

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TENTATIVE PARCEL MAP PR 12-0003, AT 612 OLIVE STREET
(APPLICANT: STEVE HOLMAN)

DATE: JUNE 12, 2012

Needs: For the Planning Commission to consider a Parcel Map application filed by Steve Holman on behalf of Steven Poe, to subdivide a 7,000 square foot parcel into two parcels.

- Facts:
1. The site is located at 612 Olive Street (see attached Vicinity Map).
 2. The General Plan land use designation for the site is RMF-8 (Residential Multi-Family, 8 units per acre). The Zoning designation is R-2 (Low Density Residential). This site is not located within the Uptown/Town Center Specific Plan.
 3. Based on the site being 7,000 square feet within Blocks 1 -196 (the original subdivision of the City), Section 21.16I.060 of the Zoning Code would allow two dwelling units for this R-2 Zoned lot.
 4. The existing house would remain and be located on Parcel 1. A new house is proposed to be built on Parcel 2.
 5. Two parking spaces are required for each unit. The project has been designed to provide all four parking spaces at the rear of the site, accessed from the alley.
 6. The parking spaces for the new house would be within the garage. Mr. Holman is requesting that the Planning Commission allow two tandem parking spaces to be provided on the rear lot between the new house and the property line, to be used by the front house.
 7. The proposed house on Parcel 2 is designed to be oriented to the alley. The primary access to the front door of the house would be from the alley. There will be an access easement along the northern property line that would allow for an access path to Olive Street for the house on Parcel 2. The path would also provide for the tenants of the front house to access the parking spaces.

8. This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis
and

Conclusion: This project was originally presented to the Development Review Committee (DRC) on April 2, 2012. The Committee brought up concerns with the tandem parking that was proposed in the front yard of the existing house. There were additional concerns with the parking in the front yard by the City Engineer, related to drainage concerns.

In order to address the concerns, Mr. Holman revised the plans that now propose a two-story house with a garage on parcel 2. The parking for the front house on Parcel 1 would be tandem parking on the rear lot. An access easement would be provided along the northern boundary for pedestrian access between the two lots.

The revised plan was presented to the DRC on June 4th, where the DRC was in favor of the changes and recommended that the Planning Commission approve the project, including the tandem parking.

The project as designed is in conformance with the General Plan and Zoning Code requirements for multi-family development and would be consistent with other R2 lot splits on the west side of the City.

The proposed subdivision would meet the General Plan policy of providing for the development of housing in close proximity to schools, shopping and other services, including public transit. In addition, the proposed project supports the General Plan land use designation of RMF-8, and implements Policy LU-21, Infill, which states, "*Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes: Residential infill in/near established neighborhoods.*"

Policy

Reference: General Plan, Zoning Ordinance

Fiscal

Impact: The newly created parcel with the new home will be subject to the City's Community Facilities District.

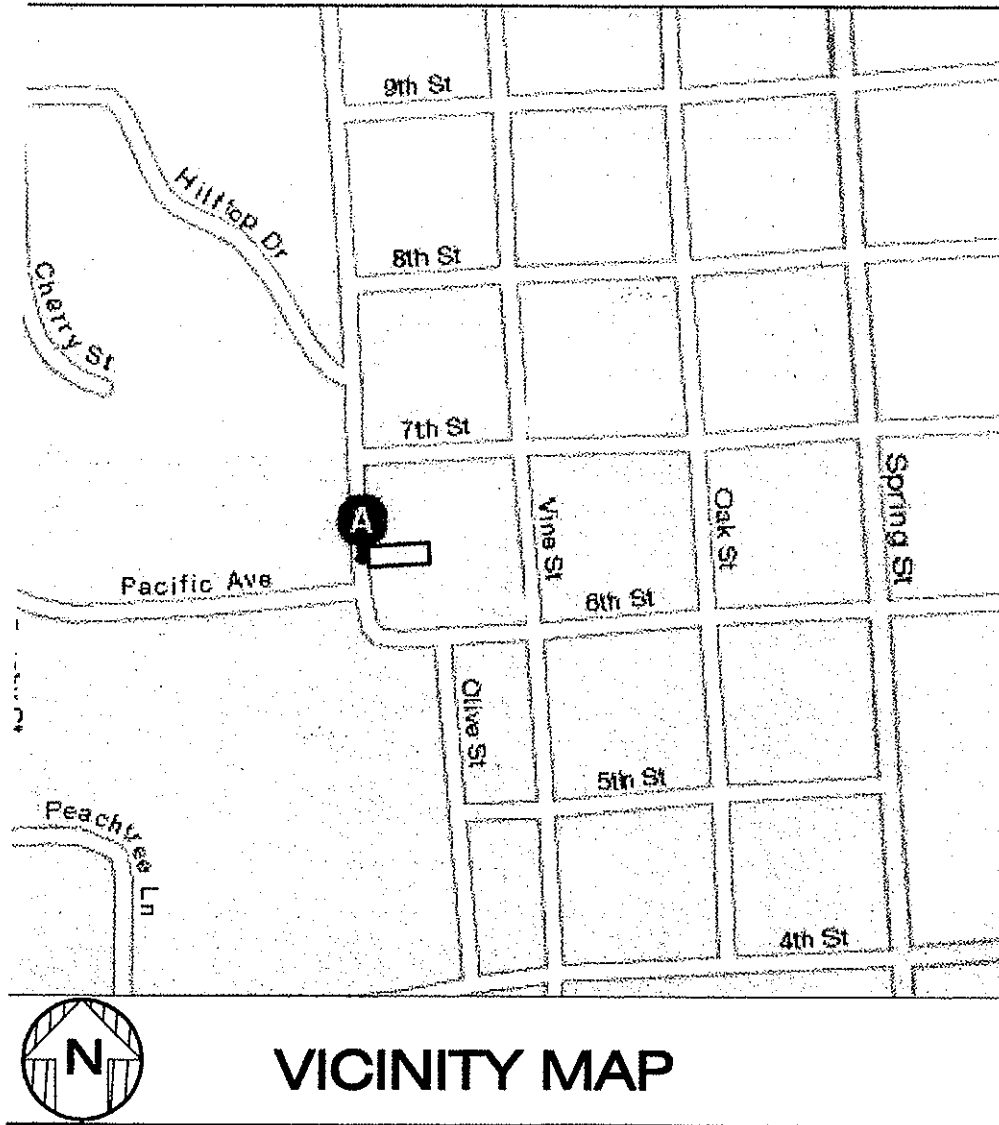
Options: After consideration of public testimony, the Planning Commission will be asked to consider the actions listed below:

- A. Adopt the attached Resolution, approving PR 12-0003, allowing for the subdivision of the 7,000 square foot parcel into two parcels, and allowing tandem parking for the house on Parcel 1, subject to standard and site specific development conditions; or
- B. Amend, modify, or alter the foregoing options.

Prepared by: Darren Nash, Associate Planner

Attachments:

- 1. Vicinity Map
- 2. Memo from City Engineer
- 3. Resolution to Approve PR 12-0003
- 4. Newspaper and Mail Notice Affidavits



VICINITY MAP

Attachment 1
Vicinity Map
PR 12-0003
(Holman)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: Tentative Parcel Map PR 12-003, Holman
DATE: June 5, 2012

Streets

The subject property is located at 612 Olive Street. New sidewalk is needed on Olive Street. The alley will need to be improved out to 6th Street.

Sewer and Water

Sewer is available to the site from 6-inch line clay line in the alley. The sewer line is approximately 90 years old and the section of main along the frontage of the property may need to be replaced with this project. That determination will be made by the Wastewater Division Manager upon connection to the existing main.

Water is available from a 10-inch water line in the alley. The existing house is connected to a 6-inch line in Olive Street.

Conditions of Approval

Prior to final map approval, sidewalk shall be constructed across the frontage of the property on Olive Street.

Prior to occupancy of any building permit on Parcel 2; the alley paving shall be reconstructed from the north boundary of the property frontage to 6th Street in accordance with plans approved by the City Engineer. A standard alley approach shall be placed at 6th Street.

Prior to occupancy of any building permit on Parcel 2; overhead utilities serving the existing residence must be relocated underground.

Attachment 2
City Engineer Memo
PR 12-0003
(Holman)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 12-0003
(POE/HOLMAN)
APN: 009-192-013

WHEREAS, Parcel Map PR 12-0003, an application filed by Steve Holman, on behalf of Stephen Poe to subdivide a 7,000 square foot lot into two parcels; and

WHEREAS, the site is located at 612 Olive Street; and

WHEREAS, the General Plan land use designation for the site is RMF-8 (Residential Multi-Family, 8 units per acre). The Zoning designation is R2 (Residential Multi-family duplex/triplex); and

WHEREAS, the proposed subdivision would subdivide the lot so that the existing house would be located on Parcel 1, and a new house would be built on Parcel 2; and

WHEREAS, the applicant is requesting that the Planning Commission approve the use of tandem parking on Parcel 2 for the use of Parcel 1; and

WHEREAS, Section 21.22.160.A of the Zoning Code gives the Planning Commission the ability to approve the use of tandem parking when appropriate; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15315 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 June 12, 2012, 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 parcel map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for infill development within close proximity to schools, shopping and other services;
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 proposed site plans;
4. 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;
5. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
6. The design of the land division 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;
7. The use of tandem parking seems to be appropriate for this parcel map, since it would provide parking at the rear of the lot, accessed from the alley and prevent parking from being placed in the front yard setback 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 Parcel Map PR 12-0003 subject to the following conditions of approval:

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Tentative Parcel Map
C	Site Plan
D	Floor Plans
E	Architectural Elevations

2. PR 12-0003 would allow the subdivision of the existing 7,000 square foot lot into two lots, where as a result of the parcel map, Parcel 1 would be 4,027 square feet, and Parcel 2 would be 2,961 square feet. The existing house would remain on Parcel 1, a new house would be built on Parcel 2. With the approval of PR 12-003, the Planning Commission also approves the use of tandem parking on Parcel 2, in favor of Parcel 1.
3. The Final Parcel Map shall include an access easement along the northern property line that would include the tandem parking spaces on Parcel 2. The easement shall allow for pedestrian access between lots 1 and 2, and allow the tandem parking on Lot 2 to be used for the tenants in the house on Parcel 1.

