

TO: Planning Commission
FROM: Ed Gallagher, Community Development Director
SUBJECT: Planned Development (PD 11-002) and Tentative Tract TR 3036
2811 Vine Street (APN 008-391-021)
DATE: August 26, 2014

NEEDS: For the Planning Commission to consider an application proposed by Habitat for Humanity to amend Planned Development (PD 11-002) and TR 3036, to modify the previously approved site plan and tentative tract map.

- FACTS:**
1. PD 11-002 and Tract 3036 were approved for a tract map and five homes in April 2011.
 2. The project is located at 2811 Vine Street, and it is in the T-3 Neighborhood zone of the Uptown/Town Center Specific Plan area (UTCSP).
 3. As of April 2013, a final map had not been recorded, therefore a 2-year time extension was automatically extended (by state law) until April 2015.
 4. The applicants have subsequently redesigned the proposed project and submitted a revised 10-lot subdivision for nine single-family, detached homes and one common lot. See Attachment 1, Tract Map. The proposed homes would be available to low-income families.
 5. Under the California Environmental Quality Act (CEQA), per Section 15332 (Infill Development) of the State's Guidelines to Implement CEQA, this application is exempt from environmental review.
 6. The Development Review Committee (DRC) reviewed the proposed project on July 28, 2014. The applicant discussed requests for exceptions from certain development standards (e.g. setbacks, and parking space size). The DRC made suggestions for the applicant to add additional second-story windows to provide more natural light, and to consider more architectural details on the front elevation such as "knee braces" on the front porch supports. The DRC supported the project and recommended approval to the Planning Commission, with modifications suggested and exceptions requested.

**ANALYSIS &
CONCLUSION:**

The revised project includes nine detached homes on individual parcels. Lot 10 is proposed to include common open space, access driveway, and shared (uncovered) parking spaces. See Attachment 2, Site Plan. The proposed density is consistent with the Uptown/Town Center Specific Plan and General Plan designation of RMF-8, which allows for up to eight units per acre. A homeowners association will be established, with oversight by Habitat for Humanity, to ensure maintenance of common open space areas and improvements.

In keeping with the neighborhood development pattern and the Uptown/Town Center Specific Plan, three of the nine homes are proposed to be located along the property

frontage on Vine Street with the front entrances and architecture of these homes would be oriented toward the street. The overall architectural design and floor plans for all the proposed homes are similar to the previous project approved for this property. See Attachment 3, Elevations and Floor Plans.

The steeper sloped area of the site (to the west) is proposed as part of the common open space area. Drainage from the hillside and site development would flow toward the driveway, which is proposed to be designed with pervious materials to reduce offsite drainage and allow for onsite retention and percolation.

The total site area is 1.58 acres. The proposed parcels range between 1,592 s.f. to 2,832 s.f. The average lot sizes are just under 2,000 s.f. All parking is proposed to be open with no garages or carports. The project includes the required number of parking spaces (e.g. two spaces per unit) and each lot complies with the required private open space requirement of 300 s.f. All homes would include 250 c.f. of interior storage space. Individual garbage cans would be provided for each home, which are intended to be stored on each lot behind side yard fencing. Property fencing is proposed to use wood fencing materials.

The existing oak tree on the property would be maintained and protected during construction. A few oak trees are located on the property line between the project site and the property to the south. The arborist report evaluated the trees and provides tree protection measures to implement during construction. Other trees on the site are not protected by City regulations, and may be removed by the applicant. Onsite landscaping is proposed to include drought tolerant plant species. Each home is proposed to install solar panels, and has been designed to exceed energy efficiency standards required by code. This is intended to help reduce individual operating costs by future homeowners.

The applicant is requesting two modifications to development standards in the UTCSP. These include: (1) permitting parking spaces to all be compact parking spaces (8 ft. x 16 ft.), as opposed to the standard parking space size of 9 ft. x 18 ft.; and (2) reduced rear yard setbacks from 10 ft. to 5 ft. for five of the lots. Per section, 5.1.D.4 in the UTCSP, modifications may be considered, *“On a case-by case basis, in the event that compliance with the provisions of this Code can be demonstrated to be physically infeasible for any reasonable type of development within any of the zones described in this chapter, the Planning Commission may, subject to development plan review, approve modified development standards upon a finding that the modified standards will not create a physical hazard or negative visual impact when viewed from a street or neighboring property. The Planning Commission may impose any conditions necessary to ensure that such a finding can be made.”*

By not building on the hillside area of the site, the development envelope is smaller. This helps to reduce costs of construction by reducing the amount of grading and retaining walls that would otherwise be necessary. Since this project is intended to provide affordable housing, the request for modifications seems reasonable. Additionally, the modifications requested would not likely create physical hazards or negative visual impacts in the neighborhood.

POLICY

REFERENCE: City of Paso Robles General Plan, Uptown/Town Center Specific Plan, Economic Strategy, Zoning Ordinance, CEQA.

FISCAL

IMPACT: No fiscal impacts identified.

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

a. By separate motions:

- (1) Adopt Resolution 11-XX approving Planned Development Amendment 11-002; and
- (2) Adopt Resolution 11-XX approving Tract 3036.

b. Amend, modify, or reject the above-listed action.

ATTACHMENTS:

- 1 – Tract Map
- 2 – Site and Landscape Plans
- 3 – Elevations and Floor Plans
- 4 – Data Table
- 5 – Memorandum from City Engineer
- 6 – Resolution to approve PD 11-002 Amendment and Tract Map 3036
- 7 – Notices



TENTATIVE TRACT MAP NO. 3036

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2 AND 3 OF THE SUBDIVISION OF VILLA LOT 67 OF THE RANCHO PASO DE ROBLES IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED FEBRUARY 23, 1893 IN BOOK B, PAGE 24 OF MAPS

OWNER/APPLICANT:
 HABITAT FOR HUMANITY SLO
 187 PARK PARK ROAD, SUITE 100B
 SAN LUIS OBISPO, CA 95061
 PHONE: (805) 762-0887

