

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SITE PLAN 16-001 – TWO SINGLE FAMILY RESIDENTIAL UNITS – SETBACK MODIFICATIONS - 431 & 433 22<sup>ND</sup> STREET – REQUEST FOR SETBACK (APN: 008-152-025 & 026) (DOUG BARTH)

DATE: MARCH 22, 2016

Needs: For the Planning Commission to consider an application filed by Doug Barth, for Site Plan 16-001 to allow for the construction of two single family residences on two separate lots, and request for setback and building envelope modifications.

- Facts:
1. The site is located on the northwest corner of Vine Street and 22<sup>nd</sup> Street, see Vicinity Map, Attachment 1.
  2. The site is within the T3-N zoning district within the Uptown Town Centre Specific Plan (Specific Plan).
  3. In 2005, the Planning Commission approved Parcel Map 05-0023, which subdivided the 7,000 square foot lot into two parcels. PR 05-0023 has been recorded establishing assessor parcels 008-152-025 and 026. Both lots are vacant.
  4. There are multiple oak trees located on both parcels. With the approval of PR 05-0023, building envelopes were established for each lot to insure that future homes developed on each lot would be constructed in a manner that would best protect the trees. See Attachment 2, original building envelopes.
  5. At the time of the parcel map, the conceptual design for homes utilized a common wall on the property line. The zero lot line, common wall design, was able to maximize land outside of the oak critical root zones.
  6. Mr. Barth is working with Nick Gilman, Architect, to design homes for each lot. Mr. Gilman has designed a home for each lot that accommodates the oak trees, better meets the architectural guidelines in the Specific Plan, and is more compatible with the neighborhood, than the original common wall design. See project description, Attachment 2.
  7. In order to allow the proposed home design on the lots, it is necessary to modify the original building envelopes to accommodate the new design. Additionally, it is necessary to allow modifications to the front and rear

setback for the home on the east lot. See Site Plan, Attachment 3 and Perspective View, Attachment 4.

8. The setbacks for the house on the west lot comply with the current Specific Plan requirements (for a rear yard single dwelling). The house on the east lot would need to allow for a front setback to Vine Street to be greater than 20-feet, and the rear setback to the interior property line common to each lot, would be reduced from 10 feet to 5 feet. See proposed Site Plan Attachment 3.
9. Section 5.1.D.4 of the Uptown Town Centre Specific Plan gives the Planning Commission the authority to allow for modifications, when the finding can be made that the modified standards will not create a physical hazard or negative visual impact when viewed from the street or neighboring property.
10. An updated Arborist report has been provided that indicates that the new home designs were evaluated in relation to oak tree impacts. The report indicates that special construction techniques will need to be implemented to protect the trees (See Exhibit D, to draft Resolution, Attachment 6).
11. This project was reviewed by the Development Review Committee (DRC) on February 29, 2016. The DRC was in favor of the proposed design since indicating that the detached single family housing type is more compatible with the neighborhood and more consistent with the intent of the Uptown Town Center Specific Plan for the T3-N zone. The DRC recommended that the Commission approve the setback and building envelope modifications.
12. This application is categorically exempt from environmental review per Section 15303 (small structures) of the State's Guidelines to Implement CEQA.

Analysis  
and

Conclusion: Allowing the setback and building envelope modifications as proposed, would provide a housing type for each lot that would be more compatible with the housing types in the neighborhood, and be more consistent with the goals, intent, and guidelines of the Uptown Town Centre Specific Plan.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

Impact: None identified at this time.

Options: After consideration of the staff report and any public testimony, the Planning Commission should consider the following options:

- a). Adopt Draft Resolution A approving Site Plan 16-001, finding that the modified standards will not create a physical hazard or negative visual impact when viewed from the street or neighboring property, thereby allowing the front setback (to Vine Street) for the house on the east lot to be greater than 20-feet, and the rear setback to be 5-feet, and allow the building envelopes to be modified as provided for in the site plan (Attachment 4).
- b). Amend above noted options.
- c). Refer back to staff and/or DRC for additional analysis.
- d). Deny the requested Site Plan based on findings.

