

RESOLUTION NO.: 07-083

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT APPROVAL FOR PLANNED DEVELOPMENT 06-022
(ESTRELLA ASSOCIATES - WILLHOIT)
APN: 025-391-073

WHEREAS, Tentative Tract 2887 (The Cove) has been filed by Wes Willhoit on behalf of Estrella Associates to subdivide an approximate 4.28-acre site into 56 lots, for the development of 51 single family residential lots and 4 open space lots and 1 lot common lot that incorporates the interior private streets and other common areas; and

WHEREAS, the site is located at 700 Experimental Station Road; and

WHEREAS, the project site is located within Sub Area D of the Borkey Area Specific Plan; and

WHEREAS, Planned Development 06-022 has been filed in conjunction with this tentative map request to meet Section 21.23B.030 of the Zoning Code, which requires Planning Commission approval of a development plan for base zones which are in the planned development (overlay) district; and

WHEREAS, an environmental Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) the conclusion was such to enable a finding of consistency of the project with the approved Borkey Area Specific Plan for which an Environmental Impact Report was already prepared and certified by the City Council; and

WHEREAS, Section 15182 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) exempts projects from additional environmental review when it can be determined that the subject project(s) is consistent with the adopted Specific Plan of which it is a part; and

WHEREAS, the following modifications are permitted in order to allow the project additional flexibility in order to provide 12-units per acre as encouraged by the Land Use Element of the General Plan for RMF-12 designated properties:

- a. reduced setbacks as outlined in the Setback Exhibit (Exhibit B);
- b. the use of tandem parking;
- c. the use of on street parking for homes that have a one car garage (Plans 1 & 2) as shown on Exhibit A, page 9;
- d. the ability to have a minimum private open space dimension of 6.4-feet rather than 8-feet;
- e. the ability to omit the requirement for a recreational facility or daycare center;

and;

WHEREAS, a public hearing was conducted by the Planning Commission on September 11, 2007 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, and

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

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
 - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;
 - e. The project is consistent with the policies for development established within the Borkey Area Specific Plan.

2. The proposed Planned Development is consistent with the purpose of the RMF-12 General Plan Land Use category for small lot single family subdivision in the multi-family districts (pg. LU-18 of the Land Use Element of the General Plan) as follows:
 - a. The size and arrangement of design of the proposed project makes innovative use of the lands and provides affordable housing consistent with the City's General Plan Economic Strategy;
 - b. The proposed project meets the density obligations of the General Plan (12 units per acre);
 - c. The proposed design provides many multi-family amenities that allow for neighborhood interaction and access to common gathering and play spaces.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 06-022 subject to the following conditions:

STANDARD CONDITIONS:

1. The project shall comply with all conditions of approval contained in the resolution granting approval to Tentative Tract 2887 and its exhibits.

SITE SPECIFIC CONDITIONS:

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

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

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A*	The Cove at River Oaks – Development Booklet (Pages 1-61)

* 11x17 size plans are on file with the Community Development Department

3. This Planned Development 06-022 coincides with Tentative Tract Map 2887 and authorizes the subdivision of approximately 4.28-acres into a maximum of 51 single family residential lots ranging from approximately 1,460 square feet to 3,137 square feet in size. Tentative Tract 2887 would include 4 open space lots and one additional lot for the remaining private streets and common areas.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 51. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. In the event that the necessary property can not be obtained as shown on the tentative map for Lot 11, the lot shall be eliminated or be developed and maintained as an open space lot. In the event if in the future the necessary property is obtained a house may be developed as long as it is in substantial compliance with the PD 06-022.
6. Setbacks for houses shall substantially comply with the Setback Exhibit (Exhibit A, Page 32).
7. The construction drawings for each home shall reflect a minimum garage dimension of at least 9.5-foot wide by 20-foot deep inside diameter. Tandem garages would need to be at least 40-foot deep.
8. In conjunction with the submittal of the final tract map, the applicant shall provide draft CC&Rs that specifically require home owners/tenants to follow the following rules related to parking:

- a. Garages shall be kept clear and available for parking, whether it is for a one car garage or a two car garage;
 - b. Parking in the driveways prohibited;
 - c. 9 parking spaces shall be available for the benefit of the 9 homes in the project that have one car garages.
9. The applicant shall design and provide the necessary land for a neighborhood bus stop or other offsite dedications or improvements to the satisfaction of the Community Development Director.

