



Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: To consider Vesting Tentative Parcel Map PR 16-0193 and an amendment to Planned Development 91002/91003, an application to subdivide an existing 2-acre lot into 4 parcels ranging in size from 20,000 square feet to 29,000 square feet in size.
(La Mirada Holdings LP, Ray Harrod - APN: 009-750-009)

Date: October 25, 2016

- Facts**
1. The proposed subdivision is located at 875 Oriole Way, the northwest corner of Oriole Way and Ashwood Place. See Vicinity Map, Attachment 1.
 2. The General Plan land uses designation is Residential Single Family, two units per acre (RSF-2) and the zoning is Residential Single Family, 20,000 square foot lot size, planned development overlay (R1, B3, PD).
 3. This parcel is located within a planned development (PD) zoning overlay district, and this application is located within the geographical area covered by Planned Development PD 91002 and 91003 (Master PD), approved by the City Council in 1992. See Resolution 92-04, Attachment 4.
 4. Condition No. 1 and 2 of Resolution 92-04 outlines the Master Development Plan, and how future subdivisions are subject to the Master Development Plan:

1. This master development plan approval shall serve as a conceptual framework for standard applicable to future land division request. This approval shall authorize a property owner within the plan boundary to file a separate and individual parcel map applications for land division in a manner described below (and as notated in the attached Exhibits A and B):

Lot #	Listed owner	Maximum net # of lots
1	Cutchin (09-761-27)	1
2	Grantham (09-151-02)	4
3	Partridge (09-751-29)	4
4	Piscotta (09751-30)	1
5	Sparrow/Sollman (09-751-31)	1*
6	Dooley (09-751-32)	1
7	Wilbur (09-751-33)	1
8	Wilson (09-751-34)	1
9	Clouston (09-751-35)	4
10	Long (09-751-30)	1*
11	Schneidewind (09-751-37)	3
12	Larson (09-751-38)	2
13	Giacomazzi (09-751-55)	1

This table shows maximum densities for lots. The discretionary review of a parcel map application may result in a net number of lots less than what is reflected in the table.

* NOTE: These parcels were proposed for denser development than reflected in this table. Until such time that it is demonstrated that these lots can accommodate additional density the lots shall remain at a maximum density noted in the above table.

2. No parcel map application may propose more lots than are noted within this resolution. The number of potential net lots for any given parcel can only be increased through a formal amendment to this master development plan.

5. The subject parcel was listed in the Master PD as **Lot 8 – Wilson**. At the time, the owners were not interested in subdividing and chose not to participate in the original Master PD.
6. The property has recently sold to Ray Harrod and he has submitted PR 16-0193, along with the request to amend the Master PD, as required by Condition No. 2 of Res. 92-04 as shown above. See Project Description, Attachment 2.
7. The existing residence would remain and be located on proposed Parcel 3. Three additional single family homes would be built, one on each parcel.
8. Resolution 92-04 lists the conditions of approval associated with the subdivision of the original 2-acre lots in the Ashwood – Oriole area back in 1992. Most of the conditions are related to road improvements, creek and oak tree mitigation, and utility undergrounding. Since the subject parcel is not affected by a creek and since there are no oaks or overhead utilities on the site, most of the conditions of the Master PD resolution would not apply to this subdivision request. Therefore, besides conditions related to road improvements and abandonment of well and septic, many of the conditions listed in Resolution 92-04 would not apply to this site. Draft Resolution A (Attachment 5) has been drafted approving the subdivision along with the associated amendment to the PD, and specific conditions of approval that would affect this site.
9. This application is Categorically Exempt from environmental review per Section 15303 of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA). Additionally, at the time of the approval of PD 91-002/91-003 a mitigated negative declaration was approved. The proposed parcel map would comply with mitigation measures outlined in negative declaration (Resolution 94-03).
10. The Development Review Committee (DRC) reviewed this project at its meeting of October 3, 2016, and were generally in favor of the tentative parcel map and planned development amendment.

Options

1. Adopt Draft Resolution – A (Attachment 5), approving Vesting Tentative Parcel Map PR 16-0193 and amendment to PD 91-002 & 91-003, subject to standard and site specific conditions of approval.
2. Request that staff continue this item and prepare a resolution to allow fewer parcels.

Analysis and Conclusions

Project Summary: Request to process a parcel map and amendment of the Master PD to allow for the subdivision of the existing 2-acre site into three lots of approximately 20,000 square feet in size, and one 29,000 square feet lot that the existing house would be located on.

Site Design Issues: There are no oak trees, creeks or existing overhead utilities located on the site. The proposed subdivision would be consistent with the conditions outlined in the Master Development Plan, and continue a pattern consistent with previous half-acre lot subdivisions in the neighborhood.

Architecture
and

Appearance: There are no house plans for the lots at this time. A condition within the Master Development Plan requires that future home plans for each lot be reviewed by the DRC. A condition of approval has been included in the approval resolution that future homes be reviewed by the DRC. The Harrods have built numerous homes in the Ashwood/Oriole neighborhood and plan to build custom homes on the new lots that would be similar to other homes in the neighborhood.

Neighborhood

Compatibility: This subdivision would be a continuation of the half-acre lot residential development pattern that is established for the area.

CEQA Issues:

A Mitigated Negative Declaration was approved with PD 91-002/91-003, the Master Development Plan for properties in the Ashwood/Oriole area. Since this site is not impacted by a creek, does not have any oak trees, and is relatively flat, the project would be consistent with the MND, and no new mitigation measures are necessary. Furthermore, parcel maps are categorically exempt from environmental review.

General Plan &
Zoning

Compatibility:

This subdivision would be a continuation of a residential development pattern that is established for the area and is considered an in-fill project because it is surrounded by residential development on all sides. As recommended to be conditioned, the subdivision is consistent with general plan policies and zoning requirements, and would be an acceptable use for the site.

Fiscal Impact

The subdivision of this property will not have a fiscal impact to the City.

Recommendation

Approve Option 1 allowing the subdivision of the property consistent with the development pattern in neighborhood, and consistent with the RSF-2 land use designation, and the R1, B3-PD zoning designation.

Attachments

1. Location Map
2. Project Description
3. City Engineer Memo
4. Resolution 92-04
5. Resolution - A

Larkfield Pl

Oriole Wy

Ashwood Pl

Attachment 1

Location Map

SITE



NORTH COAST ENGINEERING, INC.