Attachments:

1. Vicinity Map
2. Project Description
3. Original Site Plan
4. Proposed Site Plan
5. Perspective View
6. Draft Resolution Approving SP 16-001
7. Newspaper notice and mail affidavits



Attachment 1  
Vicinity Map  
SP 16-001  
(Barth)

Date: January 16, 2016

To: City of Paso Robles Planning Dept

From: Doug Barth

RE: Request to modify the building envelopes as previously established with the approval of PR05-023  
431 & 433 22nd Street  
008-152-025 & 008-152-026

As a part of the original lot split (PR05-023) proposal, the city required a house footprint area be shown on the map to support the concept that individual houses could potentially be built on each lot that would not affect the critical root zone of the existing oak trees. The city did not require this footprint area to include any analysis as to size, design, compatibility or functionality of floor plan, nor the accommodation of the on-site parking that would ultimately be required. The footprint areas shown and approved by the city, allowed the future houses to be constructed with a reduced (zero) setback along the common property line. The approval also allowed for reduced setbacks along the southerly (22<sup>nd</sup> Street) property line for the garages. An arborist report completed at the time concluded that construction within the anticipated footprint area would not adversely impact the critical root zones of the oak trees located on the property.

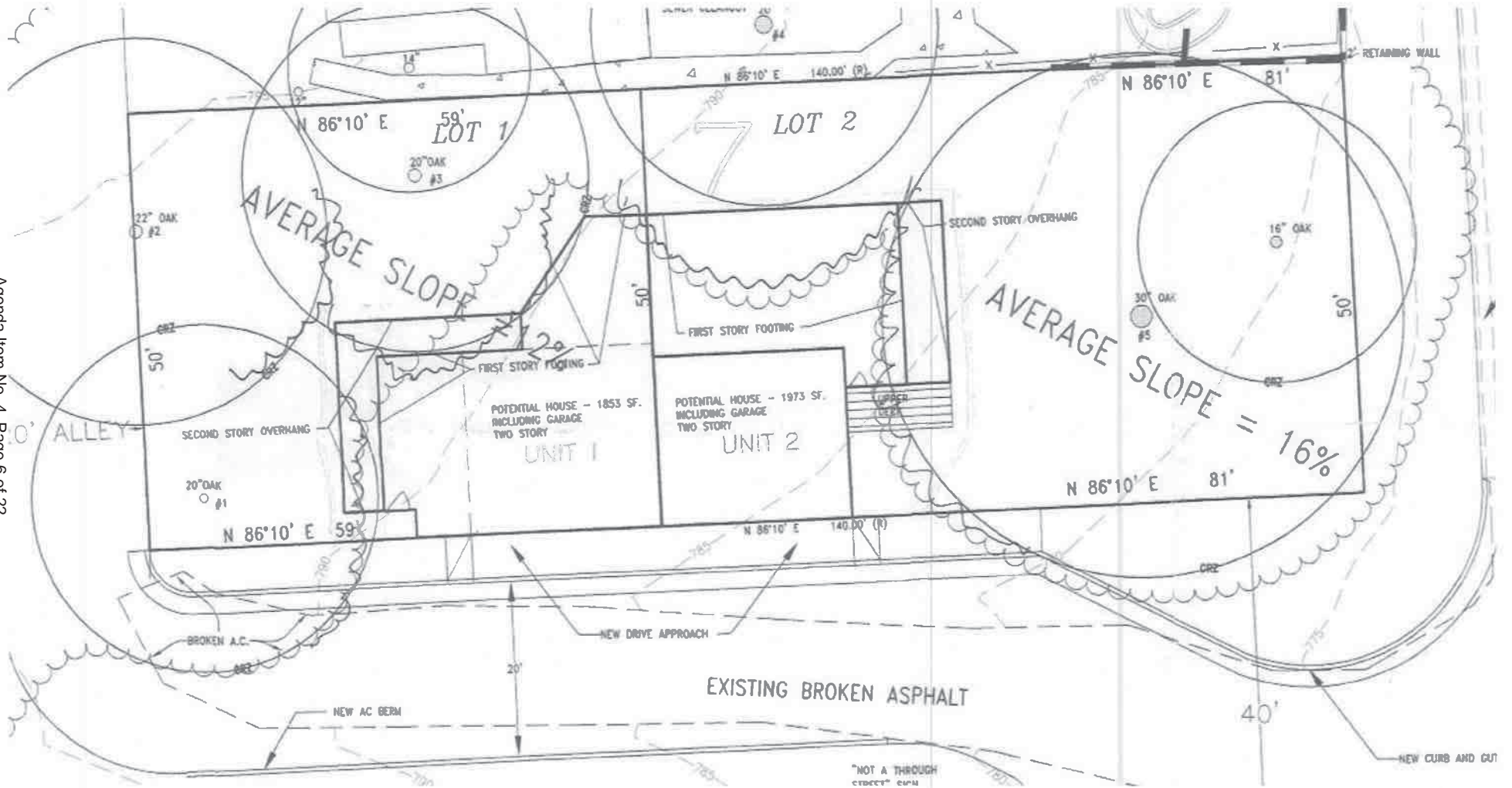
In 2014, we began the design of house plans for each lot. The Uptown/Town Centre Specific Plan generally promotes designs that are neighborhood compatible. Within this more comprehensive design process, we concluded an attached housing product did not meet with the character of the surrounding homes in the neighborhood. The original approval would have ended up with houses that looked more like an attached duplex. Each having a garage located directly abutting the 22<sup>nd</sup> Street property line. This is a stark contrast with the existing neighborhood as it is an area with mostly older (detached) single family homes. We decided that a detached housing product with a garage located further away from the street would be a better fit within the surrounding neighborhood.