PASSED AND ADOPTED THIS 11th day of September, 2007 by the following Roll Call Vote:

AYES: Johnson, Flynn, Steinbeck, Withers, Treach, Peterson, Holstine

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN MARGARET HOLSTINE

ATTEST:

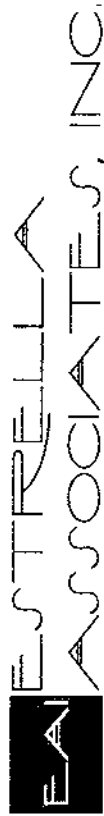
RON WHISENAND, PLANNING COMMISSION SECRETARY

darren\Tract\ 2887\pd res

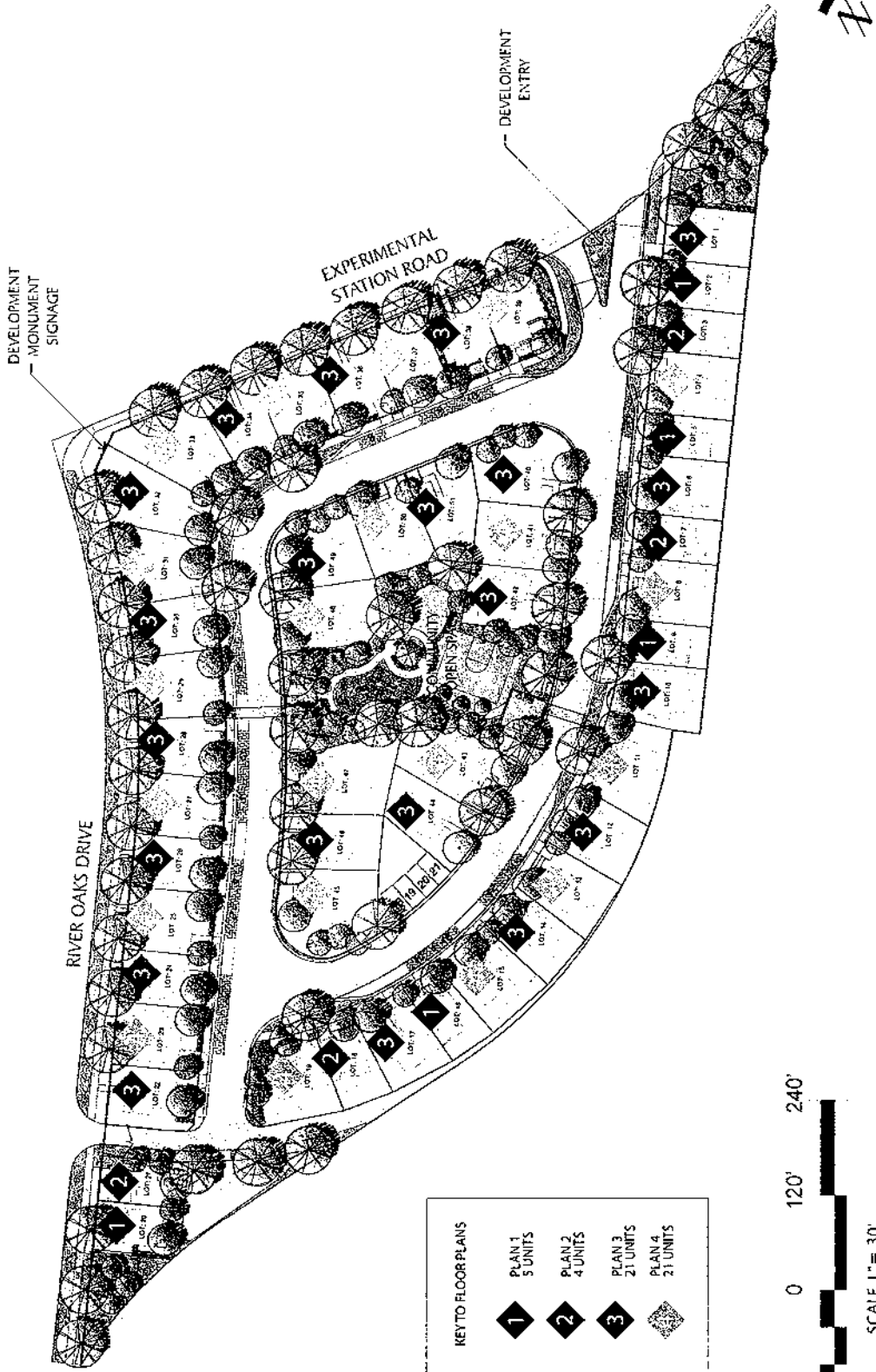
Exhibit A
Development Booklet
Tract 2887 & PD 06-022
(Estrella Associates)

