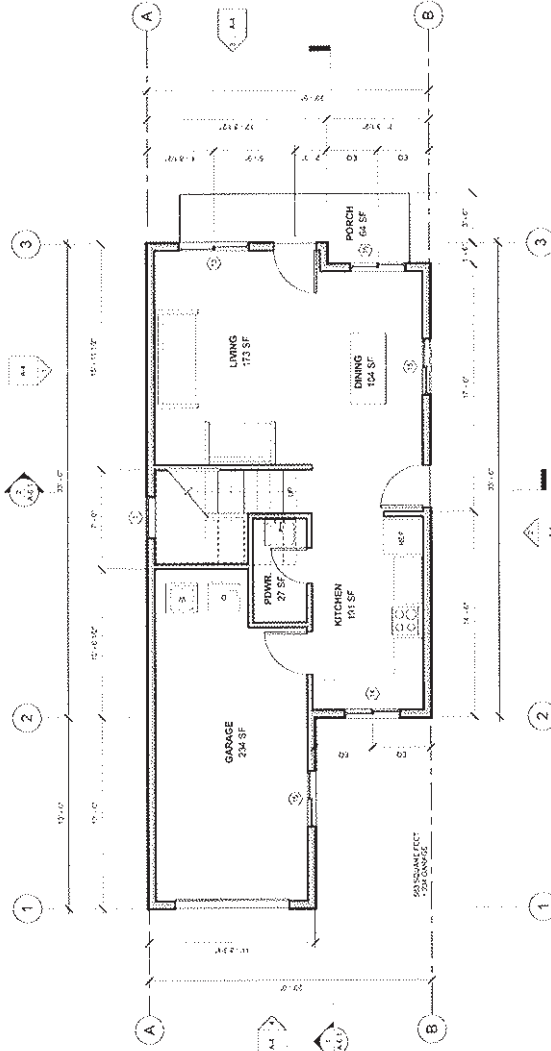
ARCHITECTURAL CHARACTER
11010 - HABITAT FOR HUMANITY
03/16/2011

Exhibit C
Architectural Character
 PD 11-002 & Tent. Tract
 2811 Vine Street
 (Habitat for Humanities)

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2 SECOND FLOOR PLAN
1/4" = 1'-0"



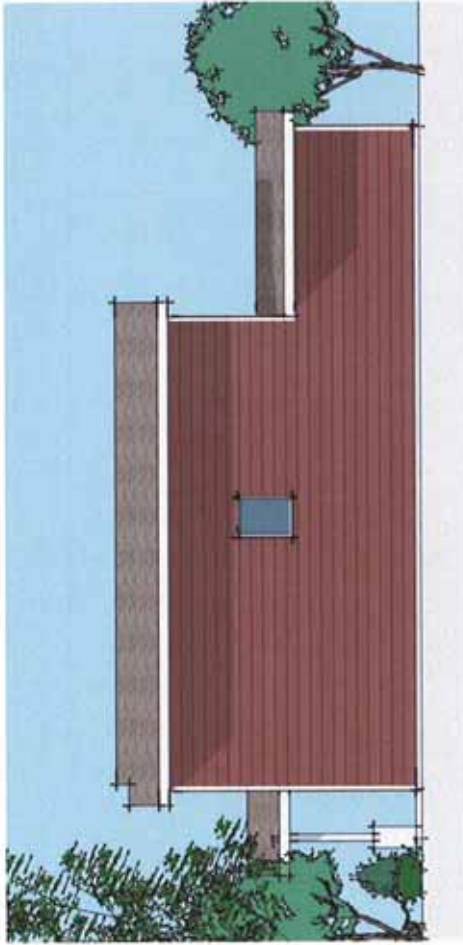
1 GROUND FLOOR PLAN
1/4" = 1'-0"



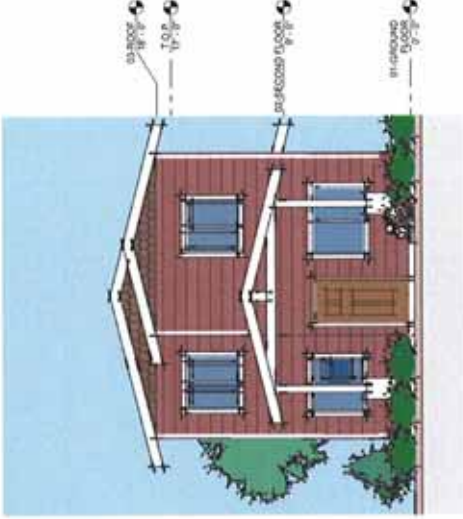
A-3

FLOOR PLAN - HOUSE A
11010 - HABITAT FOR HUMANITY
03/16/2011

Exhibit D
Floor Plan - House A
 PD 11-002 & Tent. Tract
 2811 Vine Street
 (Habitat for Humanities)