The design, as currently proposed, is for the construction of two detached houses with a Craftsman design. The front house (433) faces 22<sup>nd</sup> Street with garage and front door taking access off 22<sup>nd</sup> Street. This design allows the garage to be placed further back from 22<sup>nd</sup> street than previously permitted. The front door for the rear house (431) faces 22<sup>nd</sup> Street with the garage now accessed off the alleyway. There is now 12' of separation between the houses. This was previously allowed for a zero setback. Each proposed house is able to include sufficient exterior areas that can be utilized as outdoor living space. The houses have different floor plans and exterior elevations, yet have been designed to be compatible with each other and the existing houses located within the surrounding neighborhood.

The existing oak trees were taken into consideration within the new design. No trees are anticipated for removal. The arborist who completed the original report, was consulted with the new proposed house footprints. He has concluded the new footprints will not adversely affect the oak tree's critical root zones.

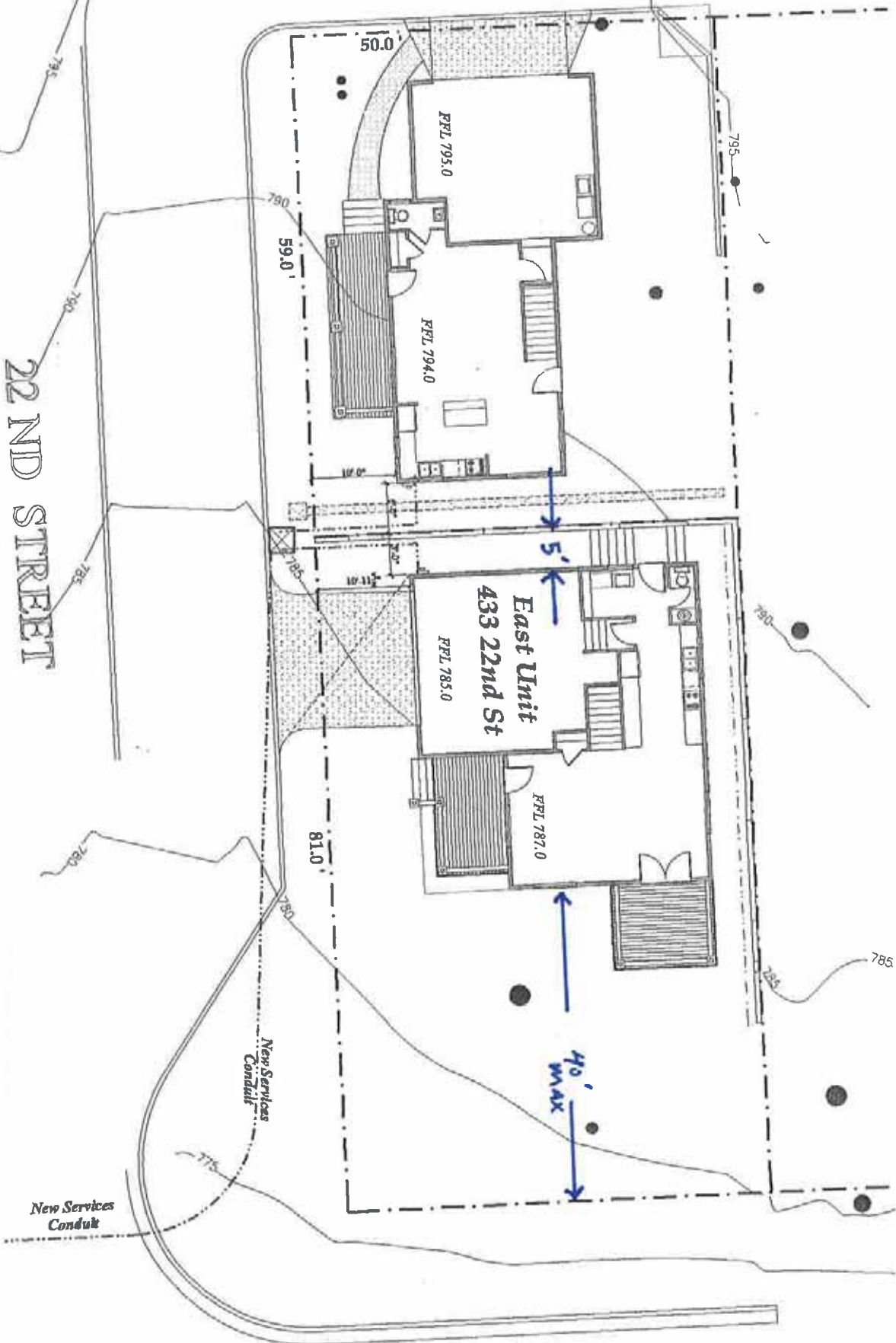
I am hopeful the Planning Commission will concur this proposed housing product is a better fit for the surrounding neighborhood area. Based on this and the arborist report concerning potential critical root zone encroachment, I am hopeful the City will approve my request to modify / expand the building envelopes.