Civil Engineering • Land Surveying • Project Development

Project Description
875 Oriole Way
La Mirada LLC

RECEIVED

AUG 30 2016

City of Paso Robles
Community Development Dept.

The proposed project is to subdivide an existing 2.07 Acre parcel on the corner of Ashwood Drive and Oriole Way into 4 lots. There is an existing single family residence on the property which is served by a well and a septic system. The subdivision would create 3 additional lots ranging from 19,500 SF to 29,300 SF and new homes are proposed to be constructed on those new lots. The existing house would be saved but the existing detached garage, shed and well house would be demolished. The existing well and septic system will be abandoned in conformance with City requirements. The existing home would connect to City water and sewer.

One of the new lots would access off Oriole Way. The other 2 lots would access Ashwood Place with a shared driveway. Stormwater quality and retention would be provided for on each individual lot but will require easements through other parcels in order to drain Stormwater to the street and avoid draining onto neighboring properties.

The proposed lot sizes are consistent with the neighborhood as is the proposed quality and size of the homes.

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: Tentative Parcel Map PR 16-0193, Harrod
DATE: October 19, 2016

Streets

The subject property is located at the northwest corner of Oriole Way and Ashwood Place. Required improvements will match previously established patterns with other subdivisions. The Oriole Way curb line has been established. No sidewalk will be required on the west side of Oriole Way.

Curb and gutter will be required on Ashwood Place in line with the plan established by Harrod at 2330 Ashwood Place.

Sewer and Water

Water is available to the property from 8-inch water mains in Oriole Way and Ashwood Place.

Sewer is available to the property from an 8-inch main in Oriole Way and a 12-inch main in Ashwood Place.

Grading and Drainage

As indicated on the tentative parcel map, some grading will be involved to establish the driveway to Parcel 1.

The new parcels are large enough to manage storm water on an individual basis in accordance with the City's Stormwater Management Ordinance.

Conditions

Prior to recordation of the final map, Oriole Way and Ashwood Place shall be improved along the frontage of the property with curb, gutter and paving in accordance with plans approved by the City Engineer.

Sewer connections for the new parcels will be subject to special sewer connection fees related to the Meadowlark and River Road sewer agreements in addition to sewer capacity charges in effect at the time of connection.

Any existing well on the property shall be abandoned prior to recordation of the final map.

Any existing septic system shall be abandoned and the existing home shall be connected to City sewer prior to recordation of the final map.

Attachment 4

RESOLUTION NO. 92-04

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL OF PLANNED DEVELOPMENT 91002
AND PLANNED DEVELOPMENT 91003
(LARSON, SCHNEIDEWIND ETAL)

WHEREAS, Planned Development 91002 and Planned Development 91003 have been filed by Daniel and Barbara Larson, and Edna and Gary Schneidewind etal, to establish a master development plan for thirteen residential parcels to set up a frame work for future individual land division of certain parcels within the geographic area bounded by Meadowlark Road on the south, Larkfield Drive on the north, Beechwood Drive on the west and Oriole Way on the east, and

WHEREAS, these two applications are being considered as a joint filing and referred to herein as a master development plan, and

WHEREAS, this parcel is located within a planned development (PD) zoning overlay district,

WHEREAS, a public hearing was conducted by the Planning Commission on November 26, 1991 and by the City Council on December 17, 1991 and January 7, 1992 to consider facts as presented in the staff report prepared for this planned development application, and to accept public testimony regarding the proposed master development plan, 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 City Council makes the following findings:

1. The proposed master development plan is consistent with the policies established by the General Plan;
2. The proposed master development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District regulations);
3. The proposed master development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, provided that the mitigation measures identified within this resolution and the resolution granting a Negative Declaration status for the project are implemented.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby grant approval of Planned Development 91002 and Planned Development 91003 subject to the following conditions of approval:

1. This master development plan approval shall serve as a conceptual framework for standard applicable to future land division request. This approval shall authorize a property owner within the plan boundary to file a separate and individual parcel map applications for land division in a manner described below (and as notated in the attached Exhibits A and B):

Lot #	Listed owner	Maximum net # of lots
1	Cutchin (09-761-27)	1
2	Grantham (09-151-02)	4
3	Partridge (09-751-29)	4
4	Piscotta (09751-30)	1
5	Sparrow/Sollman (09-751-31)	1*
6	Dooley (09-751-32)	1
7	Wilbur (09-751-33)	1
8	Wilson (09-751-34)	1
9	Clouston (09-751-35)	4
10	Long (09-751-30)	1*
11	Schneidewind (09-751-37)	3
12	Larson (09-751-38)	2
13	Giacomazzi (09-751-55)	1

This table shows maximum densities for lots. The discretionary review of a parcel map application may result in a net number of lots less than what is reflected in the table.

* NOTE: These parcels were proposed for denser development than reflected in this table. Until such time that it is demonstrated that these lots can accommodate additional density the lots shall remain at a maximum density noted in the above table.

2. No parcel map application may propose more lots than are noted within this resolution. The number of potential net lots for any given parcel can only be increased through a formal amendment to this master development plan.

3. At the time of review of individual parcel map applications, additional conditions may be imposed as necessary to address any concerns which may not have been identified within discussions and/or conditions of this master development plan.

4. All applicable conditions of this master development plan approval, along with the mitigation measures identified within the resolution approving a Negative Declaration status for the master development (Exhibit C, on file in the Community Development Department) shall be implemented as conditions of any subsequent

parcel map approval and shall be complied with to the satisfaction of the City of El Paso de Robles.

5. All residential lots subsequently created within this plan area shall meet all of the City of Paso Robles standards for minimum net lot size, lot configuration and access requirements.

6. The 30 foot wide existing easement along the southern property boundary of the Clouston, Long, Schneidewind and Larson properties shall be offered for dedication (at the time of parcel map recordation) to the City as a potential future public road access to the 10 acre parcel to the south of these respective lots.

7. Ashwood Place shall be developed to a modified rural standard street section which shall include the construction of a 5 foot concrete sidewalk on one side of the street in a manner to approved by the City Engineer.

8. Access driveways to new parcels shall be a minimum of 24 feet when serving more than two lots, and a minimum of 16 feet when serving two or less parcels. All driveway accesses shall be included in recorded easements.

9. All future parcel maps which propose to utilize common driveways (with reciprocal access easements) shall be required to enter into a private maintenance agreement which would record concurrently with the Record Parcel Map. The form of this agreement shall be subject to review and approval by the City Engineer and City Attorney.