CONTACT: JULIA OGDEN

PROPERTY DATA:
 TRACT MAP NO. 3036
 AREA: 1.58 ACRES

ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT - SINGLE FAMILY

PROPOSED LOTS: 10
 (8) SINGLE-FAMILY RESIDENCES AND (2) COMMON SPACE
 RESIDENTIAL LOT SIZES: 1,382 SF TO 2,822 SF

LOT 10 EASEMENTS:
 PRIVATE ACCESS
 PRIVATE UTILITY UTILITIES
 STORM WATER
 MAINTENANCE
 OPEN SPACE
 PARKING

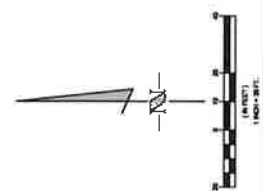
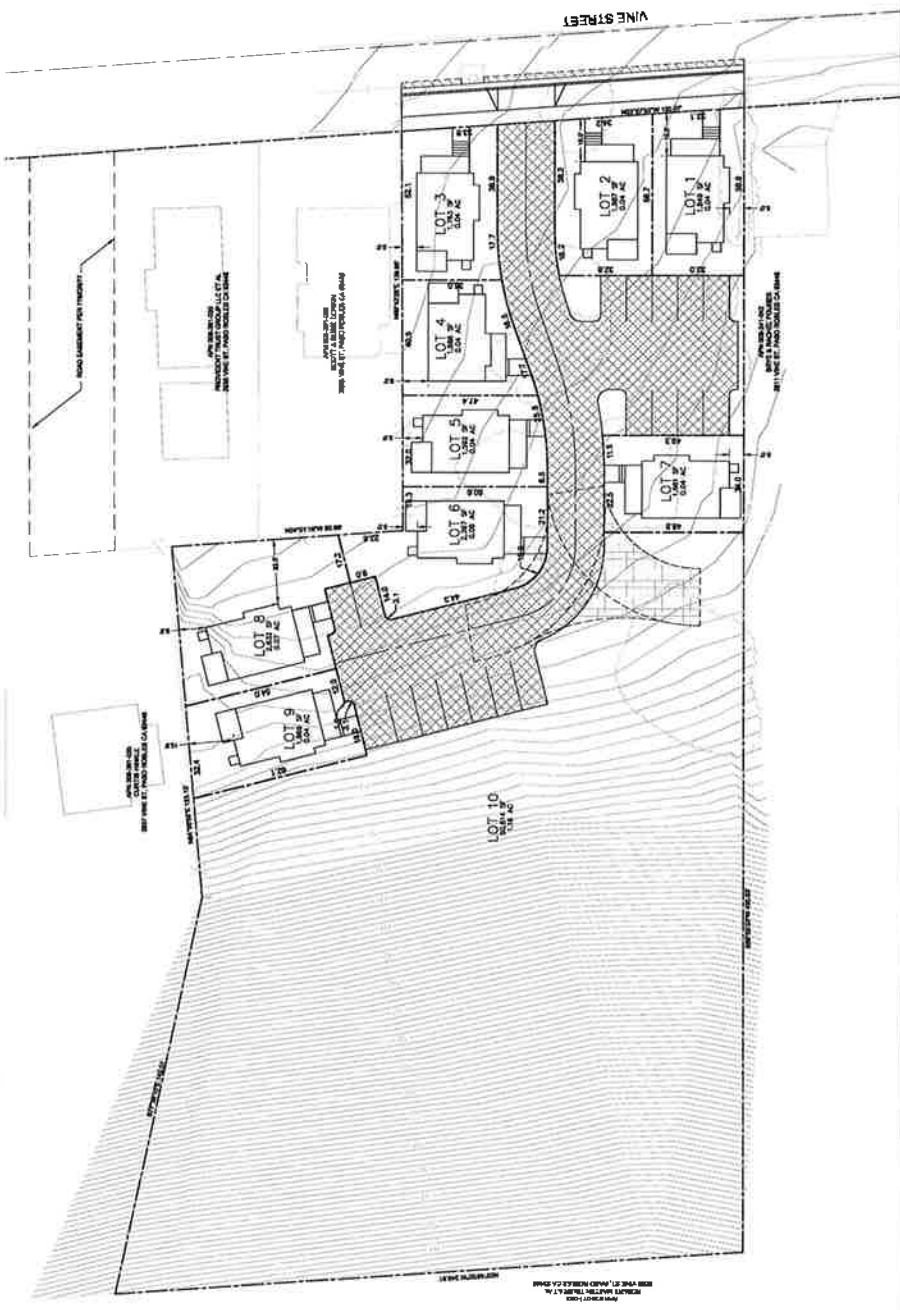
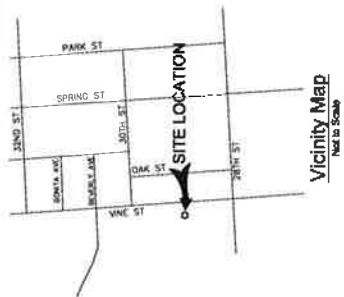
ENGINEER/SURVEYOR:
 ENGINEER OF RECORD: SCOTT STORKER, PE CSD066
 ABOVE GRADE ENGINEERING, INC.
 1004 BROAD STREET
 SAN LUIS OBISPO, CA 95061
 PHONE: (805) 840-6118

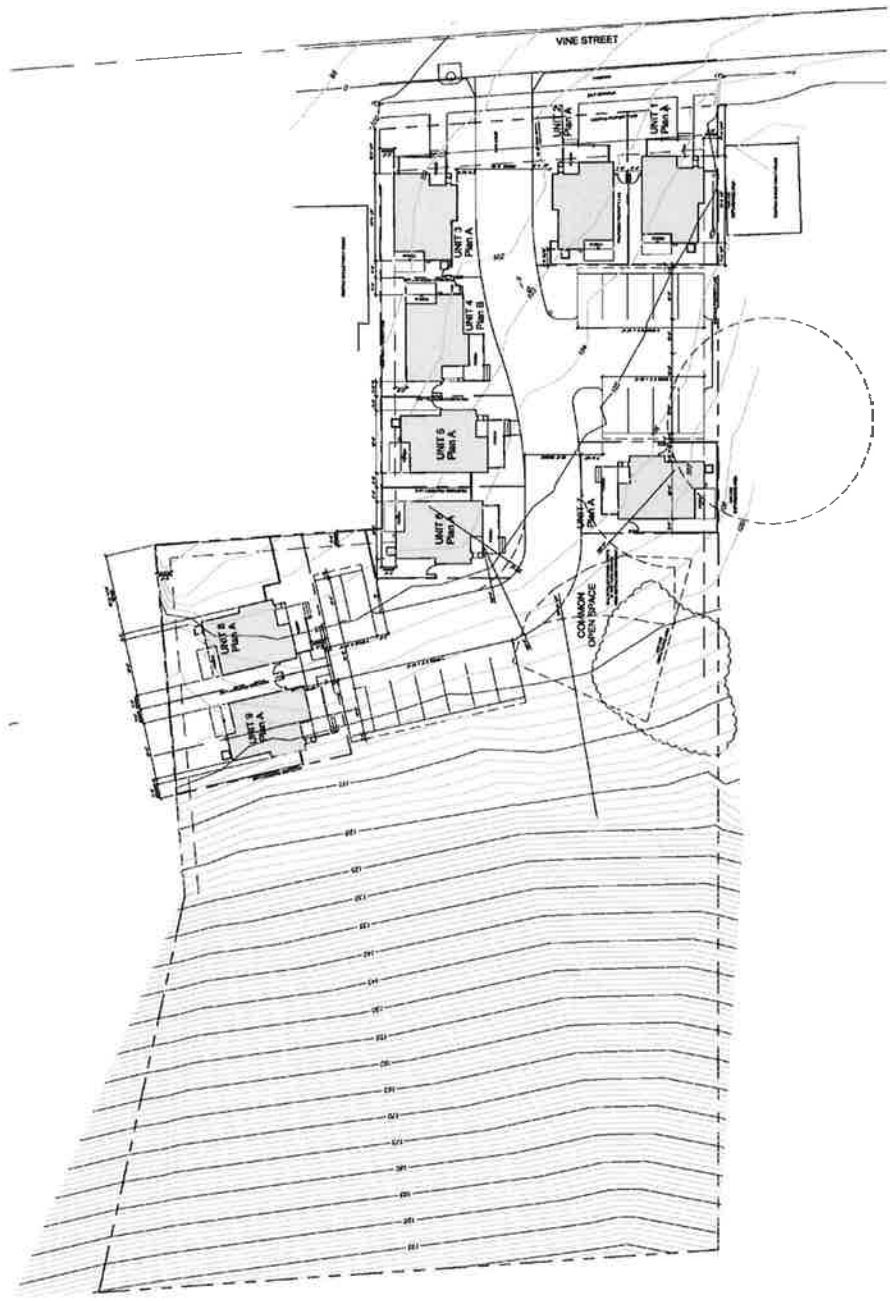
ARCHITECT:
 THE DESIGN GROUP
 1000 MARKET STREET, SUITE 102
 SAN LUIS OBISPO, CA 95061
 PHONE: (805) 843-1794