4. Pursuant to submittal requirements and Standard Condition B-1 of Attachment A, prior to occupancy the applicant shall provide on a 3.5 inch disk or IBM-compatible CD copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.
5. Prior to final map approval, sidewalk shall be constructed across the frontage of the property on Olive Street.
6. Prior to occupancy of any building permit on Parcel 2; the alley paving shall be reconstructed from the north boundary of the property frontage to 6th Street in accordance with plans approved by the City Engineer. A standard alley approach shall be placed at 6th Street.
7. Prior to occupancy of any building permit on Parcel 2; overhead utilities serving the existing residence must be relocated underground.

PASSED AND ADOPTED THIS 12th day of June, 2012 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

ATTEST:

ED GALLAGHER, 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: June 12, 2012
Applicant: Poe-Holman Location: 612 Olive Street
APN: 009-192-013

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 June 12, 2014 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 (**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.

- 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 Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution 09-028)

- 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:

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:

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:

Olive Street		
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.

(Adopted by Planning Commission Resolution 09-028)

- 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.

(Adopted by Planning Commission Resolution 09-028)

TENTATIVE PARCEL MAP PR 12-0003

APPROVED BY THE CITY OF PASADENA, CALIFORNIA, AND THE COUNTY BOARDER COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PROPERTY OWNERS/SITE INFORMATION
 STEPHEN & POE
 STEPHEN HOLMAN
 647 OLIVE STREET
 PASADENA, CALIFORNIA 92369
 PHONE (651) 288-2289
 FAX (651) 288-2289

ZONING

CURRENT ZONING IS RESIDENTIAL SUBDIVISION (RS)
 PROPOSED PARCEL 1 - 4000 SQ. FT. SQUARE FEET
 PROPOSED PARCEL 2 - 2800 SQ. FT. SQUARE FEET

FLOOD ZONE

PER F.E.A. # 18, MAP APPROXIMATELY
 WHICH INCLUDES AN AREA OF 15.0 ACRES IN THE
 AREA OF THE PROPOSED PARCEL 1 AND PARCEL 2.
 APPROXIMATE FLOOD ZONE CHANGES TO PARCEL 1
 APPROXIMATE FLOOD ZONE CHANGES TO PARCEL 2
 APPROXIMATE FLOOD ZONE CHANGES TO PARCEL 1 AND
 APPROXIMATE FLOOD ZONE CHANGES TO PARCEL 2

BASIS OF BEARINGS

BEARINGS FOR ALL LINES AND CURVES ARE TO BE
 NORTH BY SURVEYOR'S INSTRUMENT AND SURVEY IS
 TO BE MADE BY THE SURVEYOR'S INSTRUMENT.
 ALL BEARINGS TO BE MADE BY THE SURVEYOR'S
 INSTRUMENT AND SURVEY IS TO BE MADE BY THE
 SURVEYOR'S INSTRUMENT.

BENCH MARK

PROJECT APPROXIMATE CITY OF PASADENA BENCH MARK, 100' IN
 THE AREA OF THE PROPOSED PARCEL 1 AND PARCEL 2.
 APPROXIMATE BENCH MARK IS TO BE MADE BY THE
 SURVEYOR'S INSTRUMENT AND SURVEY IS TO BE
 MADE BY THE SURVEYOR'S INSTRUMENT.

NOTES

1. ALL POSSIBLE EASEMENTS AFFECTING PROJECT ARE SHOWN.
2. PRELIMINARY TITLE REPORT: FIRST AMERICAN TITLE COMPANY
 ORDER # 400-553564 (L1) DATED JANUARY 03, 2012
3. UNDERGROUND UTILITIES SHOWN NEARBY (IF ANY) ARE BASED
 ON RECORD DRAWINGS AND FIELD SURVEYING DATA.
4. ADDITIONAL UNDERGROUND UTILITY SERVICES LINES TO THE
 PROPERTY, TITLE, EXISTING, CONDITION, AND EXISTING, CONDITION,
 AND EXISTING, CONDITION, AND EXISTING, CONDITION.
5. FIELD SURVEY PERFORMED: 12/20/2012
6. BOUNDARY INFORMATION SHOWN IS BASED ON:
 A - RECORD DRAWING
 B - FIELD SURVEY

LEGEND

- 1. PROPERTY LINE WITH CORNER
- 2. PROPERTY LINE WITH CORNER
- 3. PROPERTY LINE WITH CORNER
- 4. PROPERTY LINE WITH CORNER
- 5. PROPERTY LINE WITH CORNER
- 6. PROPERTY LINE WITH CORNER
- 7. PROPERTY LINE WITH CORNER
- 8. PROPERTY LINE WITH CORNER
- 9. PROPERTY LINE WITH CORNER
- 10. PROPERTY LINE WITH CORNER

OWNER'S STATEMENT

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED
 HEREIN IS TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.