10. No oak trees are approved for removal in conjunction with this master development plan. All oak trees within this project shall be preserved in accordance with the City's Oak Tree Preservation regulations. An oak tree may only be removed if the City Council has first issued an oak tree removal permit in accordance with the above noted oak tree preservation regulations.

11. In conjunction with review of improvement plans for individual parcel map applications, the City may require extraordinary design measures to assure that oak trees are preserved and protected. This may include, but not be limited to, the posting of oak tree preservation bonds as determined by the City Engineer.

12. All new residential development on any subsequently created parcel shall be subject to the review and approval by the City's Architectural Review Committee prior to issuance of building permits.

13. Adjoining streets within the master development plan area shall be improved as follows:

Larkfield Place:

o West of Driftwood Drive intersection: shall be constructed to Local Rural Standards with P.C.C. (portland Cement Concrete) curb, gutter, 4-1/2 foot wide sidewalk, 32 foot A.C. paved curb-to-curb width within a 50 foot wide right of way. This width shall transition to City Local Standard 40 foot curb-to-curb width in a 60 foot right-of-way.

o East of Driftwood Drive intersection: shall be improved to Local Urban Standards, with additional necessary right of way being obtained from the properties to the south at the time of future discretionary permits.

Beechwood Drive:

Shall be improved to Local Urban Standards with 40 feet of curb-to-curb paving within a 60 foot right-of-way with sidewalk on the west side only.

Oriole Way:

Shall be improved to Local Urban Standards with 40 feet of curb-to-curb paving within a 60 foot right-of-way with sidewalk on the east side only.

Ashwood Place:

Shall be improved to a modified Rural Standard (P.C.C. curb and gutter and 4-1/2 foot sidewalk in lieu of A.C. on one side), and 32 feet of curb-to-curb paved width within a 50 foot wide right of way. The widening of Ashwood shall occur in conjunction with future discretionary development on the north side of Ashwood Place. The construction of the curb, gutter, sidewalk and street lights shall be a requirement of the development on the south side of Ashwood Place.

14. As a condition of discretionary approval on any Parcel Maps which contain floodplains, it shall be required that prior to recordation of final map, these properties annex to the City's Benefit Maintenance District for uniform maintenance of the floodplain/creekway vegetation.

16. Future individual parcel map applications shall be required to dedicate open space easements within the creekways as defined by condition no. 17. The intent of the dedication is to preserve open space, visual and riparian habitat resources, and to prohibit the construction of structures (including fencing) and minimize disruption within the floodway. This would not preclude the

construction of a driveway crossing, but extraordinary measures may be required to assure preservation of vegetative habitat and to minimize grading.

17. The 100 year floodplain shall be offered for dedication as an open space and drainage easement to the City of Paso Robles. The City may accept it at a future date as deemed necessary and maintained under the benefit maintenance district.

18. Prior to recording any final Parcel Map involving a natural creekway, that respective parcel owner shall provide improvement plans acceptable to the City Engineer for the improvements to the creekway. The creekway shall be graded to drain and stabilized to minimize erosion in accordance with the geotechnical report.

19. Improvement plans for the creekway shall be designed between the existing creekway improvements as follows:

First: The creek from Oriole Way to Ashwood Place.
Second: Ashwood Place to Tract 1457.

20. Prior to issuance of a grading permit for individual building permits within this planned development for lots less than 1 acre in size, the property owner shall provide engineering hydrology and hydraulic calculations to limit the storm runoff to historic quantities in accordance with City Standards and as approved by the City Engineer. Prior to a certificate of occupancy the property owner shall construct a retention/detention basin necessary to reduce his storm flows to historic flows and maintain this basin in perpetuity.

21. In association with any subsequent discretionary approvals that would result in new dwelling units, each existing residence shall be required to properly abandon their septic tank and connect to the City sewer system, paying any appropriate fees.

22. In association with any subsequent discretionary approvals that would result in new dwelling units, each existing residence shall be required to connect to City water and abandon existing wells within five years of recordation of a respective parcel map.

23. In association with any subsequent discretionary approvals that would result in new dwelling units, each project site shall be required to construct improvements such as sidewalks, utilities, drainage facilities and other facilities as needed to provide for development in a uniform and coordinated manner (i.e., any necessary off site connections), as required by the City Engineer.

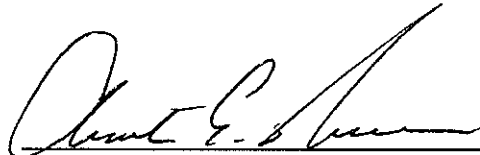
24. All overhead utilities shall be undergrounded in conjunction with any discretionary approvals that would result in new dwelling units.

PASSED AND ADOPTED THIS 7th day of January, 1992 by the following
Roll Call Vote:

AYES: Martin, Reneau, Russell

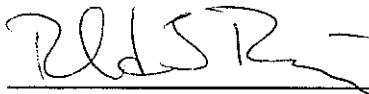
NOES: Picanco and Iversen

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

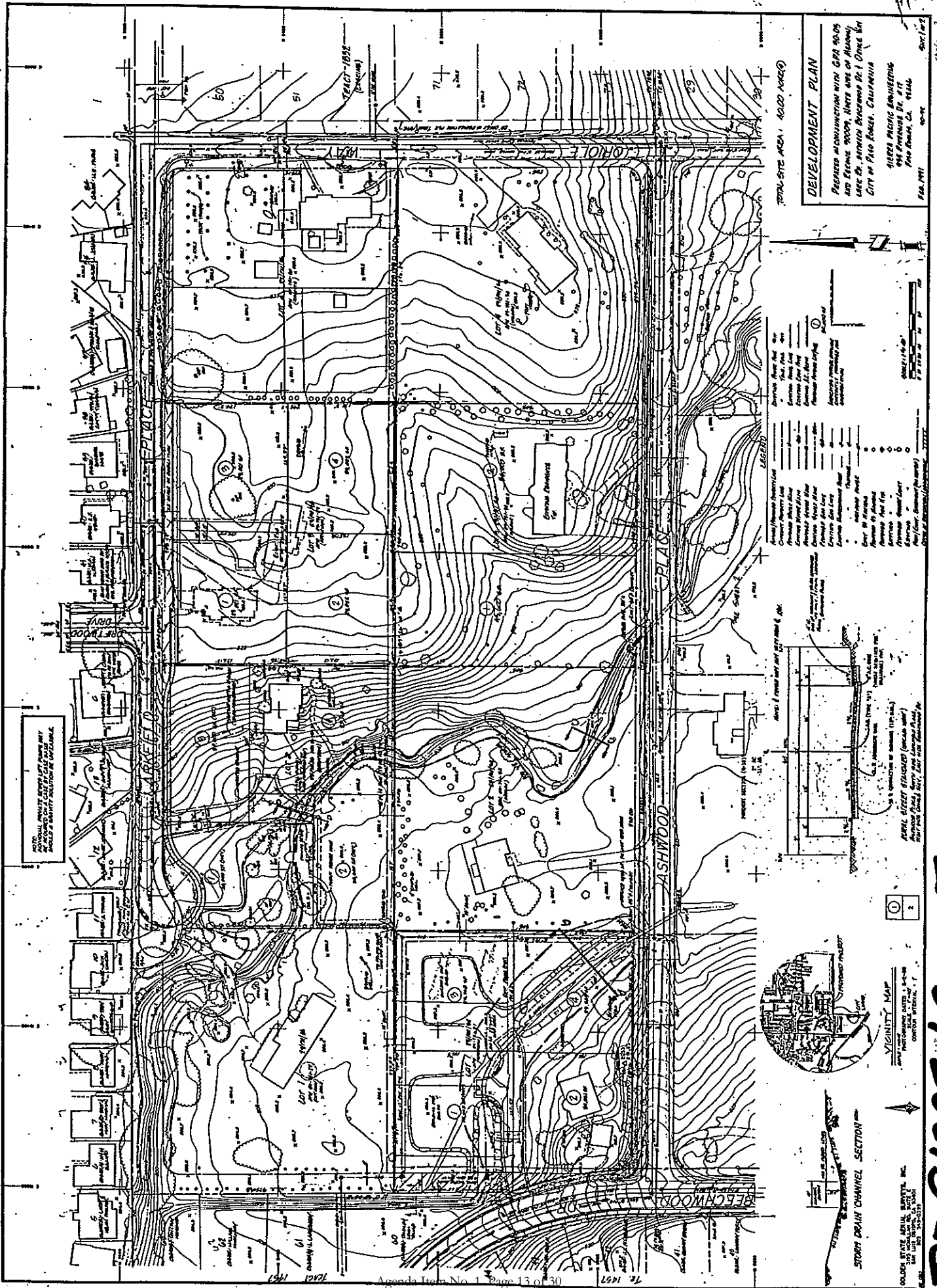
ATTEST:



CITY CLERK

NOTE: Any judicial review of this decision must be made wihtin the
time set forth in Code of Civil Procedure Section 1094.6

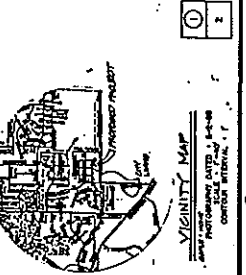
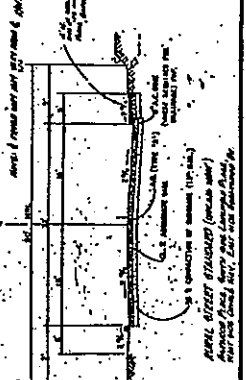
MW\PD\SCHNEID\MASTERPD.RES



NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO SURVEY ADJUSTMENTS.

TOTAL SITE AREA: 4000 SQ. FT.
DEVELOPMENT PLAN
 PREPARED IN CONNECTION WITH G.P.A. 90-05 AND ORDINANCE 90009, UNDER USE OF ALPHABETIC ZONING, SECTION 16.0000, CITY OF PASADENA, CALIFORNIA
 GREEN PACIFIC ENGINEERING
 4000 W. 11TH ST.
 PASADENA, CALIF. 91106
 PREP. 1/11/80