SURVEY DATA:
 SURVEYED BY: JAMES W. WOODS FROM THE PRODUCE BITE WITH AN UNBUILT
 SURVEY OF 80.0'

NOTE: ALL MEASUREMENTS OF THIS TRACT MAP ARE BASED ON THE INTERSECTION
 OF VINE AND 28TH VINE AND 28TH VINE WITH AN UNBUILT ALIGNED OF 477.00'

SHEET INDEX:
 C-1 TENTATIVE TRACT MAP
 C-2 TENTATIVE GRADING PLAN
 C-3 UTILITY PLAN
 NOTE: PROPOSED PROJECT IS NOT PHASED





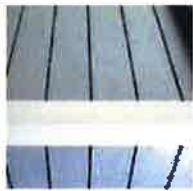
PRELIMINARY SITE PLAN

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES



WINDOWS:
VINYL, LOW E, DUAL
GLAZED, SLIDER AND
SINGLE HUNG

DOORS:
6 PANEL EMBOSSED FI-
BERGLASS, PAINTED



**CEMENT BOARD TRIM
AT WINDOWS AND
CORNERS**



**40-YEAR CLASS A
FIBERGLASS ROOF.**



**CEMENT BOARD LAP
SIDING AND ACCENT
SIDING**

NOTE:
FINAL COLOR OF
SIDING IS YET TO
BE DETERMINED.
COLORS WILL BE
BASED UPON LO-
CAL CONTEXTUAL
PRECEDENTS, AND
REVIEWED WITH
PLANNING BEFORE
HOMES ARE PAINT-
ED.

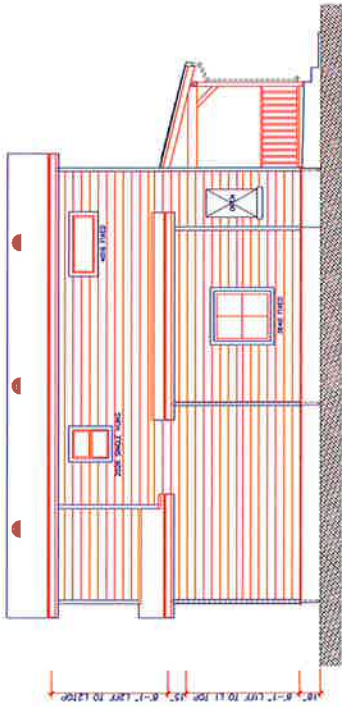
NOTE:
TO INCREASE VARIETY,
COLORS USED ON EACH
HOME WILL BE UNIQUE.



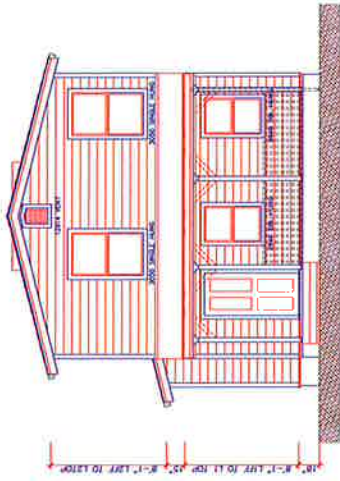
COLOR AND MATERIALS

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

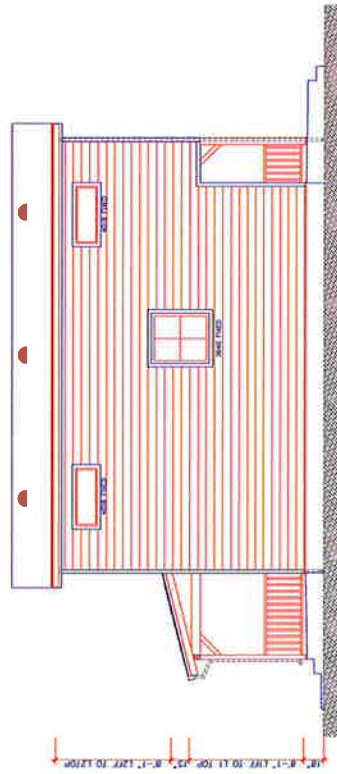
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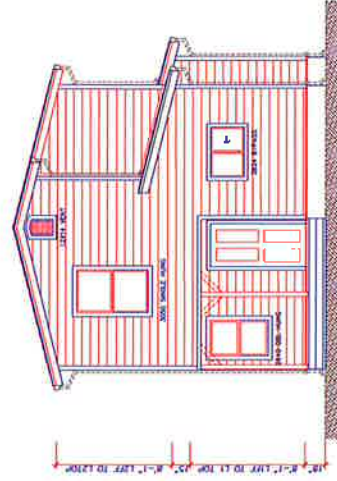
LEFT