DATE OF SIGNATURE: 12/20/2012

BY: STEPHEN & POE

DATE OF SIGNATURE: 12/20/2012

BY: STEPHEN & POE

DATE OF SIGNATURE: 12/20/2012

BY: STEPHEN & POE



TWIN CITIES SURVEYING INC.
 1000 W. 10TH STREET
 MINNETONKA, MN 55369
 PHONE (763) 434-3444
 FAX (763) 434-3444
 WWW.TWINCITIESURVEYING.COM

STEPHEN & POE
 647 OLIVE STREET
 PASADENA, CALIFORNIA 92369
 A/P: N 009 - BE - 013

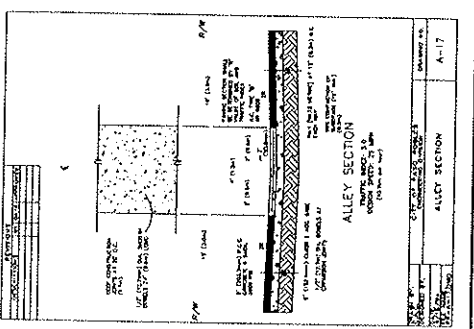
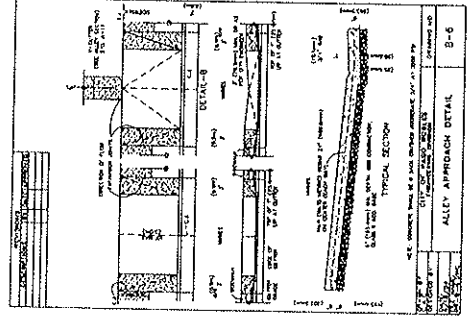
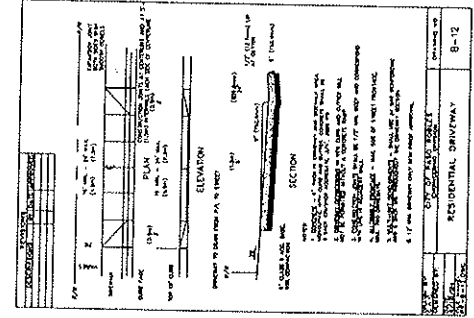
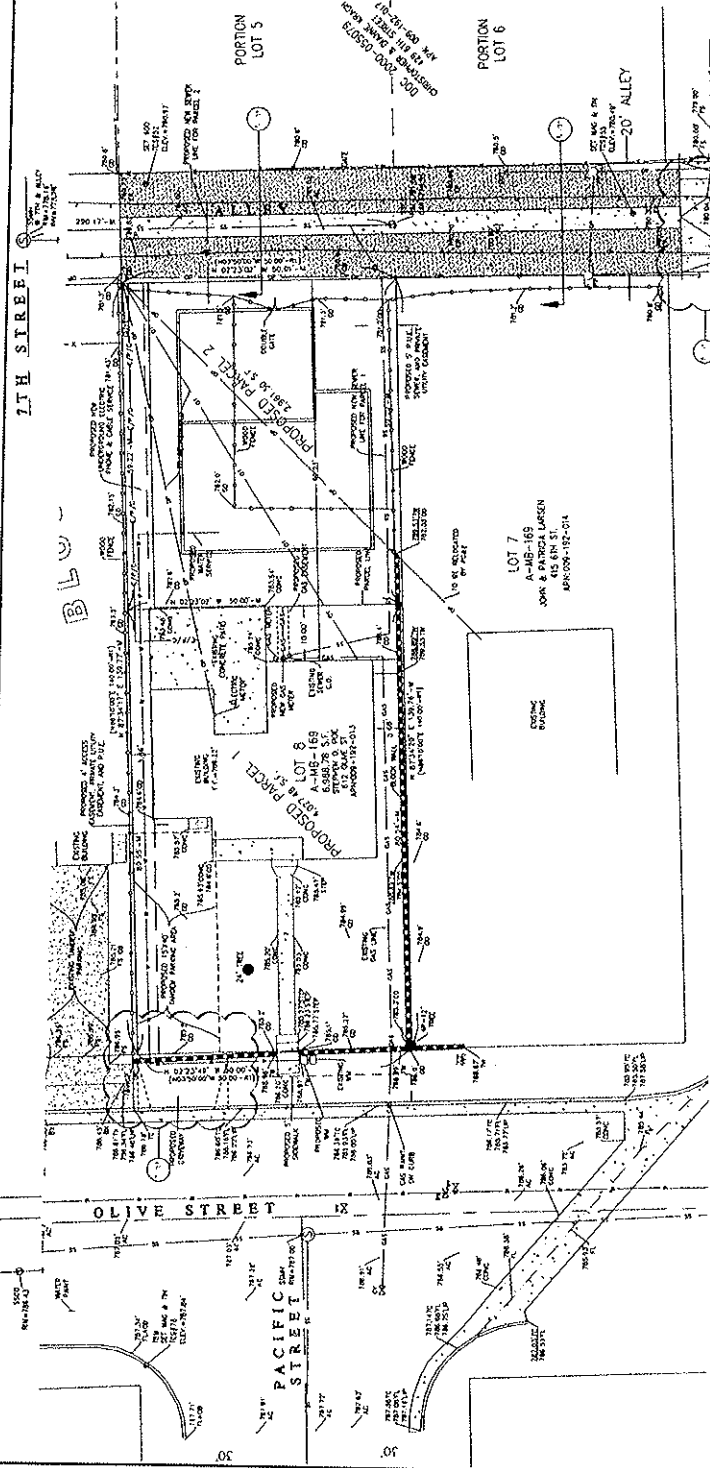


Exhibit B
 Tentative Parcel Map
 PR 12-003
 (Poe-Holman)