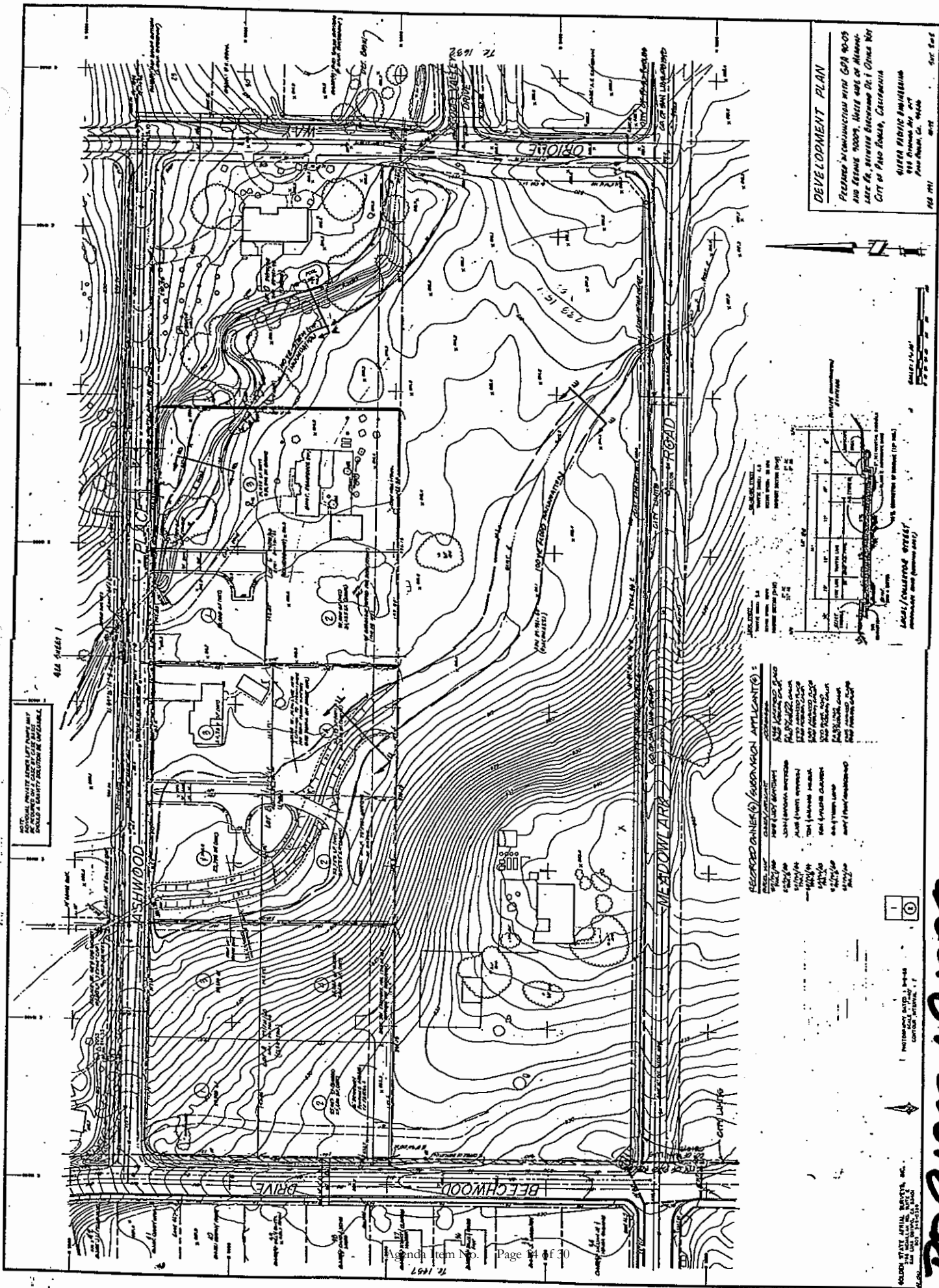
Symbol	Description
(Circle with dot)	Proposed Street Light
(Circle with cross)	Proposed Fire Hydrant
(Circle with 'X')	Proposed Storm Drain
(Circle with 'S')	Proposed Sewer Manhole
(Circle with 'W')	Proposed Water Manhole
(Circle with 'E')	Proposed Electric Pole
(Circle with 'G')	Proposed Gas Pole
(Circle with 'T')	Proposed Telephone Pole
(Circle with 'C')	Proposed Cable Pole
(Circle with 'F')	Proposed Fire Alarm Box
(Circle with 'M')	Proposed Meter
(Circle with 'V')	Proposed Valve
(Circle with 'R')	Proposed Relief Valve
(Circle with 'D')	Proposed Drain
(Circle with 'L')	Proposed Level
(Circle with 'H')	Proposed Height
(Circle with 'A')	Proposed Area
(Circle with 'P')	Proposed Point
(Circle with 'B')	Proposed Boundary
(Circle with 'I')	Proposed Intersection
(Circle with 'J')	Proposed Junction
(Circle with 'K')	Proposed Key
(Circle with 'L')	Proposed Line
(Circle with 'M')	Proposed Mark
(Circle with 'N')	Proposed Note
(Circle with 'O')	Proposed Object
(Circle with 'P')	Proposed Point
(Circle with 'Q')	Proposed Quarter
(Circle with 'R')	Proposed Ratio
(Circle with 'S')	Proposed Section
(Circle with 'T')	Proposed Title
(Circle with 'U')	Proposed Unit
(Circle with 'V')	Proposed Value
(Circle with 'W')	Proposed Way
(Circle with 'X')	Proposed X
(Circle with 'Y')	Proposed Y
(Circle with 'Z')	Proposed Z



STORM DRAIN CHANNEL SECTION
 GREEN PACIFIC ENGINEERING
 4000 W. 11TH ST.
 PASADENA, CALIF. 91106
 PREP. 1/11/80

EXHIBIT "A"

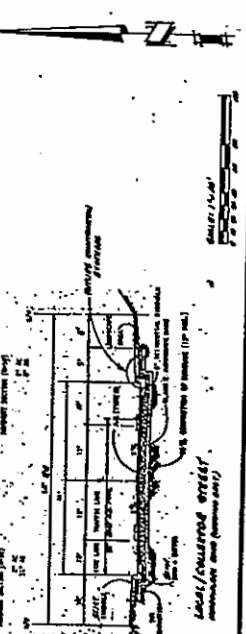
PD 91002/91003



DEVELOPMENT PLAN
 PREPARED IN CONNECTION WITH GSA 80-09
 AND GSA 80-09, THESE ARE OF MEMOR-
 ANDERSON, INC., 4100 BUCKINGHAM DR. I. CHINA BAY
 CITY OF PALM BEACH, FLORIDA

QUINN FIDELIC ENGINEERING
 910 AVENUE NW, 2ND
 PALM BEACH, FL. 33480
 813 851 1111

DATE: 11-11-68



- RECORD OWNER(S) / SUBMITTER APPLICANT(S):**
- QUINN FIDELIC ENGINEERING
 - 4100 BUCKINGHAM DRIVE
 - CHINA BAY, FLORIDA 33410
 - TEL: 813-851-1111
 - FAX: 813-851-1112
 - WWW: WWW.QFENGINEERING.COM
 - DATE: 11-11-68
 - SCALE: 1" = 20'

1 ①

PROPOSED SITE: 10-40-00
 GSA 80-09, 11-11-68



GOLDER STATE APPLIC. REVIEW, INC.
 1000 N. W. 10TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33136
 TEL: 305-575-1111

PD 91002 / 91003

EXHIBIT "B"

Attachment 5 – Draft Resolution A

RESOLUTION NO. 16-_____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
VESTING TENTATIVE MAP PR 16-0193
AND APPROVAL OF PD 91002 & 91003 AMENDMENT
(La Mirada Holdings - Harrod)
APN: 009-750-009

WHEREAS, Tentative Parcel Map PR 16-0193 has been filed by North Coast Engineering on behalf of La Mirada Holdings, LP – Ray Harrod, a proposal to subdivide an approximate 2.0 acre site into four lots for three new single family dwelling and one existing single family dwelling at 875 Oriole Way; and

WHEREAS, this parcel is located within a planned development (PD) zoning overlay district and this application is located within the geographic area covered by a master development PD 91002 / 91003; and

WHEREAS, subdivision of this property requires an amendment to Planned Development PD 91002 / 91003; 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), additionally, the proposed parcel map and amendment to Planned Development PD 91002/91003, is consistent with the Mitigated Negative Declaration approved for PD 91002/91003 (Resolution 92-003); and

WHEREAS, a public hearing was conducted by the Planning Commission on October 25, 2016, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and master plan amendment; and

SECTION 1: Findings Map: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings as required by Government Code Sections 66474 and 65457:

- a. As conditioned, the proposed tentative subdivision map is consistent with the adopted General Plan for the City of El Paso de Robles, since it would continue the half-acre lot pattern in the neighborhood; and
- b. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance; and
- c. The site is physically suitable for the type of development proposed; and
- d. The site is physically suitable for the proposed density of development; and
- e. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
- f. The design of the subdivision and types of improvements proposed are not likely to cause serious public health problems; and

- g. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
- h. The completion of Site Specific Conditions 7-12 (Exhibit A) prior to recordation of the final map is a necessary prerequisite to the orderly development of the surrounding area.