FRONT



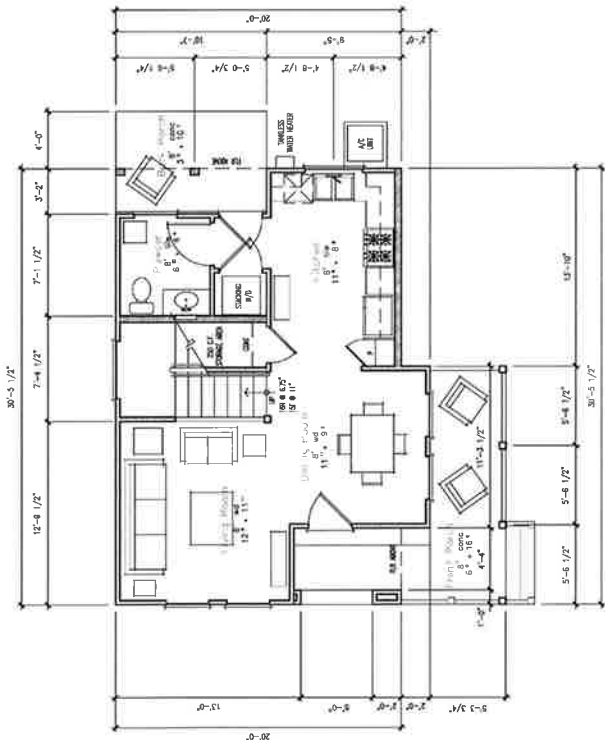
RIGHT



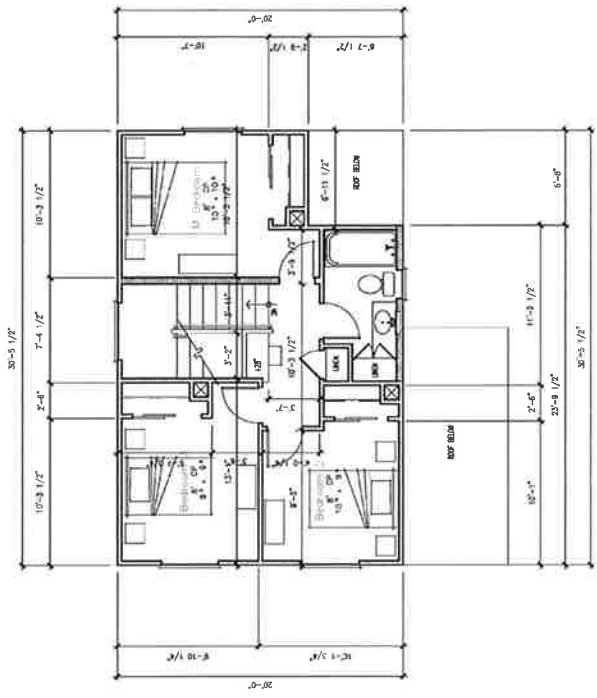
REAR

GREG NIELSEN ARCHITECT 805-250-4166 greg@gregnielsen.com 1111 Broadway, Suite 200 San Francisco, CA 94107	PROJECT: VINE STR. HOUSING 2811 Vine ST. Palo Alto, CA	SCALE: 1/4"=1'-0" ELEVATIONS	SHEET #: A3.1

PHASE ONE - APPROVAL:
 BY: _____ DATE: _____
 Julia Dykstra, CEO
 Habitat for Humanity, SLO County



LOWER FLOOR PLAN



UPPER FLOOR PLAN

FLOOR PLANS - HOUSE B

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

P-6

SCALE: 1/4" = 1'-0"

APRIL 29, 2014

Project Data

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10*
Parcel Size	1,849	1,887	1,763	1,686	1,592	2,397	1,661	2,832	1,869	50,614
Plan Type	A	AR	A	B	AR	A	A	AR	A	
Total Living	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	
Lower Level Living	576	576	576	576	576	576	576	576	576	
Upper Level Living	494	494	494	494	494	494	494	494	494	
Covered Porches and Patios	206	206	206	216	206	206	206	206	206	
Private Rear Yard	556	334	320	560	471	550	425	610	716	-
Private Rear Yard Dimension	32'	34'	25'	40'	32'	32'	34'	55'	32'	
Share of Common Open Space	1,389	1,389	1,389	1,389	1,389	1,389	1,389	1,389	1,389	
Share of Common Interest Parcel	5,624	5,624	5,624	5,624	5,624	5,624	5,624	5,624	5,624	
Finish Floor Height	105.8	105.5	104.2	105	106	107	106.7	110.5	111	
Overall Height	20.9	20.6	19.3	20.0	21.0	22.0	21.8	25.6	26.0	

AR: Plan A, Reversed ; B: Plan A, porches relocated

300 sq ft min, incl. rear yard and interior side yards only
Min. 10' in at least (1) direction

Usable open space

Total Lot 10 parcel

26' maximum overall height

* Common Interest Parcel

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: Tentative Tract 3036
DATE: August 6, 2014

Streets

The property is located on the west side of Vine Street, 300 feet north of 28th Street. A private access easement is proposed to serve nine units.

Curb, gutter and sidewalk will be constructed on Vine Street.

Relocation of Overhead Utilities

Overhead utility lines exist along the property's southerly boundary and across the frontage on Vine Street. In accordance with Council policy, these lines must be relocated underground; to the extent that it is reasonably feasible to relocate them.

Sewer and Water

Sewer is available to the project from an 6-inch line in Vine Street. Water is available to the project from a 10-inch main in Vine Street. A fire hydrant will be needed on site and along the frontage of the project on Vine Street or as determined by Emergency Services.

Stormwater Management

The applicant has submitted a Stormwater Control Plan in compliance with the City's Stormwater Management Ordinance. The Stormwater Control Plan provides for stormwater quality treatment for runoff from the construction of the new homes as well as the access lane.

Site Specific Conditions of Approval

Vine Street shall be improved in accordance with plans approved by the City Engineer.

The applicant shall relocate the existing overhead utility lines along the southerly boundary of the tract and along Vine Street to the extent feasible.

The improvements for Tract 3036 shall incorporate stormwater control measures as outlined in the Stormwater Control Plan.

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT AMENDMENT (PD 11-002)
AND TENTATIVE TRACT MAP 3036
HABITAT FOR HUMANITY FOR SAN LUIS OBISPO
2811 VINE STREET, APN: 008-391-021**

WHEREAS, a Tentative Tract Map (TTM 3036) has been filed by Habitat for Humanity for San Luis Obispo to subdivide an approximate 1.5-acre site into 10 parcels for the construction of 9 affordable, single-family residential homes and one common open space lot; 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 T-3 Neighborhood; and

WHEREAS, the Planned Development Amendment (PD 11-002) proposes to change the site design and add four more homes than what was originally approved for this property; and

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

WHEREAS, under the PD provisions, the applicant requests the Planning Commission approve reduced rear yard setbacks, 5-foot side yard setbacks for second stories, and use of all compact parking spaces; and

WHEREAS, this project is Categorically Exempt from environmental review per Section 15332 (Infill Development) 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 August 26, 2014 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 Planned Development will not adversely affect and is consistent with the policies, spirit and intent on the General Plan, Uptown/Town Center Specific Plans, the zoning code, policies and plans of the City, by providing infill development on property suitably zoned for the density of this type of development;

- b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area by orienting the homes along Vine Street toward the street, and designing the homes with bungalow-style architecture, and maintaining the small-scale residential character in the vicinity;
- c. The proposed project design and density is compatible with surrounding development, and does not create a disharmonious or disruptive element to the surrounding area by maintaining the small-scale single-family style homes;
- d. The development would be consistent with the purpose and intent of the established zoning, and would not be contrary to the public health, safety and welfare since the site design maintains the pattern of the existing streetscape and front setbacks, and incorporates similarly sized homes and neighborhood density, and will provide for more common open space to offset reduced setbacks. Additionally, a homeowners association will be established to ensure site maintenance is implemented;
- 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 compact parking spaces allows for efficient use of the site for areas with less topographical constraints, which will help reduce the cost of development for the proposed affordable homes and is consistent with the development pattern of lots/homes on the west side of the City.