**Attachment 2**  
Project Description



**Attachment 3**  
Original Site Plan  
SP 16-001  
(Barth)

Overhead  
Elect & Tel



22 ND STREET

VINE STREET

# SITEPLAN

1" = 10'

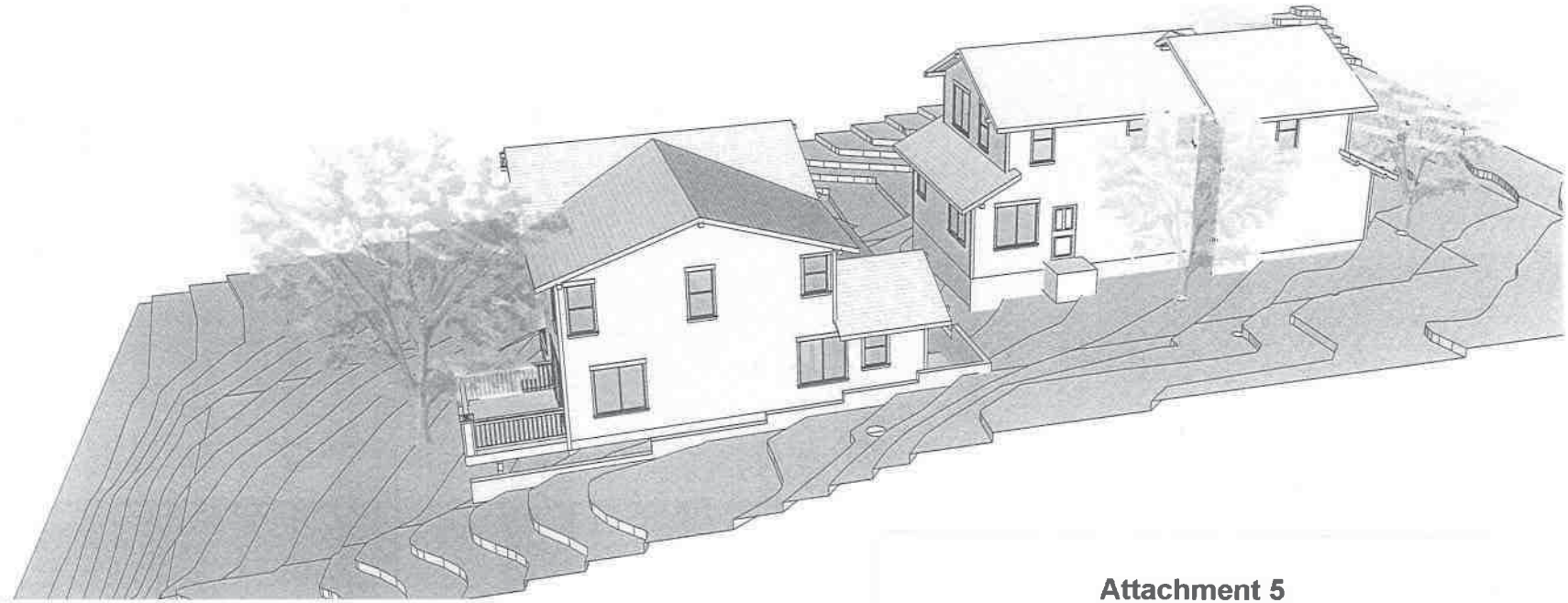
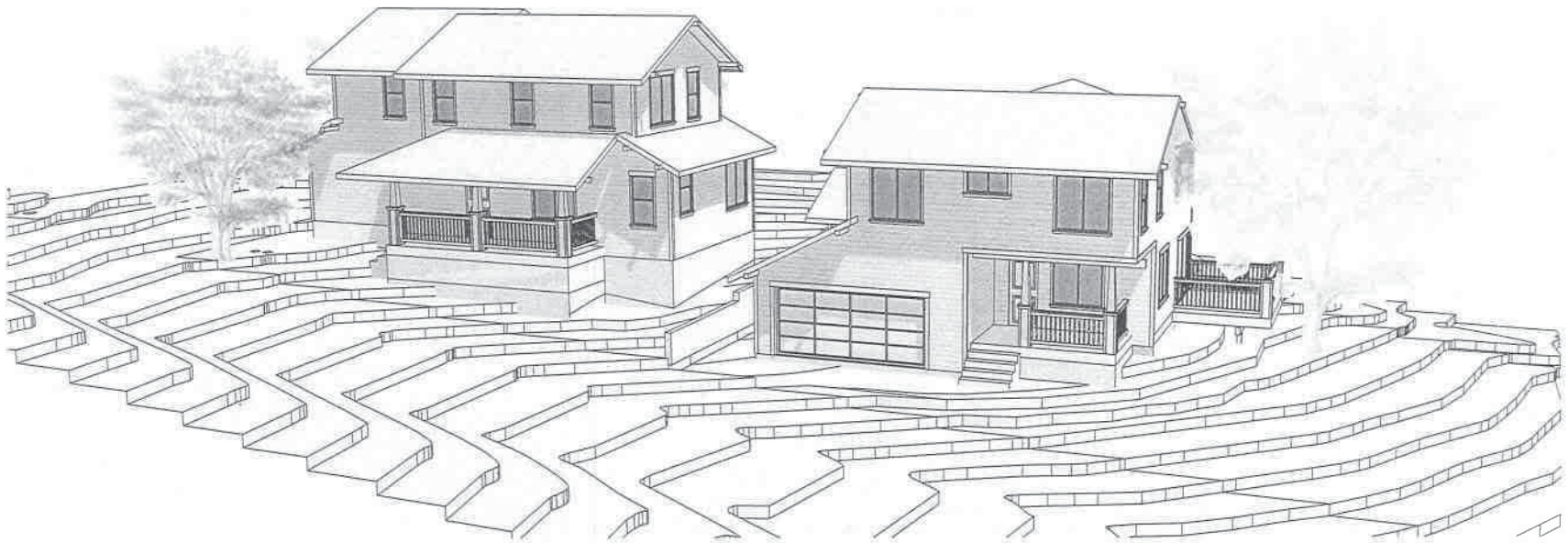