SECTION 2: Findings PD: that Parcel Map PR 16-0193 would subdivide the 2-acre site into four lots, ranging in size from 20,000 square feet to 29,000 square feet, in a manner that would comply with the zoning code minimum lot size dimensions and density for the R1B3-PD zone.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Vesting Tentative Parcel Map 16-0193, and amendment to PD 91002/91003 subject to the following:

Exhibit A	Project Conditions
Exhibit B	Standard Conditions of Approval
Exhibit C	Vesting Tentative Tract Map 3069
Exhibit D	Preliminary Grading/Drainage/Utility
Exhibit E	Preliminary Grading Cross Sections

PASSED AND ADOPTED THIS 25th Day of October, 2016 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN BOB ROLLINS

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Project Conditions (PR 16-0193 – Harrod) 875 Oriole Way

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution. Note: All checked standard conditions shall apply unless superseded by a site specific condition.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Tentative Tract Map
C	Grading Plan

3. This Tentative Parcel Map PR 16-0193 and Planned Development Amendment authorizes the subdivision of the approximate 2-acre lot into 4 single family residential lots ranging in size from 20,000 square feet to 29,000 square feet.
4. All conditions and mitigation measures outlined in City Council Resolutions 92-03 and 92-04 shall be complied with.
5. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan prepared for the project. (Exhibits B-C reductions attached; full size copies are on file in the Community Development Department).
6. Permits for future single family dwellings shall be reviewed and approved by the Development Review Committee (DRC). The DRC shall review proposed elevations, colors, materials, landscaping and fencing.

ENGINEERING SITE SPECIFIC CONDITIONS

7. Prior to recordation of the final map, Oriole Way and Ashwood Place shall be improved along the frontage of the property with curb, gutter and paving in accordance with plans approved by the City Engineer.
8. The final Parcel Map shall include a 25-foot offer of dedication of public right-of-way from centerline of Ashwood Place and an additional 10-foot public utilities easement along the frontage of the subject property.
9. Prior to recordation of the final parcel map, street improvements shall be constructed along Ashwood Place in accordance with City Local Rural Street Standard A-5. Concrete driveway approaches shall be constructed in accordance with City Standard C-9.

10. Prior to recordation of the final map, the subdivider shall connect the existing house to City water and shall abandon the existing well in accordance with the standards and requirements of the County Health Department and the City Municipal Code.
11. Prior to the recordation of the final map, the subdivider shall connect the existing house to City sewer and shall abandon the existing septic tank and leach field in accordance with the standards and requirements of the County Health Department and the City Municipal Code.
12. Prior to occupancy of homes on parcels in this subdivision, sewer reimbursement connection fees must be paid for the Meadowlark and River Road sewers.

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development – PD Conditional Use Permit
91002/91003 Amendment

Tentative Parcel Map- PR 16-0193 Tentative Tract Map

Approval Body: Planning Commission Date of Approval: October 25, 2016

Applicant: Harrod Location: 875 Oriole Way

APN: 009-750-009

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 October 25, 2018 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 (**Tentative Parcel Map**) 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

(Adopted by Planning Commission Resolution _____)

- 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

(Adopted by Planning Commission Resolution _____)

Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

21. Prior to the issuance of building permits, the
- Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: House plans, grading plans, and landscape plans for homes on each of the lots.

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
3. The owner shall petition to annex residential Tract (or Parcel Map) PR 16-0193 into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
-

(Adopted by Planning Commission Resolution _____)

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

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

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department

(Adopted by Planning Commission Resolution _____)

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:

Oriole Way		
<u>Ashwood PI</u>	<u>Local</u>	<u>A-4</u>
Street Name	City Standard	Standard Drawing No.

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

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

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it

(Adopted by Planning Commission Resolution _____)

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 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.

(Adopted by Planning Commission Resolution _____)

- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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