WHEREAS, modifications to two development standards to allow for all “compact” parking spaces and reduced rear yard setbacks are reasonable given topographical constraints, and the project being an affordable housing project; these modifications would help reduce construction costs, and would not likely create physical hazards or negative visual impacts in the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development Amendment (PD 11-002) and TTM 3036 subject to the following conditions:

STANDARD CONDITIONS:

- 1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit “A” and incorporated herein by reference.

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.

Planning Division Conditions:

EXHIBIT	DESCRIPTION
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A	Standard Conditions of Approval
B	Site Plan
C	Preliminary Landscape Plan
D	Elevations & Floor Plans
E	Tentative Tract Map

2. The project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, and floor plans attached to this resolution. The Tentative Tract Map shall be designed in compliance with Exhibit E of this resolution.
3. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development Amendment 11-002 and Tentative Tract Map 3036 shall expire on August 26, 2016. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City, along with the fees before the expiration date.
4. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
5. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
6. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
7. Temporary construction noise levels in excess of 60 decibels as measured from the property line shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
8. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
9. Low-impact development best management practices as outlined in the project submittals shall be incorporated into the project grading and drainage plans. This includes installation of porous pavers in the driveway, and other hardscape and landscape elements to the satisfaction of the City Engineer.
10. The backflow prevention device shall be setback a minimum of 20 feet from the driveway entrance, and shall be screened with landscaping and/or a decorative screen.
11. Oak tree protection fencing shall be installed prior to construction, and all oak tree protection measures shall be complied with per the project Arborist Report for onsite and offsite oak trees that may be affected by this project.

Engineering Division Conditions:

12. Vine Street shall be improved in accordance with plans approved by the City Engineer.
13. The applicant shall relocate the existing overhead utility lines along the southerly boundary of the tract and along Vine Street to the extent feasible.
14. The improvements for Tract 3036 shall incorporate stormwater control measures as outlined in the Stormwater Control Plan.

PASSED AND ADOPTED THIS 26th day of August, 2014 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN DOUG BARTH

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY

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: August 26, 2014 _____
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 August 26, 2016 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. 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.
- 16. 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.
- 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 18. 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.
- 19. 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.
- 20. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:

(Adopted by Planning Commission Resolution _____)

- 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)_3036_ 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:

All common open space areas, shared driveway and parking spaces, site drainage facilities, all common landscaping and irrigation systems, site lighting fixtures, street furniture (e.g. picnic table/area), backflow prevention devise, mailboxes, and any other common facilities.

(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.
- 6. If the existing pavement and structural section of the City street adjacent to the

(Adopted by Planning Commission Resolution _____)

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.

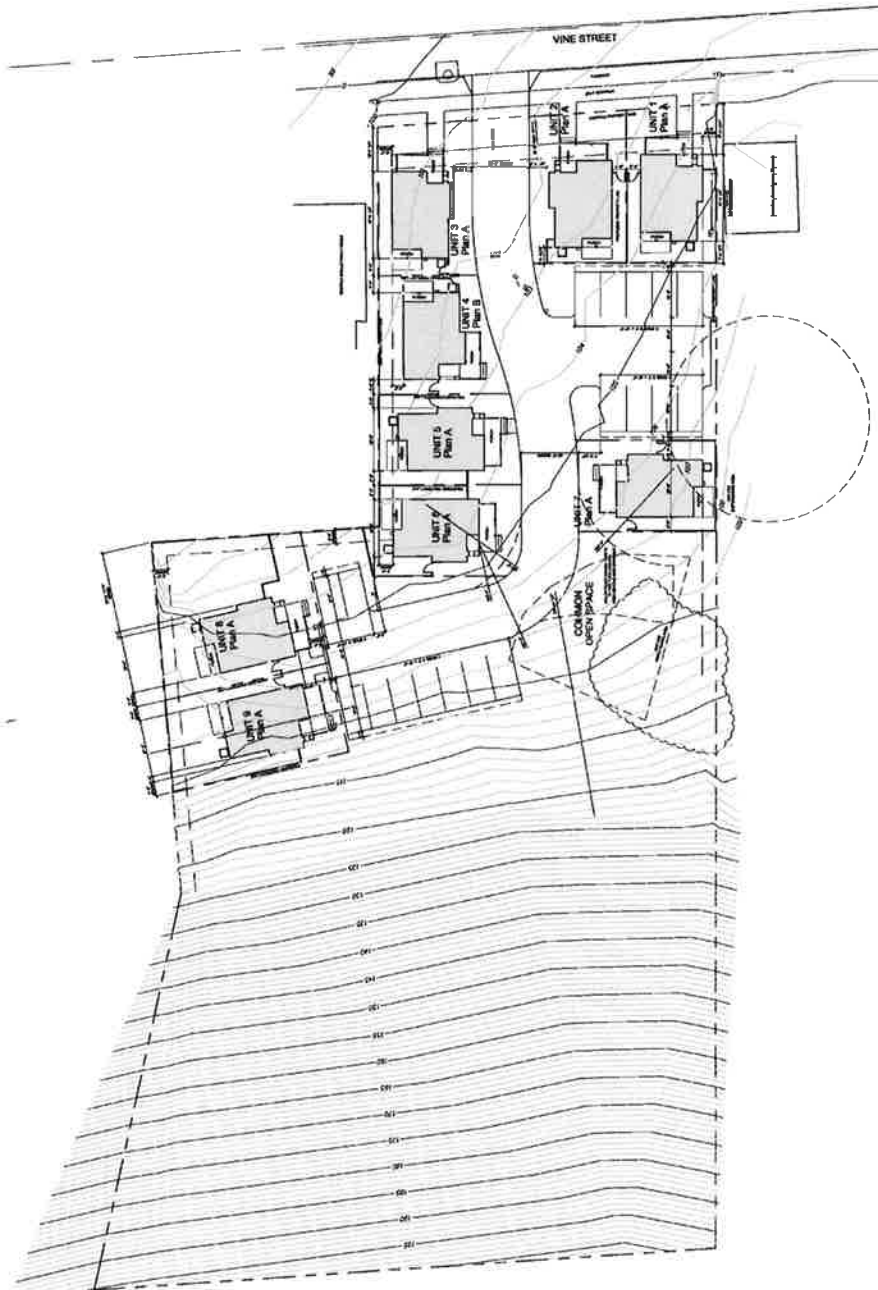
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 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 _____)



PRELIMINARY SITE PLAN

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

Stormwater Control Note

Stormwater control measures shown on Grading Plan will be installed in accordance with applicable codes and standards for water treatment and infiltration, as applicable.

Arborist's Report Note

Refer to "Tree Preservation Plan" prepared by S. & T. Arborist for existing trees to be preserved and removed.