## Attachment 4

Proposed Site Plan

SP 16-001

(Barth)



**Attachment 5**  
Perspective View  
SP 16-001  
(Barth)



Attachment 6

DRAFT RESOLUTION - A

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE SITE PLAN 16-001 AND ALLOW  
SETBACK AND BUILDING ENVELOPE MODIFICATIONS  
(431 & 433 22<sup>ND</sup> STREET - BARTH)  
APN: 008-152-025 & 026

WHEREAS, Doug Barth has filed a Site Plan (SP) application to allow for the construction of two single family residential homes, one house located on each of the lots located at 431 & 433 22<sup>nd</sup> Streets (the northwest corner of Vine and 22<sup>nd</sup> Streets); and

WHEREAS, in order to protect the existing oak trees on each lot, and provide home designs that are compatible with the neighborhood and the Uptown Town Centre Specific Plan, it is necessary to allow for setback modifications for the home on the eastern lot, and allow for the building envelopes for both lots to be modified from the original zero lot line design; and

WHEREAS, Section 5.1.D.4 gives the Planning Commission the authority to allow for modifications, when the finding can be made that the modified standards will not create a physical hazard or negative visual impact when viewed from the street or neighboring property; and

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed site plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed site plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed site plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed site plan as conditioned would meet the intent of the General Plan and Uptown Town Centre Specific Plan by providing single family residential development, which is a permitted building type in this area of the City; and
6. The proposed setback and building envelope modifications will provide for a design for single family homes on each of the subject lots that will not create a physical hazard or negative visual impact when viewed from the street or neighboring property.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Site Plan 16-001, subject to the following conditions:

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Architectural Elevations – East House
C	Architectural Elevations – West House
D	Arborist Report

2. This Site Plan (SP 16-001) authorizes the construction of one single family home on each of the lots, allowing for a front setback to be no more than 40 feet and a 5-foot rear yard setback for the east lot, and allow for modified building envelopes for each lot to accommodate the site plan (Exhibit A), as described in Exhibit A-D to this resolution.
3. All oak tree protection measures as described in the Arborist Report (Exhibit D) shall be complied with.