1 RIGHT ELEVATION
S.S. - S.S. 10' x 11'0"



3 FRONT ELEVATION
S.S. - S.S. 10' x 11'0"

NOTE:
TO INCREASE VARIETY,
ROOF FORM AND PORCH
WILL BE ARTICULATED DIF-
FERENTLY ON EACH OF
THE 3 "PLAN A" HOMES,
EVEN THOUGH FLOOR
PLANS ARE THE SAME.
IN ADDITION, COLORS
USED ON EACH HOME
WILL BE UNIQUE.



2 LEFT ELEVATION
S.S. - S.S. 10' x 11'0"



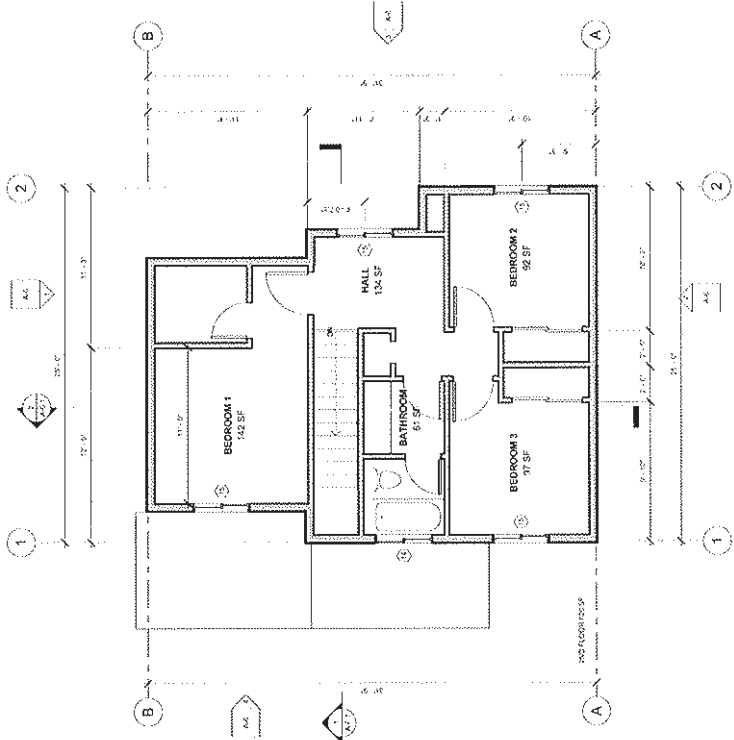
4 REAR ELEVATION
S.S. - S.S. 10' x 11'0"



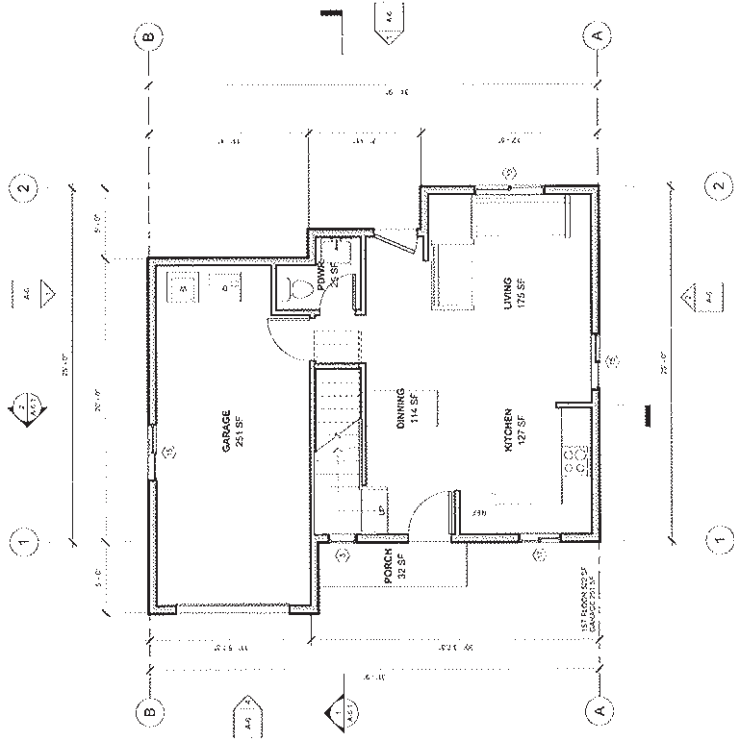
11/20/11 10:11 AM

EXTERIOR ELEVATIONS - HOUSE A
11010 - HABITAT FOR HUMANITY
03/16/2011

Exhibit E
Elevations- House A
PD 11-002 & Tent. Tract
2811 Vine Street
(Habitat for Humanities)