PROJECT DATA

OWNER: JUNI REED
ADDRESS: 1000 S. 10TH ST.
LOCAL EXCEPTING: 009 - 102 - 013
APPLICANT: JUNI REED
CLIENT: JUNI REED
PROJECT DESCRIPTION: NEW 1000 S 2 STORY RESIDENCE

PROJECT STATISTICS

LOT AREA: 600 SF
COVERED AREA: 600 SF
CONCRETE AREA: 1800 SF
TOTAL FLOOR AREA: 1800 SF
CONSTRUCTION TYPE: 10/10/10
FOUNDATION: 1'-0" MIN. ABOVE FINISH GRADE ONCE

SHEET INDEX

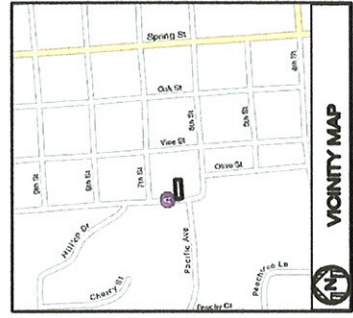
- A-1 LIST SEE PLAN, PROJECT DATA, PROJECT STATISTICS
- A-2 SEE FLOOR PLAN, GENERAL NOTES
- A-3 FLOOR PLAN
- A-4 FOUNDATION PLAN / BUILDING SECTION
- A-5 STRUCTURAL DETAILS / ELEVATIONS
- D-1.1 TABLE 24 / MANDATORY MEASUREMENTS
- E-1.1 SPECIFICATIONS

SITE PLAN NOTES:

1. SEE FLOOR FINISHES A MINIMUM OF 18" FOR 18" OF 10/10/10
2. VERIFY LOCATION OF ALL UTILITY LINES IN THE STREET AND POINT OF INTERSECTION WITH THE PROPERTY LINE.
3. A COPY OF THIS REPORT SHALL BE ON THE BUILDING FOUNDATION PERMITS.
4. FOUNDATION CONCRETE SHALL BE CONCREDED AS PER THE FOUNDATION SPECIFICATIONS.

CONCRETE NOTES:

1. ALL CONCRETE SHALL BE PLACED ON FORMWORK.
2. ALL CONCRETE SHALL BE PLACED ON FORMWORK.
3. ALL CONCRETE SHALL BE PLACED ON FORMWORK.
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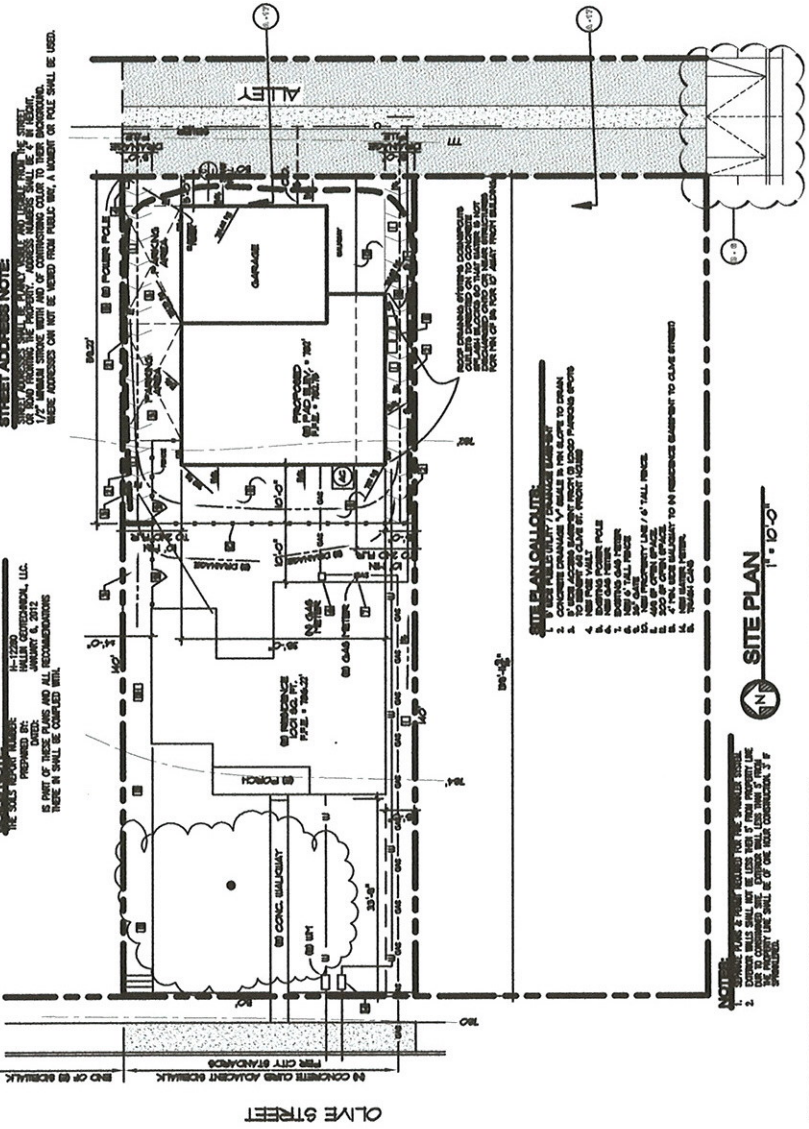


STREET ADDRESS NOTE

STREET ADDRESS TO BE USED FOR MAILING PURPOSES IS 1000 S 10TH ST. THESE ADDRESSES CAN NOT BE USED FROM PUBLIC WAY, A NUMBER OR POLE SHALL BE USED.