PASSED AND ADOPTED THIS 22<sup>nd</sup> day of March, 2016 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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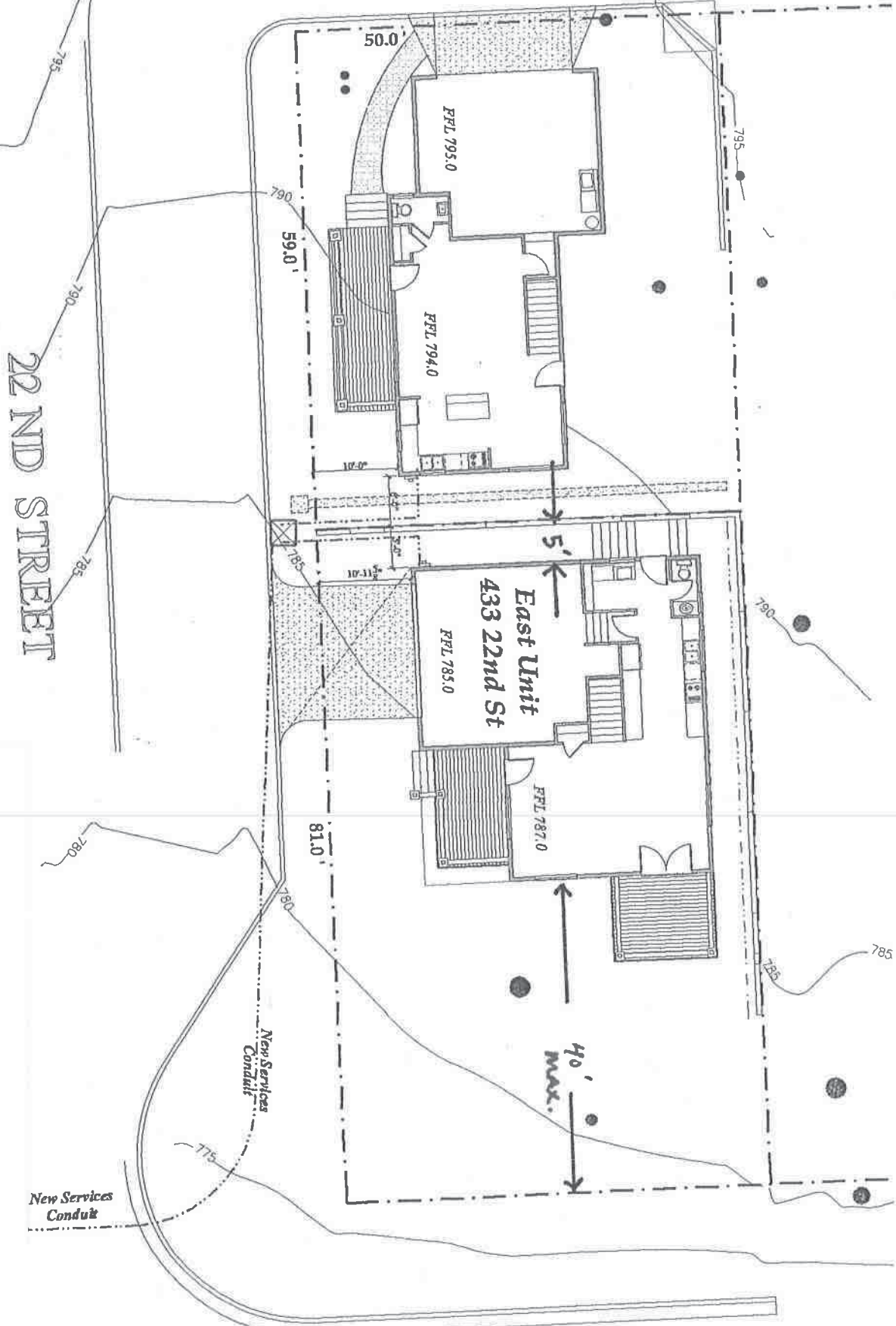
BOB ROLLINS, CHAIRMAN

ATTEST:

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WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Overhead  
Elect & Tel