2 SECOND FLOOR PLAN



1 GROUND FLOOR PLAN

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 03/16/2011

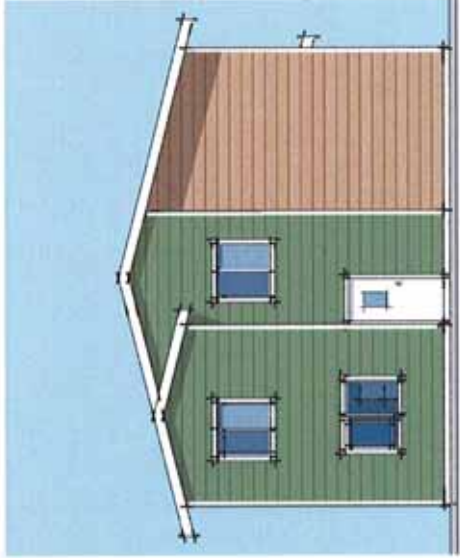
(A-5)

FLOOR PLAN - HOUSE B
11010 - HABITAT FOR HUMANITY
 03/16/2011

Exhibit F
Floor Plan- House B
 PD 11-002 & Tent. Tract
 2811 Vine Street
 (Habitat for Humanities)



1 LEFT ELEVATION
A-1-24 1/4" = 1'-0"



3 REAR ELEVATION
A-3-25 1/4" = 1'-0"



2 RIGHT ELEVATION
A-2-23 1/4" = 1'-0"



4 FRONT ELEVATION
A-4-22 1/4" = 1'-0"

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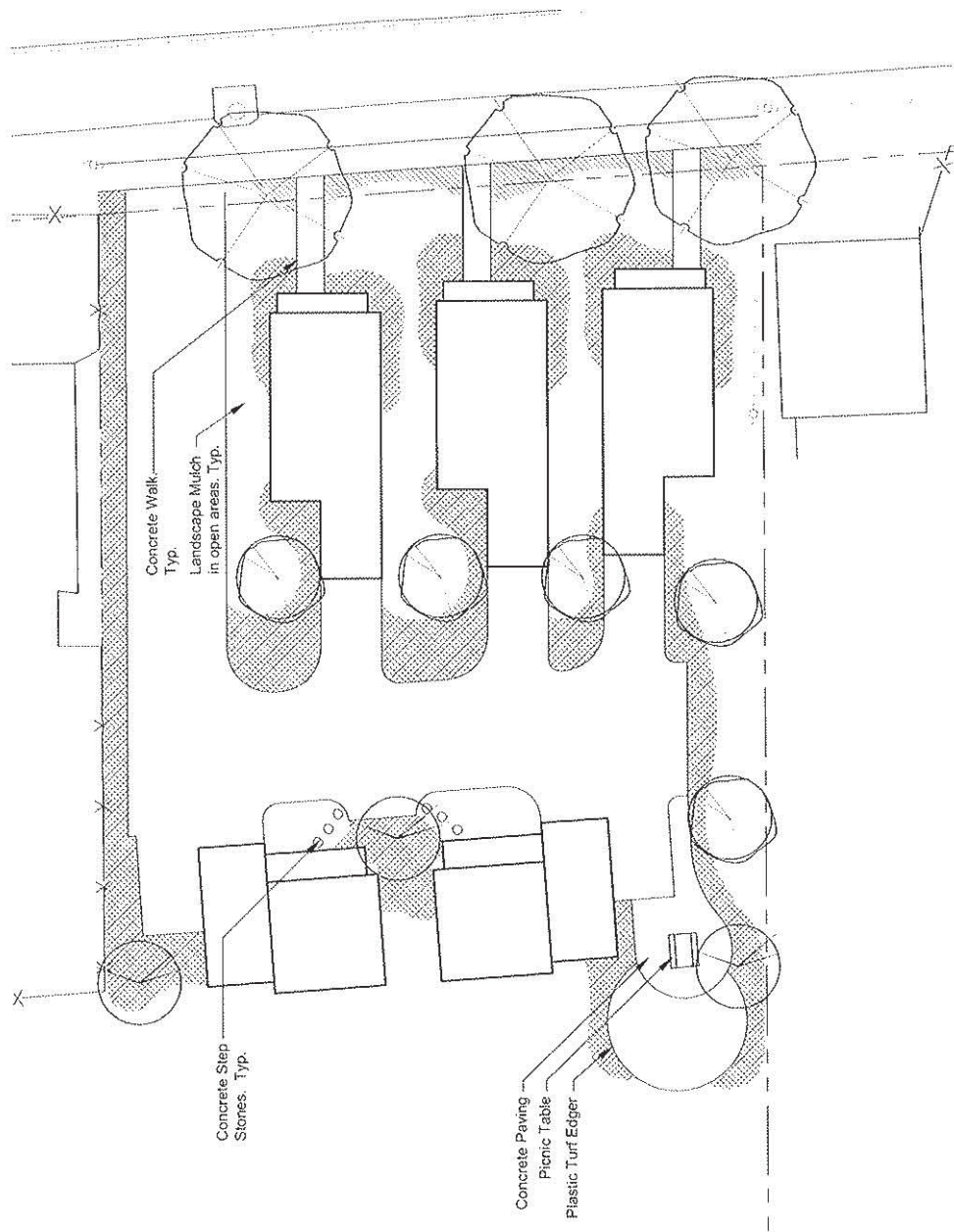
11010 PD 2011 03/16/2011