SCALE NOTE

THE SCALE NOTE IS THE PROPERTY OF JUNI REED. THESE ADDRESSES CAN NOT BE USED FROM PUBLIC WAY, A NUMBER OR POLE SHALL BE USED.



SITE PLAN NOTES:

1. ALL CONCRETE SHALL BE PLACED ON FORMWORK.
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NOTE

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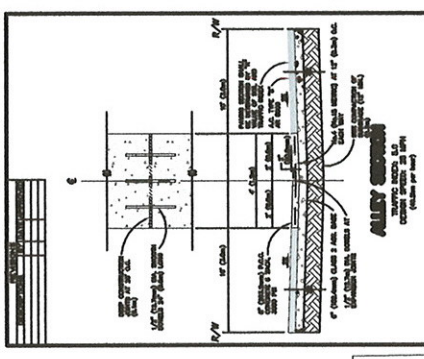
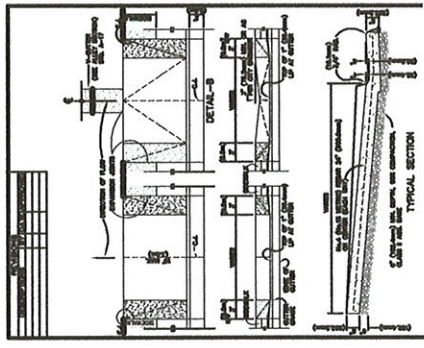


Exhibit C
 Site Plan
 PR 12-003
 (Poe-Holman)

GENERAL NOTES:

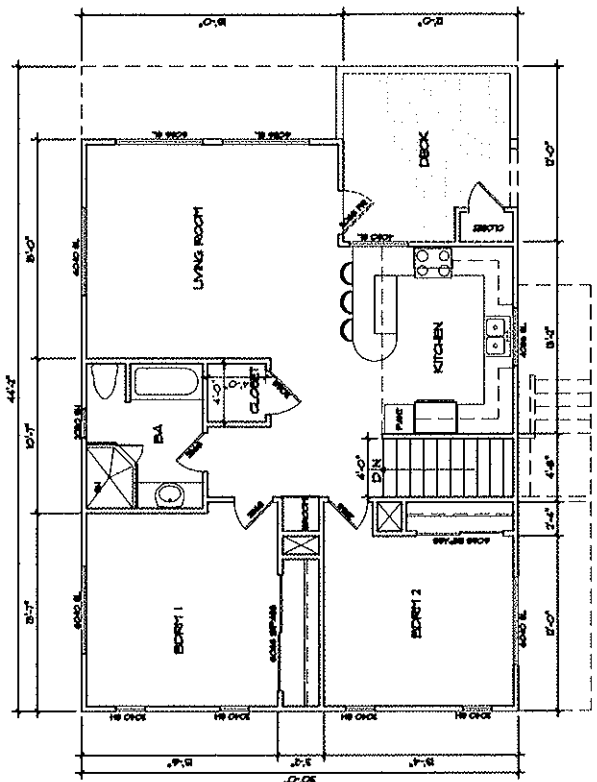
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19. ALL CONCRETE SHALL BE PLACED ON FORMWORK.
20. ALL CONCRETE SHALL BE PLACED ON FORMWORK.