22 ND STREET

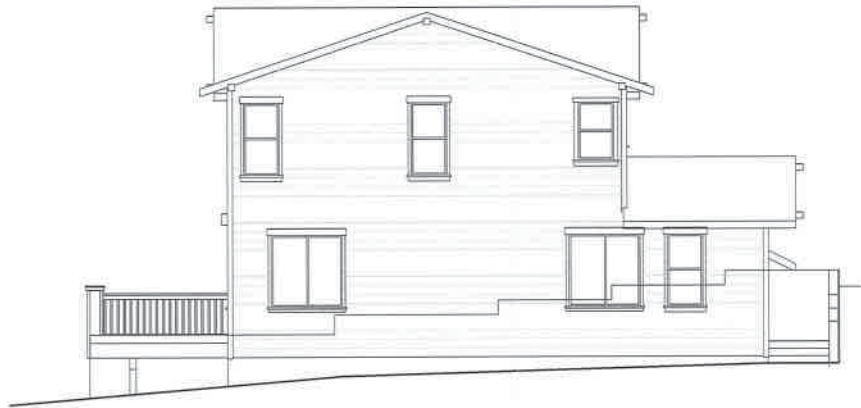
VINE STREET

# SITEPLAN

1" = 10'



**Exhibit A**  
Site Plan  
SP 16-001  
(Barth)



**NORTH ELEVATION**

1/4" = 1'-0"



**SOUTH ELEVATION**

1/4" = 1'-0"



**WEST ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"

Revisions	By
12.29.15	

*Drawings By*  
**Randy O'Connor**  
 945 12th Street, C  
 Paso Robles, Calif.  
 805 237 1667

*Nick Gilman Architect*  
 945 12th Street, Suite E  
 Paso Robles, Calif. 94646  
 805 234 3632

**ELECTRICAL PLANS**

**EAST UNIT - 433**

**DOUG BARTH PROJECT**  
**2215 VINE STREET**  
 Paso Robles, Calif.  
 APN 008-152-017

*Drawn*  
**Randy O'Connor**  
 945 12th Street, E  
 Paso Robles, Calif.  
 805 237 1667

*Date*  
**09.12.2014**

*Job No.*

*Sheet*

**A.6**

**Exhibit B**  
 Arch. Elevations - East House  
 SP 16-001  
 (Barth)



**NORTH ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"



**WEST ELEVATION**

1/4" = 1'-0"



**SOUTH ELEVATION**

1/4" = 1'-0"

Revisions	By
12.29.15	

*Drawings By*  
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*Nick Gilman Architect*  
 945 12th Street, Suite E  
 Paso Robles, Calif. 93446  
 805.236.5632

**ELEVATIONS**

**WEST UNIT - 431**

**DOUG BARTH PROJECT**

**2215 VINE STREET**

**Paso Robles, Calif.**

**APN 008-152-017**

*Drawn*  
*Randy O'Connor*  
 945 12th Street, E  
 Paso Robles, Calif.  
 805 237 1687

*Date* 09.12.2014

*Job No*

*Sheet*

**A.6**

**Exhibit C**  
 Arch. Elevations - West House  
 SP 16-001  
 (Barth)



**Tree Preservation Plan  
 For  
 Barth Project  
 22<sup>nd</sup> and Vine  
 Prepared by A & T Arborists  
 and Vegetation Management**

**RECEIVED**

JAN 15 2016

City of Paso Robles  
 Community Development Dept.

**Chip Tamagni  
 Certified Arborist #WE 6436-A**

**Steven Alvarez  
 Certified Arborist #WE 511-A**

Tract # \_\_\_\_\_

PD # \_\_\_\_\_

Building Permit # \_\_\_\_\_

**Exhibit D  
 Arborist Report**

**Project Description:** This project involves the development of the vacant lot located at the corner of 22<sup>nd</sup> Street and Vine Street in Paso Robles. Plans are to construct two single family homes in the east and west portions of the lot. There are several blue oak trees on this lot that will be preserved during construction.

**Specific Mitigations Pertaining to the Project:** Several areas cannot have any over-excavation exceeding one foot outside the finished foundation. Those areas include:

- The corner of the garage near tree #1
- The corner of the garage near tree #2
- The corner of the garage near tree #3
- The wall near tree #4
- The house corner near tree #5

The engineer shall either design deeper footings, caissons, or another technique that will keep excavation to a minimum in these areas.