Exhibit G
Elevations- House B
PD 11-002 & Tent. Tract
2811 Vine Street
(Habitat for Humanities)

EXTERIOR ELEVATIONS - HOUSE B
11010 - HABITAT FOR HUMANITY

03/16/2011

A-6



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
(Circle with cross)	Abies concolor	Concolor Fir	15' Dia.	3
(Circle with dot)	Quercus agrifolia	White Oak	15' Dia.	3
(Circle with cross-hatch)	Quercus agrifolia	White Oak	15' Dia.	3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHRUBS				
(Circle with cross-hatch)	Quercus agrifolia	White Oak	15' Dia.	3
(Circle with cross-hatch)	Quercus agrifolia	White Oak	15' Dia.	3
(Circle with cross-hatch)	Quercus agrifolia	White Oak	15' Dia.	3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
GROUND COVER				
(Hatched pattern)	Quercus agrifolia	White Oak	15' Dia.	3
(Hatched pattern)	Quercus agrifolia	White Oak	15' Dia.	3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TURF				
(Dotted pattern)	Quercus agrifolia	White Oak	15' Dia.	3



Exhibit I
Conceptual Landscape Plan
 PD 11-002 & Tent. Tract
 2811 Vine Street
 (Habitat for Humanity)

CONCEPTUAL LANDSCAPE PLAN
11010 - HABITAT FOR HUMANITY
 03/07/2011

RESOLUTION NO.
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TENTATIVE TRACT MAP
(HABITAT FOR HUMANITY)
APN: 008-391-021

WHEREAS, Tentative Tract has been filed by Habitat for Humanity to subdivide an approximate 1.5-acre site into 5 single family residential lots for the construction of 5 affordable single family residential homes; and

WHEREAS, the site is located 2811 Vine Street; and

WHEREAS, the existing General Plan Land Use designation of the site is RMF-8 (Residential Multi-Family, eight units per acre), and the existing zoning is R2 (Residential Multi-Family); and

WHEREAS, Planned Development 11-002 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of residential project that have 5 or more homes; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on April 26, 2011 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, 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 makes the following findings as required by Government Code Section 66474:

1. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles by providing urban single-family residential neighborhoods;
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 shown on the tentative tract map (Exhibits B to this resolution);
4. The site is physically suitable for the proposed density of development by meeting the General Plan and Zoning requirements;
5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems;

7. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The use of one private driveway to serve the 5 lots as proposed with this subdivision would reduce the amount of driveways on to the adjacent streets and thereby reduce the opportunity for traffic hazards on the adjacent street.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant tentative map approval to Tract subject to the following conditions of this resolution:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site specific conditions will apply. Note: All checked standard conditions shall apply unless superseded by a site specific condition.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

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

2. 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	Standard Conditions
B	Tentative Tract Map
C	Grading and Drainage Plan

3. Tentative Tract Map coincides with Planned Development 11-002 and authorizes the subdivision of approximately 1.5-acres into a maximum of 5 single family residential lots ranging from approximately 2,973 square feet to 1 acre in size.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 5. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map, preliminary grading plan (Exhibits A&B, reductions attached; full size copies are on file in the Community Development Department) and as amended by site specific and standard conditions contained in this resolution.

6. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 11-002 and its exhibits.
7. In the event that buried or otherwise hidden cultural resources are discovered during construction work in the area of the find, work should be temporarily suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developer's expense.
8. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services and maintain such services at the standards established in the General Plan.

If for any reason, applicant does not take the necessary steps to have the development included within a CFD, applicant shall, in a manner subject to approval by the City Council and City Attorney, provide for alternative means of fiscal mitigation at a level equal to the special taxes established in the Rate and Method of Apportionment applicable to CFD 2005-1, as they may be adjusted from time to time.

For any project resulting in the development of five (5) or more residential units on separate parcels, applicant shall also prepare and record the necessary documents to form a homeowners association (the "HOA") for such development, which HOA shall become active only if and when the CFD is terminated. The HOA documents shall provide that the HOA shall be required to fund the services provided by the CFD, and at the same level established in the Rate and Method of Apportionment for the CFD.

9. In conjunction with the recordation of the final map, a Constructive Notice shall be recorded on Lots 4 and 5, describing that based on the steepness of the slope, no development will be allowed on the slope areas. Additionally it shall be indicated that the maintenance of the hillside area is the responsibility of the owners of lots 4 and 5 for the portion of the hillside within their property.

ENGINEERING SITE SPECIFIC CONDITIONS

10. The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 2 projects.
11. Street improvements shall be completed on Vine Street including curb, gutter, sidewalk and pavement widening in accordance with plans approved by the City Engineer.
12. Existing overhead utilities along the south boundary of the property and along Vine Street shall be relocated underground to the extent feasible in accordance with plans approved by the City Engineer.

13. Due to the number and extent of new utility trenches the entire width of Vine Street along the frontage of the property shall receive an asphalt overlay in accordance with plans approved by the City Engineer.

PASSED AND ADOPTED THIS 26th Day of April, 2011 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN STEVE GREGORY

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

H:\darren\Habitat \Tract Reso

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: April 26, 2011 _____
Applicant: Habitat for Humanities _____ Location: 2811 Vine Street _____
APN:008-391-021 _____

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 April 26, 2013 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.

(Adopted by Planning Commission Resolution _____)

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**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 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.

(Adopted by Planning Commission Resolution _____)

- 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. 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.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. 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.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the

(Adopted by Planning Commission Resolution _____)

Community Development Department prior to the issuance of building permits.

- 21. 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: Landscape plans

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)_____ 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:

(Adopted by Planning Commission Resolution _____)

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.

(Adopted by Planning Commission Resolution _____)

- 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:

Vine Street	Local	A-5
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.

(Adopted by Planning Commission Resolution _____)

- 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 Vine Street 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.

(Adopted by Planning Commission Resolution _____)

- 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.