JIM PEOO
C.R.O.
SERVICE
 1500 W. 10th St.
 Santa Ana, CA 92701
 (714) 241-1111

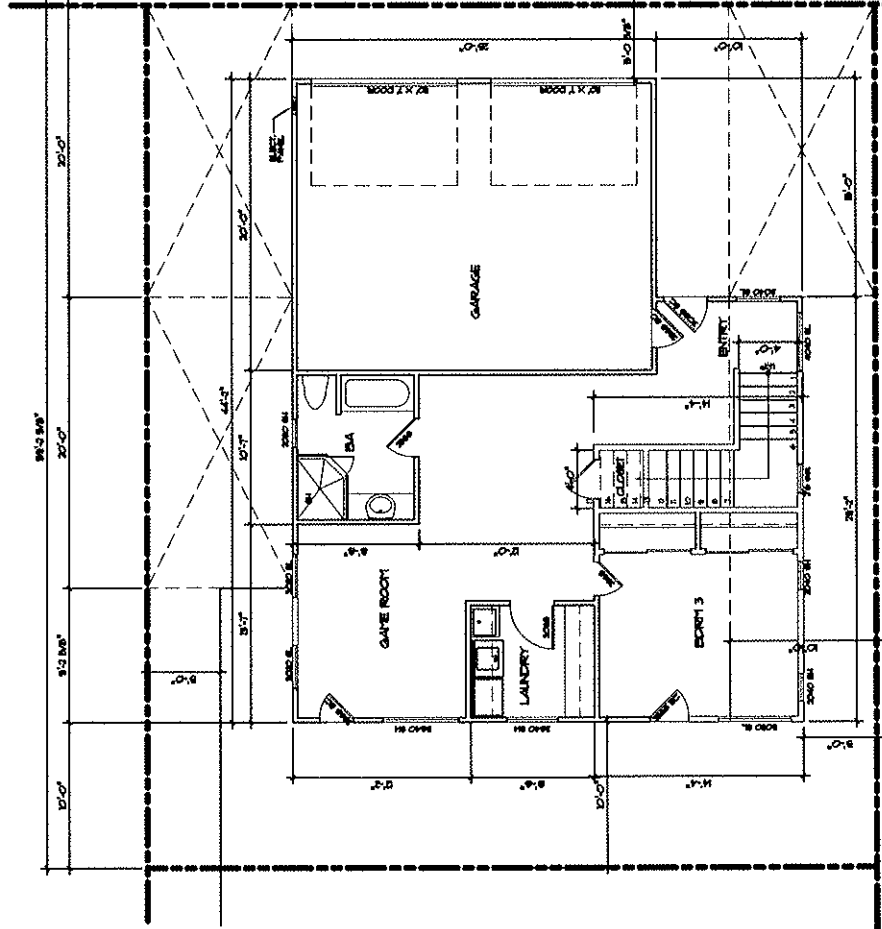
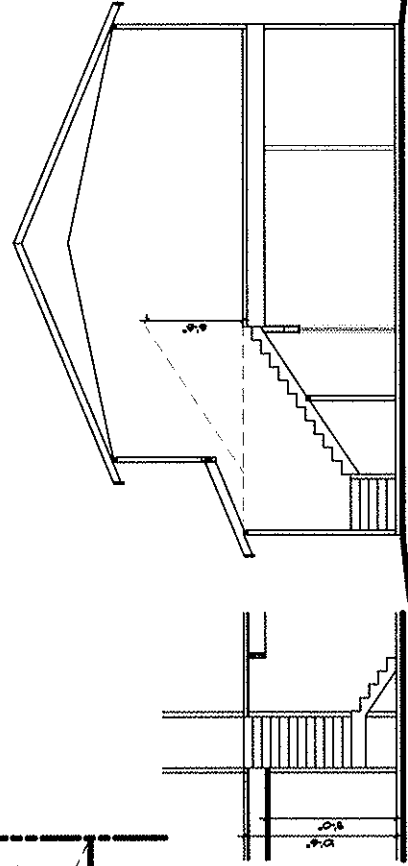
J-K
ENGINEERING
 Civil Engineering & Surveying
 1000 N. Main St.
 Santa Ana, CA 92701
 (714) 241-1111

STEPHEN POE
62 CLIVE STREET
PALO ALTO, CA
APN 009-12-08

Job No. _____
 Drawn By: Date _____
 Checked By: Date _____
 Drawing No. _____
 Scale: 1/4" = 1'-0"
 Sheet: **A 2**



UPPER FLOOR PLAN
 1/2" = 1'-0"



LOWER FLOOR PLAN
 1/2" = 1'-0"

Exhibit D
 Floor Plans
 PR 12-003
 (Poe-Holman)

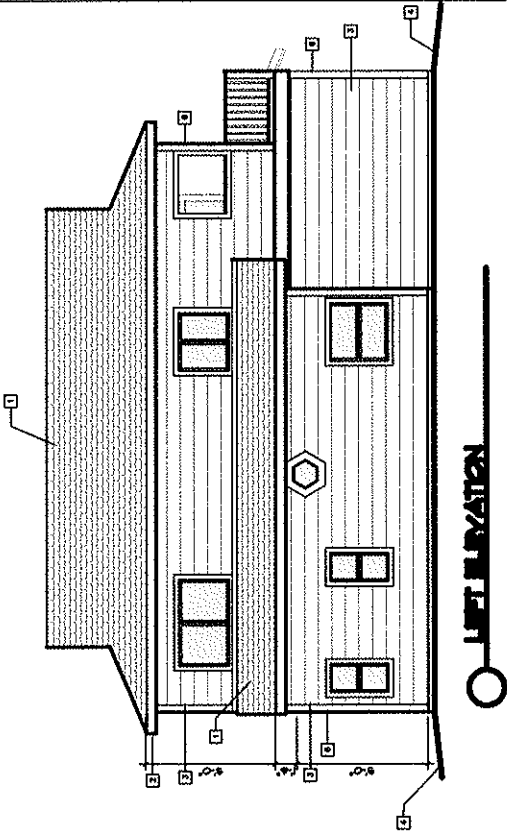
JIM FEELEY
C.A.O.
SERVICE
1000 W. 10th St.
Anchorage, Alaska 99501
Tel: (907) 562-1111

THIS DRAWING IS THE PROPERTY OF JIM FEELEY & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF JIM FEELEY & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