Water Conservation Notes

Planting area irrigation shall be designed to conserve water. The following factors have been incorporated in the design of the project landscape:

1. Irrigation system to be a fully automatic underground system utilizing either low precipitation spray nozzles, bubblers, or drip emitters, or a combination thereof. Irrigation system shall be installed with control valves and computer stations and appropriate and appropriate piping.
2. Plant materials proposed are selected for their compatibility to climate and site conditions, resistance to wind, and drought tolerance.
3. All planters shall be mulched with a 2" minimum layer of organic mulch throughout.
4. Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.
5. Water needs of plant materials proposed have been included utilizing the WUCOLS Project Water Use Classification of Landscape Species prepared by the University of California Cooperative Extension, February 1992. All plant materials proposed are selected for low to moderate water needs in this climate.

Plant List

PLANT	SIZE	POTENTIAL NAME / COMMON NAME
1	4-6"	SPRING STAR JASMINE
2	4-6"	SPRING STAR JASMINE
3	4-6"	SPRING STAR JASMINE
4	4-6"	SPRING STAR JASMINE
5	4-6"	SPRING STAR JASMINE
6	4-6"	SPRING STAR JASMINE
7	4-6"	SPRING STAR JASMINE
8	4-6"	SPRING STAR JASMINE
9	4-6"	SPRING STAR JASMINE
10	4-6"	SPRING STAR JASMINE
11	4-6"	SPRING STAR JASMINE
12	4-6"	SPRING STAR JASMINE
13	4-6"	SPRING STAR JASMINE
14	4-6"	SPRING STAR JASMINE
15	4-6"	SPRING STAR JASMINE
16	4-6"	SPRING STAR JASMINE
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18	4-6"	SPRING STAR JASMINE
19	4-6"	SPRING STAR JASMINE
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28	4-6"	SPRING STAR JASMINE
29	4-6"	SPRING STAR JASMINE
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WINDOWS:
VINYL, LOW E, DUAL
GLAZED, SLIDER AND
SINGLE HUNG

DOORS:
6 PANEL EMBOSSED FI-
BERGLASS, PAINTED



**CEMENT BOARD TRIM
AT WINDOWS AND
CORNERS**



**40-YEAR CLASS A
FIBERGLASS ROOF-**
ING



**CEMENT BOARD LAP
SIDING AND ACCENT
SIDING**

NOTE:
FINAL COLOR OF
SIDING IS YET TO
BE DETERMINED.
COLORS WILL BE
BASED UPON LO-
CAL CONTEXTUAL
PRECEDENTS, AND
REVIEWED WITH
PLANNING BEFORE
HOMES ARE PAINT-
ED.

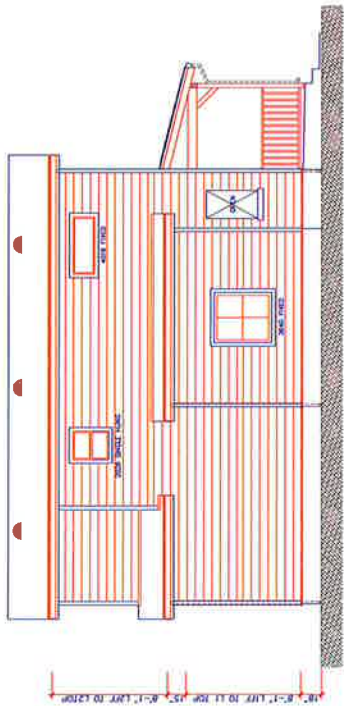
NOTE:
TO INCREASE VARIETY,
COLORS USED ON EACH
HOME WILL BE UNIQUE.



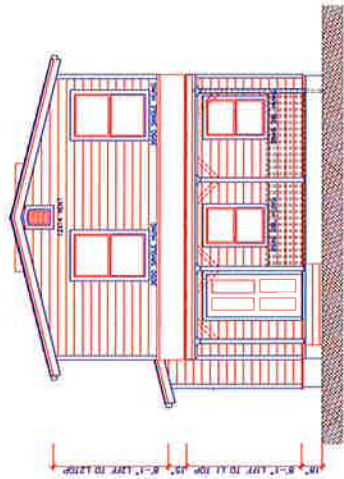
COLOR AND MATERIALS

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

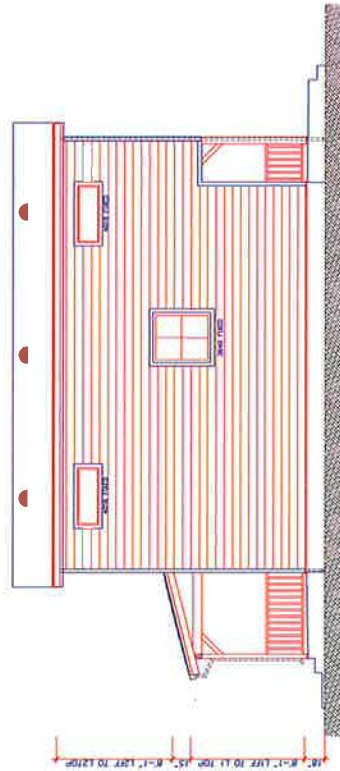
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 ARCHITECT
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 S.D.C.A.
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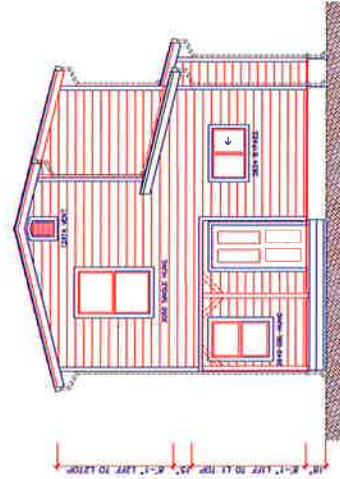
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FRONT