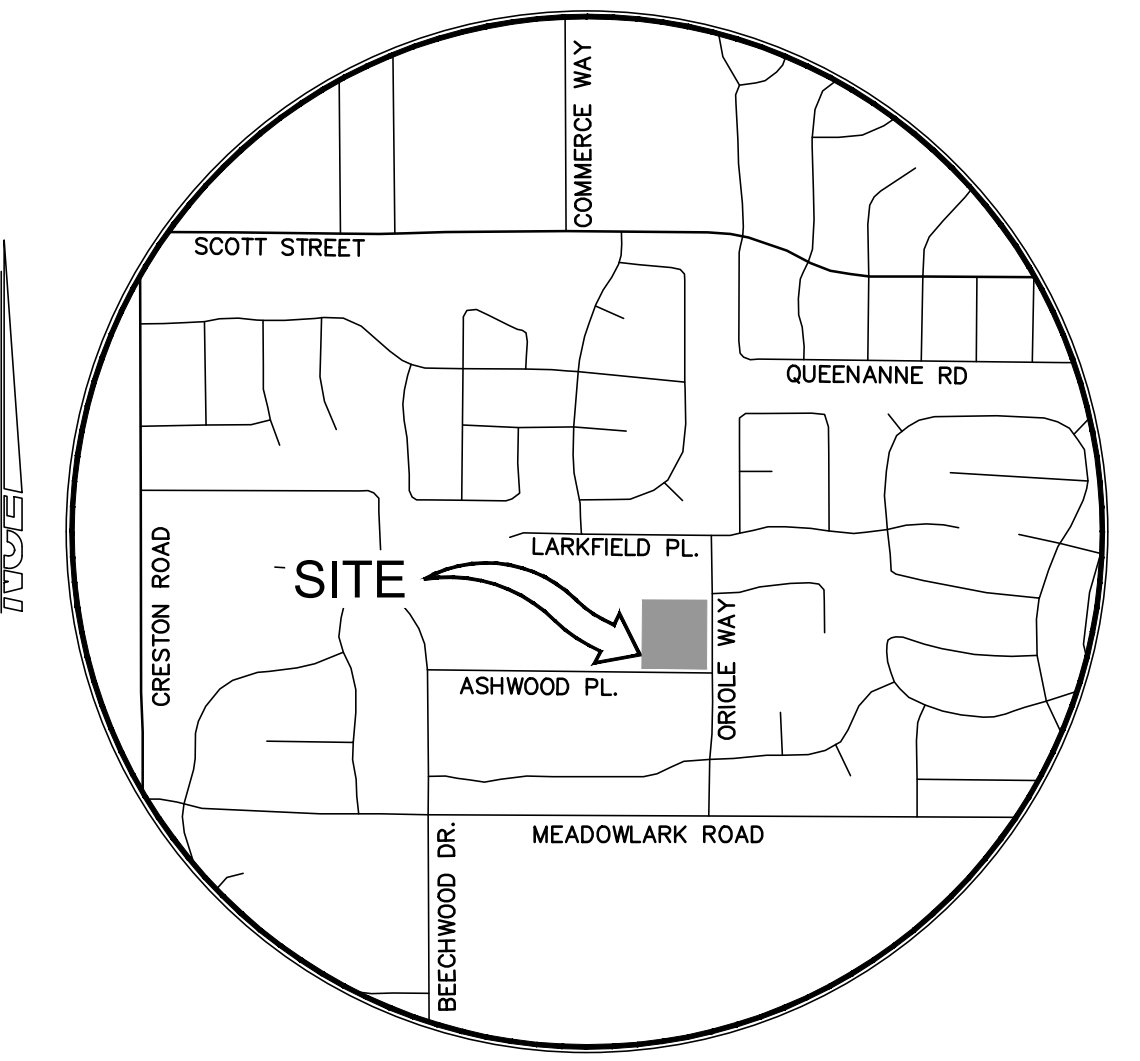
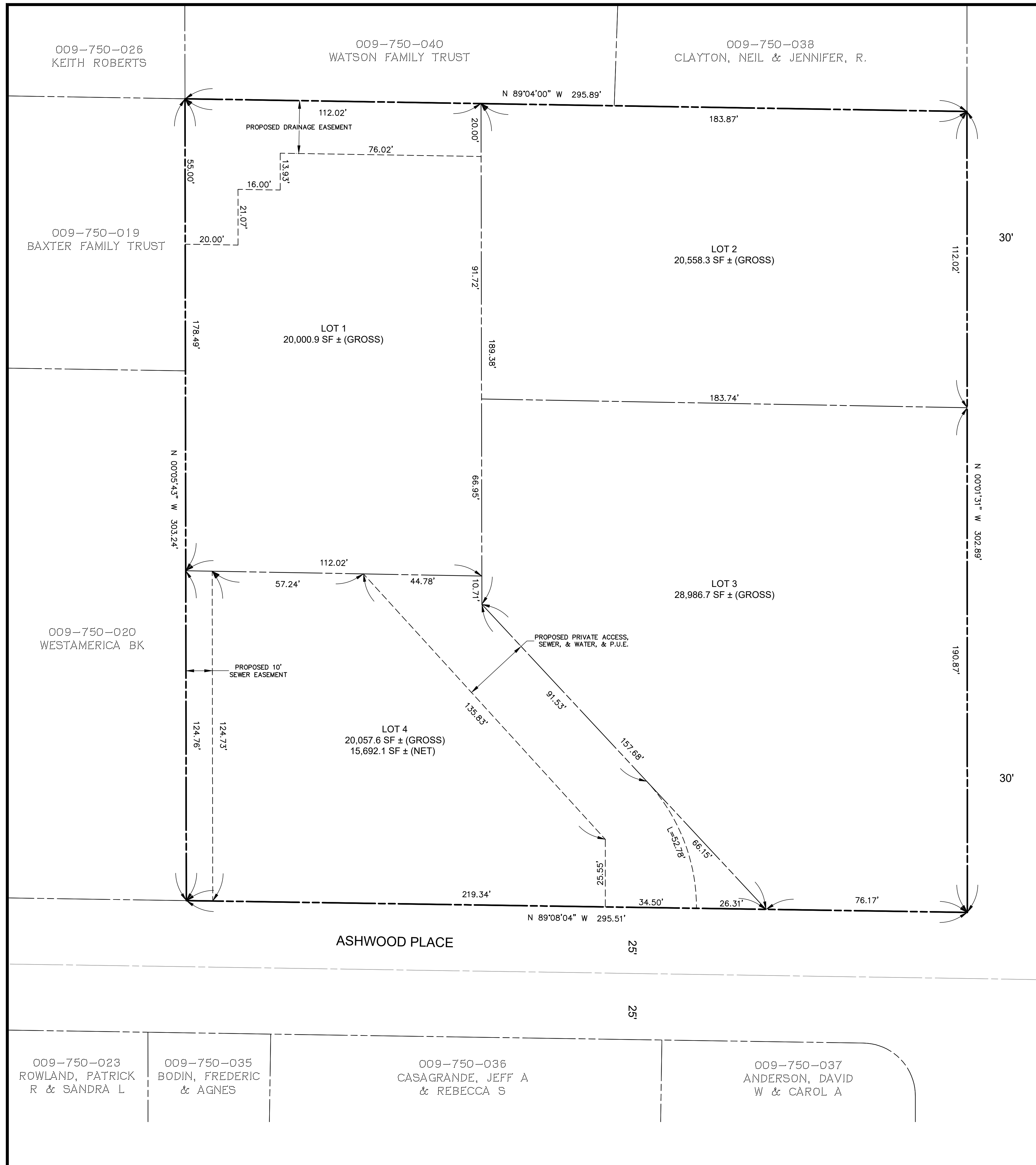
G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.