The grading contractor must attend a pre-construction meeting for this project. He will be solely responsible for relaying all the information in this tree protection plan to his employees. The following mitigation measures must be understood prior to any grading for this project:

- All work near the critical root zones shall be monitored by a certified arborist.
- Grading limitations shall be as described above.
- Tree fencing cannot be moved once locations are approved by the project arborist.
- All standard mitigations listed below shall be followed.
- All tree clearance pruning shall be complete prior to any grading.
- All utility trenching within critical root zones shall be hand dug with arborist monitoring. We prefer all trenching is outside the drip lines at a minimum and preferably the crz. The project arborist shall approve all locations prior to construction.
- ***All five trees listed on the spreadsheet shall be treated with systemic insecticide 30 days prior to grading.***

The term "critical root zone" or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. Both critical root zones and drip lines are outlined on the plans.

If pruning is necessary for building, road or driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed.

## Tree Rating System

A rating system of 1-10 was used for visually establishing the general health and condition of each tree on the spreadsheet. The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual, structural and/or pest defects and problems.
6	Healthy tree that probably can be left in its natural state.
7-9	Has had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.



Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.

**Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

<p><b>Tree Protection Zone</b> No personnel, equipment, materials, and vehicles are allowed Do not remove or re-position this fence without calling: A &amp; T Arborists 434-0131</p>
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**Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

**Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

**Trenching Within Critical Root Zone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.

**Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

**Exposed Roots:** Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

**Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

**Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

**Construction Materials And Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either. Absolutely no portable outhouses are allowed under the drip lines of the trees.

**Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

- pre-construction fence placement inspection
- all grading and trenching identified on the spreadsheet

**Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the grading contractor shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

**Pruning** Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

**Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

**Utility Placement:** All utilities, sewer and storm drains shall be placed outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.**

**Fertilization and Cultural Practices:** As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, scientific name, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of critical root zone impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning, aesthetic value and individual tree notes along with canopy spread.

If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the native trees.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez  
Certified Arborist #WC 0511

Chip Tamagni  
Certified Arborist #WE 6436-A

TREE PROTECTION SPREAD SHEET 22nd and Vine

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW
1	BO	<i>Q. doug.</i>	19	3	I	15%	GR	F,RP,M	YES	IV	good	two stem	25x25
2	BO	<i>Q. doug.</i>	17	3	I	25%	GR	F,RP,M	YES	IV	good		20x23
3	BO	<i>Q. doug.</i>	16	3	I	25%	GR	F,RP,M	YES	IV	good		20x15
4	BO	<i>Q. doug.</i>	21	4	I	30%	GR	F,RP,M	YES	IV	good		35x35
5	BO	<i>Q. doug.</i>	25	5	I	20%	GR	F,RP,M	YES	IV	excel.		50x50
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													

1 = TREE # MOSTLY CLOCKWISE FROM DUE NORTH

2 = TREE TYPE COMMON NAME IE W O = WHITE OAK

3 = SCIENTIFIC NAME

4 = TRUNK DIAMETER @ 4'6"

5 = TREE CONDITION 1 = POOR 10 = EXCELLENT

6 = CONSTRUCTION STATUS AVOIDED IMPACTED REMOVAL

7 = CRZ PERCENT OF IMPACTED CRITICAL ROOT ZONE

8 = CONSTRUCTION IMPACT TYPE GRADING COMPACTION TRENCHING

9 = MITIGATION REQUIREMENTS FENCING MONITORING ROOTPRUNING

10 = ARBORIST MONITORING REQUIRED YES/NO

11 = PERSCRIBED PRUNING CLASS 1-4

12 = AESTHETIC VALUE

12 = FIELD NOTES

13 = NORTH SOUTH/ EAST WEST CANOPY SPREAD

8/1/2014



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## AFFIDAVIT

### OF MAIL NOTICES

#### PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Site Plan 16-001(Doug Barth) , on this 11th day of March, 2016.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: *Monica C Hollenbeck*  
Monica Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 03/11/16

Meeting Date: 03/22/16  
Planning Commission

Project: Site Plan 16-001 – Doug Barth

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering 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: Monica C Hollenbeck  
Monica C Hollenbeck

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, March 22, 2016, at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

**Site Plan 16-001:** A request filed by Doug Barth to construct one new single family residential home on each of the parcels located at 431 and 433 22nd Street, the northwest corner of Vine Street and 22nd Streets. (APN: 008-152-025 & 026).

In conjunction with Site Plan 16-001, in order to allow for a design that would be more compatible with the neighborhood and accommodate the existing oak trees, Mr. Barth is requesting that the Planning Commission allow for modifications to the building setbacks and to the building envelopes that were originally established with Parcel Map PR 05-0023.

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

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@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 Darren Nash at (805) 237-3970 or by email at [dnash@prcity.com](mailto:dnash@prcity.com).

If you challenge the project 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  
March 11, 2016

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