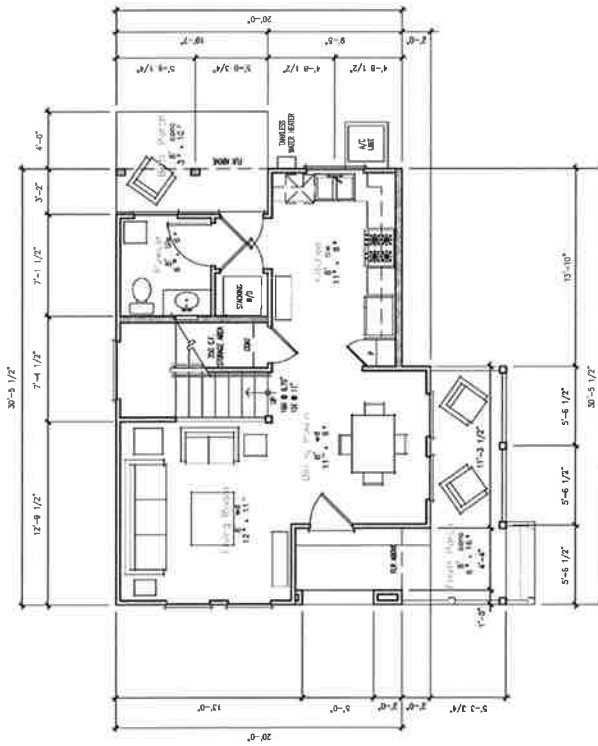
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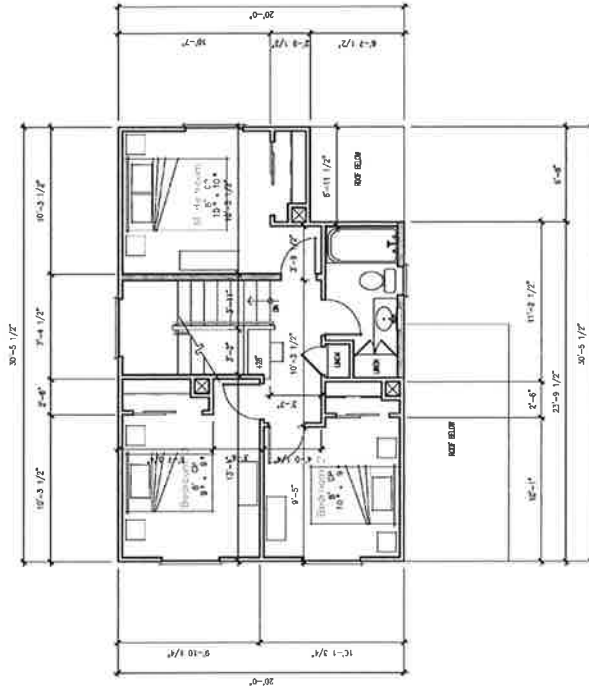
REAR

PHASE ONE - APPROVAL:
 BY: Julia Dysters, CEO Date: _____
 Habitat for Humanity, SLO County

GREG HUBBARD ARCHITECT California License # 1000 805-250-4186 greg@greghubbard.com 2811 Vine St., Paso Robles, CA	PROJECT: VINE STR. HOUSING 2811 Vine St., Paso Robles, CA	PLAN A-EXTERIOR ELEVATIONS SCALE 1/4"=1'-0"		SHEET #: A3.1
				Revision: 01-01-00



LOWER FLOOR PLAN



UPPER FLOOR PLAN

FLOOR PLANS - HOUSE B

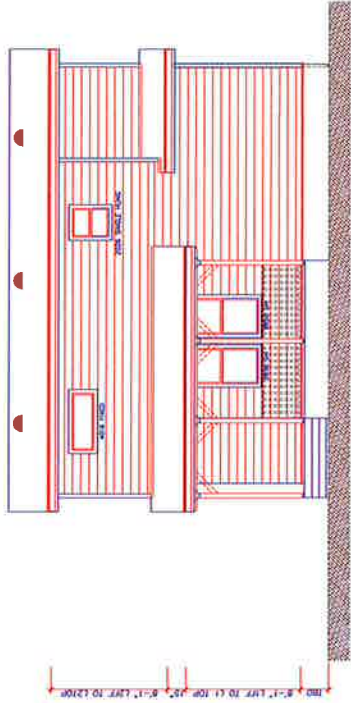
HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

P-6

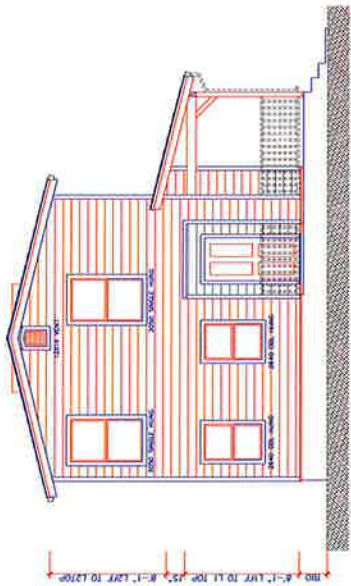
SCALE: 1/4" = 1'-0"

APRIL 29, 2014

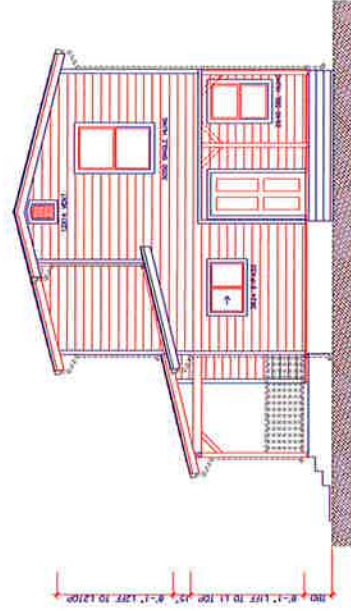
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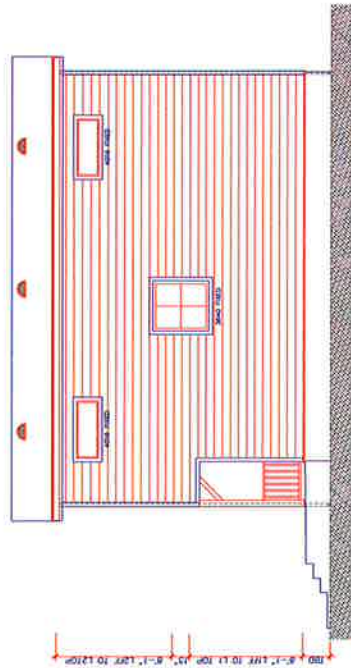
FRONT (PLAN B)



RIGHT (PLAN B)



REAR (PLAN B)



LEFT (PLAN B)