(Adopted by Planning Commission Resolution _____)

- 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 _____)



LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA	2.06 ACRES (89,603 SQ FT)
TOTAL LOTS	4
RESIDENTIAL	4 LOTS

RECORD OWNER: LA MIRADA HOLDINGS, LP

APPLICANT MIKE HARROD

JOHN R. SANDERS ENGINEER NORTH COAST ENGINEERING, INC.
725 CRESTON RD., STE. B,
PASO ROBLES, CA 93446
GREG S. JAEGER
R.C.E. 58030
(805) 239-3127

LS 5812 A.P.N. 009-750-009

PROPOSED USE OF PROPERTY RESIDENTIAL

PRELIMINARY

Exhibit C

VESTING TENTATIVE PARCEL MAP PR 16-0193

IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 4, ACCORDING TO THE
MAP RECORDED IN BOOK 29 OF PARCEL MAPS, AT
PAGE 94 IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

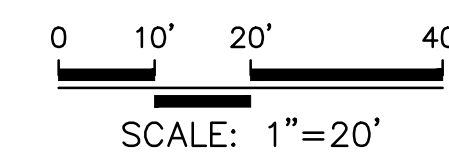


009-749-029
RETTIG-GALLANT, DEBRA

009-749-030
POSMOGA, PAUL J (TE)

009-749-031
NEAL, RONALD L (TE)

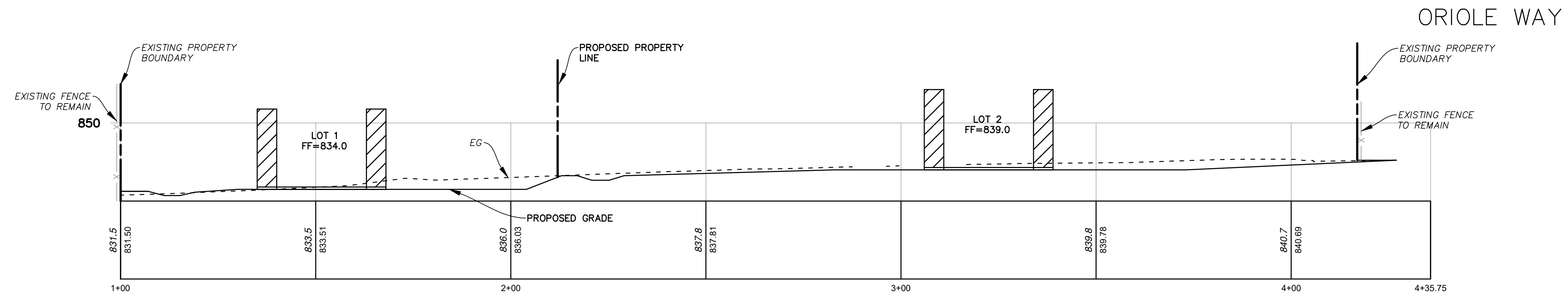
009-749-029
MURPHY, DIANE
M & TIMOTHY B



NOTES

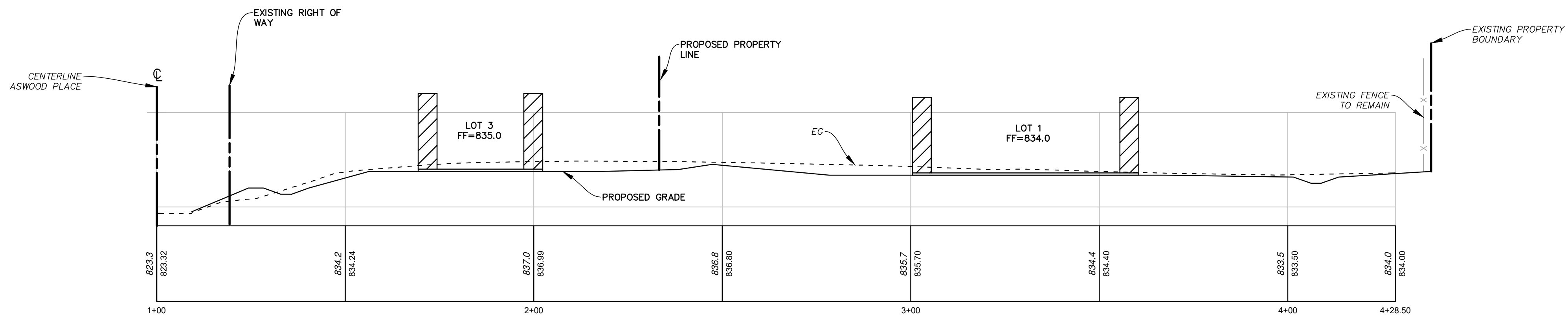
1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY PER SURVEY IN PROGRESS BY NORTH COAST ENGINEERING.

Exhibit E

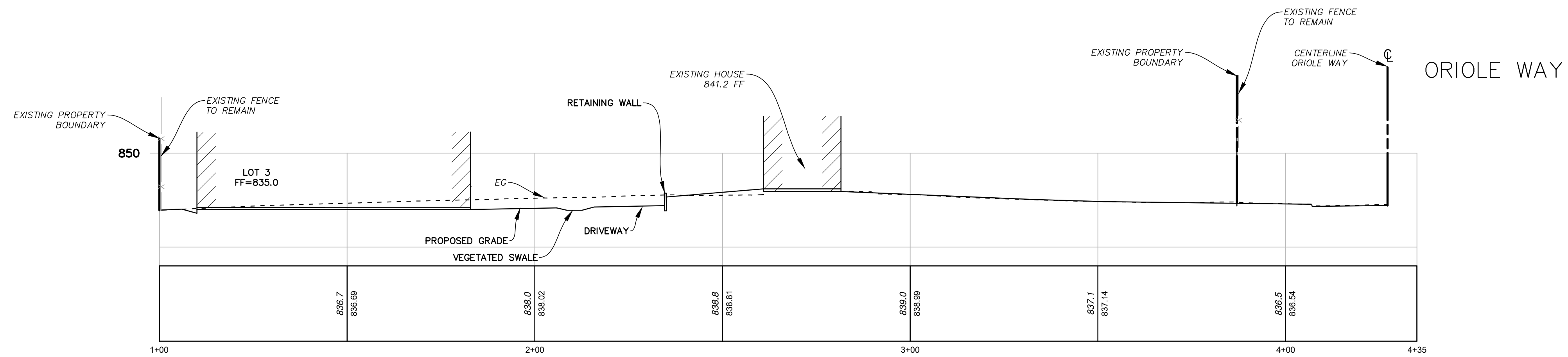


1 EAST-WEST CROSSSECTION 1
 VERTICAL: 1" = 1
 HORIZONTAL: 1" = 20

ASHWOOD PLACE



2 SOUTH-NORTH CROSSSECTION
 VERTICAL: 1" = 1
 HORIZONTAL: 1" = 20



3 EAST-WEST CROSSSECTION 2
 VERTICAL: 1" = 1
 HORIZONTAL: 1" = 20

PRELIMINARY GRADING,
 CROSS SECTIONS
 VESTING TENTATIVE MAP
 PARCEL MAP PR 16-0193