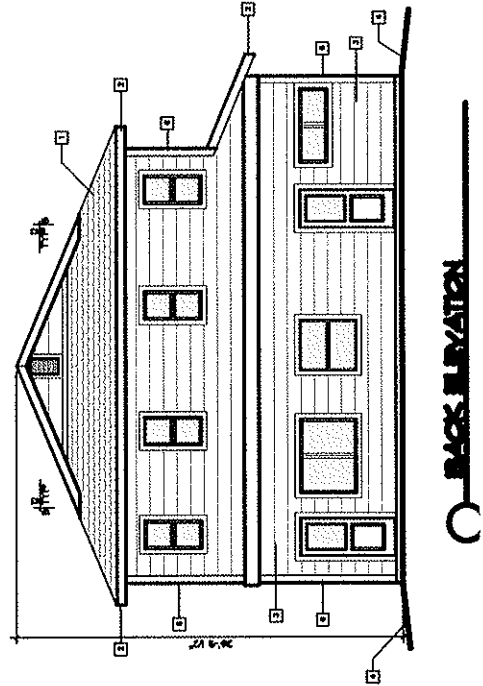
J.K. ENGINEERING
John A. Kasper
2200
2200
2200
2200

STEPHEN POE
62 OLIVE STREET
PASO ROBLES, CA
APR 09 - 12 - 08

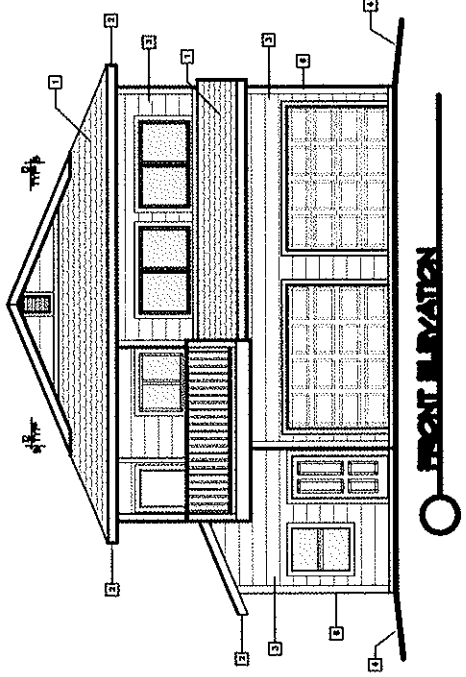
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Checked By: _____
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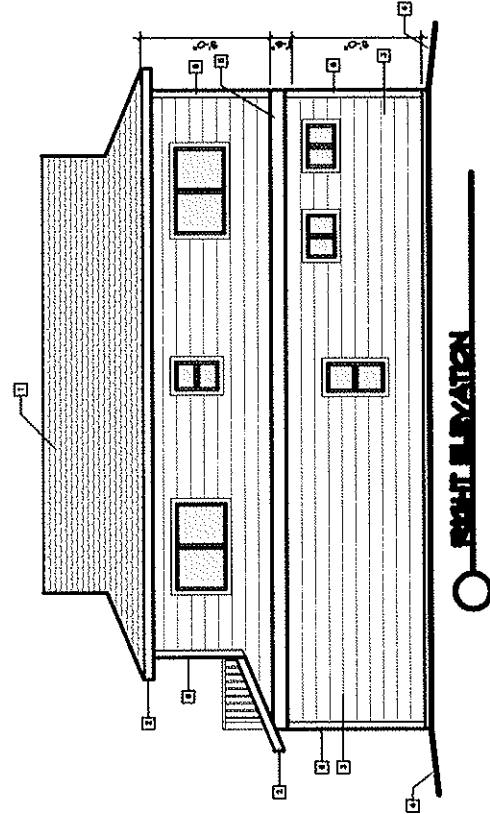
LEFT ELEVATION



BACK ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

ELEVATION CALLOUTS
1. 3'-0" HIGH WINDOW
2. 4'-0" HIGH WINDOW
3. 6'-0" HIGH WINDOW
4. 8'-0" HIGH WINDOW
5. 10'-0" HIGH WINDOW

Exhibit E
Arch. Elevations
PR 12-003
(Poe-Holman)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

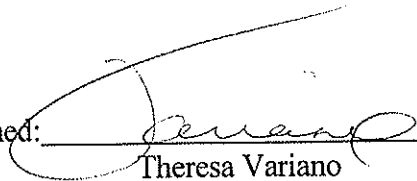
Newspaper: Tribune

Date of
Publication: June 1, 2012

Hearing
Date: June 12, 2012
(Planning Commission)

Project: Tentative Parcel Map PR 12-0003 (Holman)

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

forms/newsaffi.691

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 Tentative Parcel Map PR 12-0003, a request for the subdivision of a 7,000 square foot lot at 612 Olive Street into two parcels, where Parcel 1 would be 4,027 square feet, and Parcel 2 would be 2,961 square feet. The Parcel Map application has been submitted by Steve Holman, on behalf of Stephen Poe. APN: 009-192-013

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, June 12, 2012, at which time all interested parties may appear and be heard.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Tentative Parcel Map may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

This application is Categorically Exempt from environmental review per Section 15301 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

If you challenge the Tentative Parcel 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.

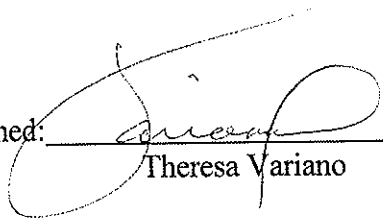
Darren Nash, Associate Planner
June 1, 2012 6988465

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 Tentative Parcel Map PR 12-0003 (Holman/Poe) on this 30th day of May 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Theresa Variano