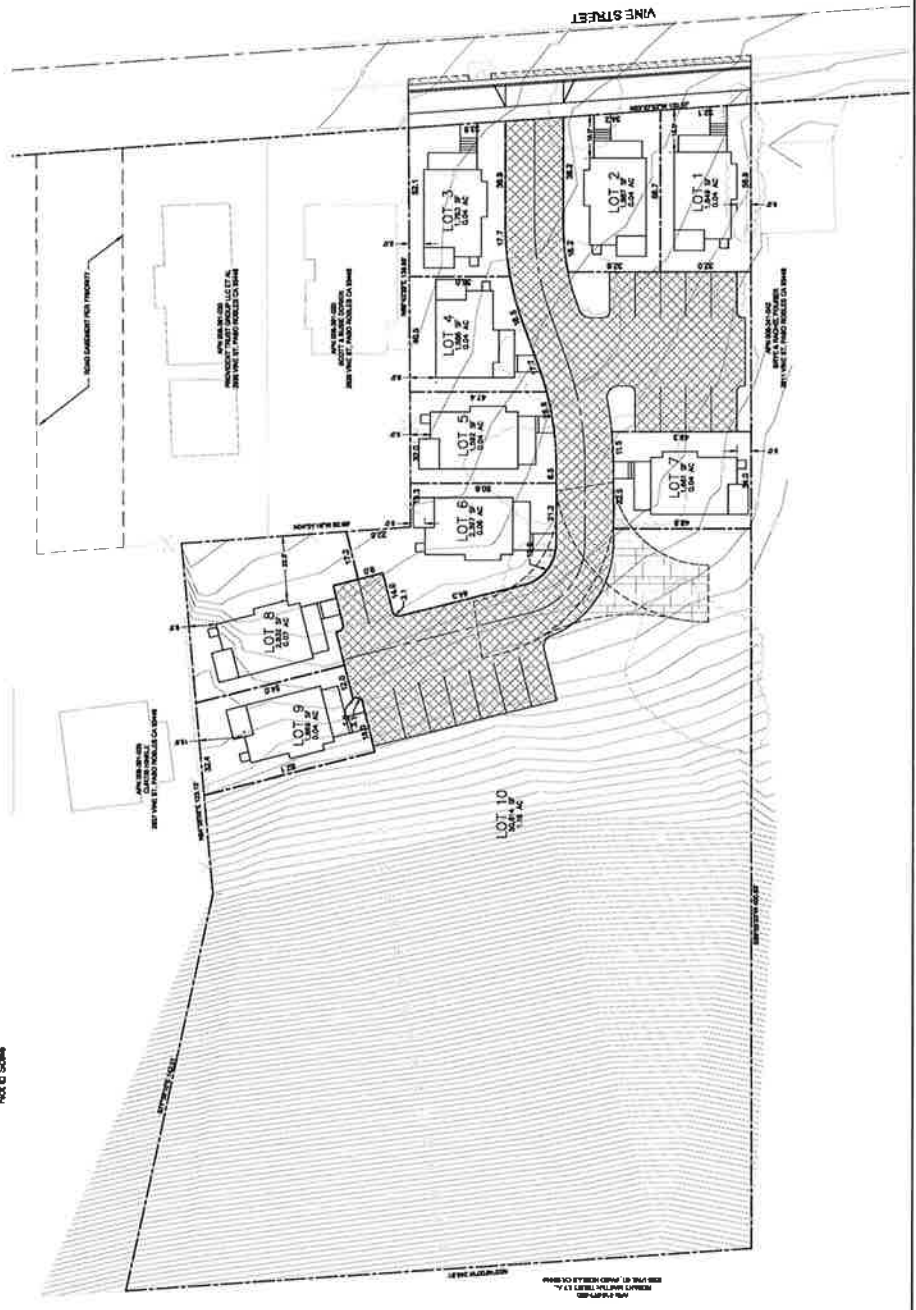
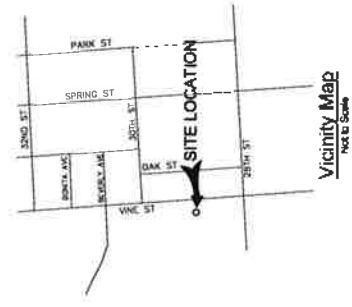
OSCC ARCHITECT California Licensed 805-250-4866 professional registration 17444 Loma Vista San Juan Capistrano, CA 92675	PROJECT: VINE STR. HOUSING	2811 Vine ST. Pico Robles, CA	SCALE: 1/4"=1'-0" ELEVATIONS	SHEET #: B3.1	Sept 30, 2014
	PLAN AR-EXTERIOR				License No. 51488

PHASE ONE - APPROVAL:
 BY: Julie C. Gyles, CEO
 Habitat for Humanity, SLO County



TENTATIVE TRACT MAP NO. 3036

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2 AND 3 OF THE SUBDIVISION OF VILLA LOT 67 OF THE RANCHO PASO DE ROBLES IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED FEBRUARY 23, 1893 IN BOOK B, PAGE 24 OF MAPS



OWNER/APPLICANT:
 HABITAT FOR HUMANITY (A)O
 187 PARK PARK ROAD, SUITE 1009
 SAN LUIS OBISPO, CA 95041
 PHONE: (805) 766-0887
 CONTACT: JULIA ORDEHN

PROPERTY DATA:
 AREA: 1.18 ACRES

ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT - SINGLE FAMILY

RECORDED LOTS:
 (8) SINGLE FAMILY RESIDENCES AND (1) COMMON SPACE
 RESIDENTIAL, LOT SIZES: 1,692 SF TO 2,832 SF

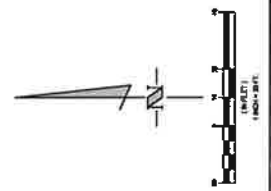
LOT 10 EASEMENTS:
 PUBLIC AND PRIVATE UTILITIES
 STORM WATER
 MAINTENANCE
 OPEN SPACE
 PARKING

ENGINEER/SURVEYOR:
 ENGINEER OF RECORD: SCOTT STOKES, PE C40006
 ABOVE GRADE ENGINEERING, INC.
 187 PARK PARK ROAD, SUITE 1009
 SAN LUIS OBISPO, CA 95041
 PHONE: (805) 644-0115

ARCHITECT:
 IRM DESIGN GROUP
 2075 WILSON STREET, SUITE 102
 SAN LUIS OBISPO, CA 95041
 PHONE: (805) 643-1784

SURVEY DATA:
 ELEVATION OF BENCHMARK: 100.00
 ELEVATION OF LOT 10: 100.00
 ELEVATION OF LOT 1: 100.00
 ELEVATION OF LOT 2: 100.00
 ELEVATION OF LOT 3: 100.00
 ELEVATION OF LOT 4: 100.00
 ELEVATION OF LOT 5: 100.00
 ELEVATION OF LOT 6: 100.00
 ELEVATION OF LOT 7: 100.00
 ELEVATION OF LOT 8: 100.00
 ELEVATION OF LOT 9: 100.00
 ELEVATION OF LOT 10: 100.00

NOTE: PROPOSED PROJECT IS NOT PHASED



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: August 15, 2014

Hearing
Date: August 26, 2014
(Planning Commission)

Project: **PD Amendment 11-002 and TTM 3036**

I, Susan DeCarli, 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: 
Susan DeCarli

CITY OF EL PASO DE ROBLES

**NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT
AMENDMENT (PD 11-002)
TENTATIVE TRACT MAP 3036
2811 VINE STREET, APN: 008-391-021
HABITAT FOR HUMANITY FOR
SAN LUIS OBISPO COUNTY**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, August 26, 2014 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 approval of amendments to the above referenced entitlements for the following project:

Development of a 10-lot subdivision on a 1.48 acre parcel, to create parcels for nine single-family homes and a common open space lot. The applicant requests exceptions to certain development standards including: rear yard setbacks; second-story side yard setbacks; the size of private open space requirements; and use of compact-sized parking spaces for all onsite parking.

Under the California Environmental Quality Act (CEQA), per Section 15332 (Infill Development) of the State's Guidelines to Implement CEQA, this application is exempt from environmental review.

Written comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to sdecarli@prcity.com, 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 or email at sdecarli@prcity.com.

If you challenge this 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
City Planner
August 15, 2014 1203878

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 the Habitat for Humanity project (PD Amendment 11-002 and TTM 3036) on this 14th day of August, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Susan DeCarli
Susan DeCarli