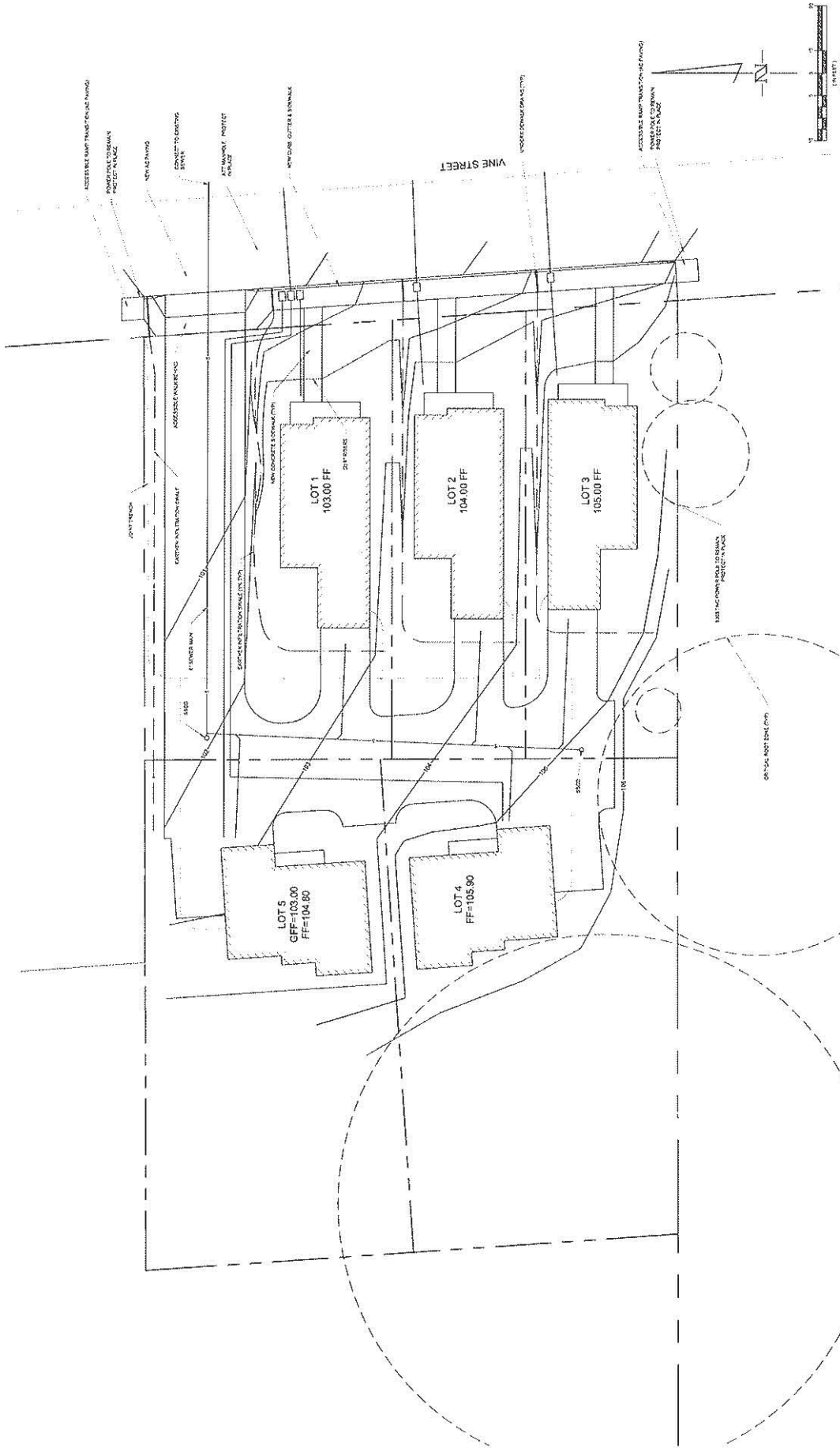
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 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.

(Adopted by Planning Commission Resolution _____)

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.

(Adopted by Planning Commission Resolution _____)



C2

PRELIMINARY GRADING AND DRAINAGE PLAN
11010 - HABITAT FOR HUMANITY
 03/17/2011

Exhibit C
Grading & Drainage Plan
 PD 11-002 & Tent. Tract
 2811 Vine Street
 (Habitat for Humanities)



134 Board Street
 San Luis Obispo, CA 93401
 (805) 546-5111 phone
 (805) 546-5112 fax



1234 Main Street
 San Luis Obispo, CA 93401
 (805) 546-5111 phone
 (805) 546-5112 fax

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING


Newspaper: Tribune

Date of
Publication: April 15, 2011

Hearing
Date: April 26, 2011
(Planning Commission)

Project: PD 11-002 and Tentative Tract Map
(SLO County Habitat for Humanity)

I, Theresa Variano, 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: 
Theresa Variano

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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 to consider an application filed by Habitat for Humanities of San Luis Obispo County, for Planned Development 11-002 along with a Tentative Tract Map. The project proposes to subdivide a 1.5 acre parcel into 5 lots for the construction of 5 single family residential houses. The site is located at 2811 Vine Street. (APN: 008-391-021).

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, April 26, 2011, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed Planned Development and Tentative Tract Map may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

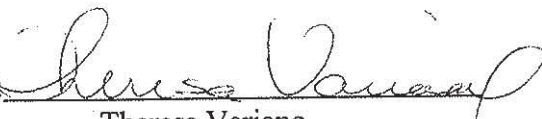
If you challenge the Planned Development and Tentative Tract Map application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public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

Darren R. Nash, Associate Planner
April 15, 2011 6837977

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 11-002 and
and Tentative Tract Map (SLO County Habitat for Humanities) on this 13th day of April, 2011.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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