The Cove at River Oaks

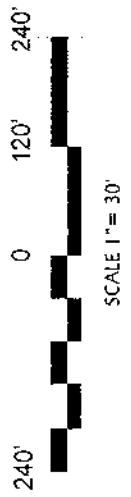
by



Page #	Description	Page #	Description
1	Cover Page - Table of Contents	32	Minimum Set Back Exhibit
2	Site Illustrative	33	Neighborhood Park Cross Section Exhibit 1 of 2
3	River Oaks Drive-Street Scene	34	Neighborhood Park Cross Section Exhibit 2 of 2
4	Rear Load-Street Scene (Interior)	35	Site Cross Sections 1 of 3
5	Interior Street Scene	36	Site Cross Sections 2 of 3
6	Tentative Tract Map	37	Site Cross Sections 3 of 3
7	Tentative Tract Map-Site Plan	38	Plan 1 Floorplan 1 of 4
8	Tentative Tract Map-Utilities	39	Plan 1 Floorplan 2 of 4
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27	Elk Grove Pictures 7 of 11	58	Zoning Analysis 1 of 4
28	Elk Grove Pictures 8 of 11	59	Zoning Analysis 2 of 4
29	Elk Grove Pictures 9 of 11	60	Zoning Analysis 3 of 4
30	Elk Grove Pictures 10 of 11	61	Zoning Analysis 4 of 4
31	Elk Grove Pictures 11 of 11		



KEY TO FLOOR PLANS	
1	PLAN 1 5 UNITS
2	PLAN 2 4 UNITS
3	PLAN 3 21 UNITS
◆	PLAN 4 21 UNITS



LOT 84 Paso Robles, CA
 SCHEMATIC LANDSCAPE PLAN
 August 2, 2007





PLAN 4B
COASTAL COTTAGE

PLAN 1A
SPANISH COLONIAL

PLAN 2C
ENGLISH COUNTRY

PLAN 3B
COASTAL COTTAGE

PLAN 3B
COASTAL COTTAGE

ESTRELLA
ASSOCIATES

THE COVE
DESIGN DEVELOPMENT STREETSCENE
SCALE: 1/8" = 1'-0"

IDC
DESIGN
ASSOCIATES



PLAN 3C ALT - LOT 39
ENGLISH COUNTRY

PLAN 4B ALT - LOT 40
COASTAL COTTAGE

THE COVE

REAR LOAD STREETSCENE
SCALE: 1/8" = 1'-0"



1DC
ARCHITECTS
PLANNERS



PLAN 2A - LOT 14
SPANISH COLONIAL

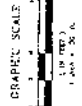
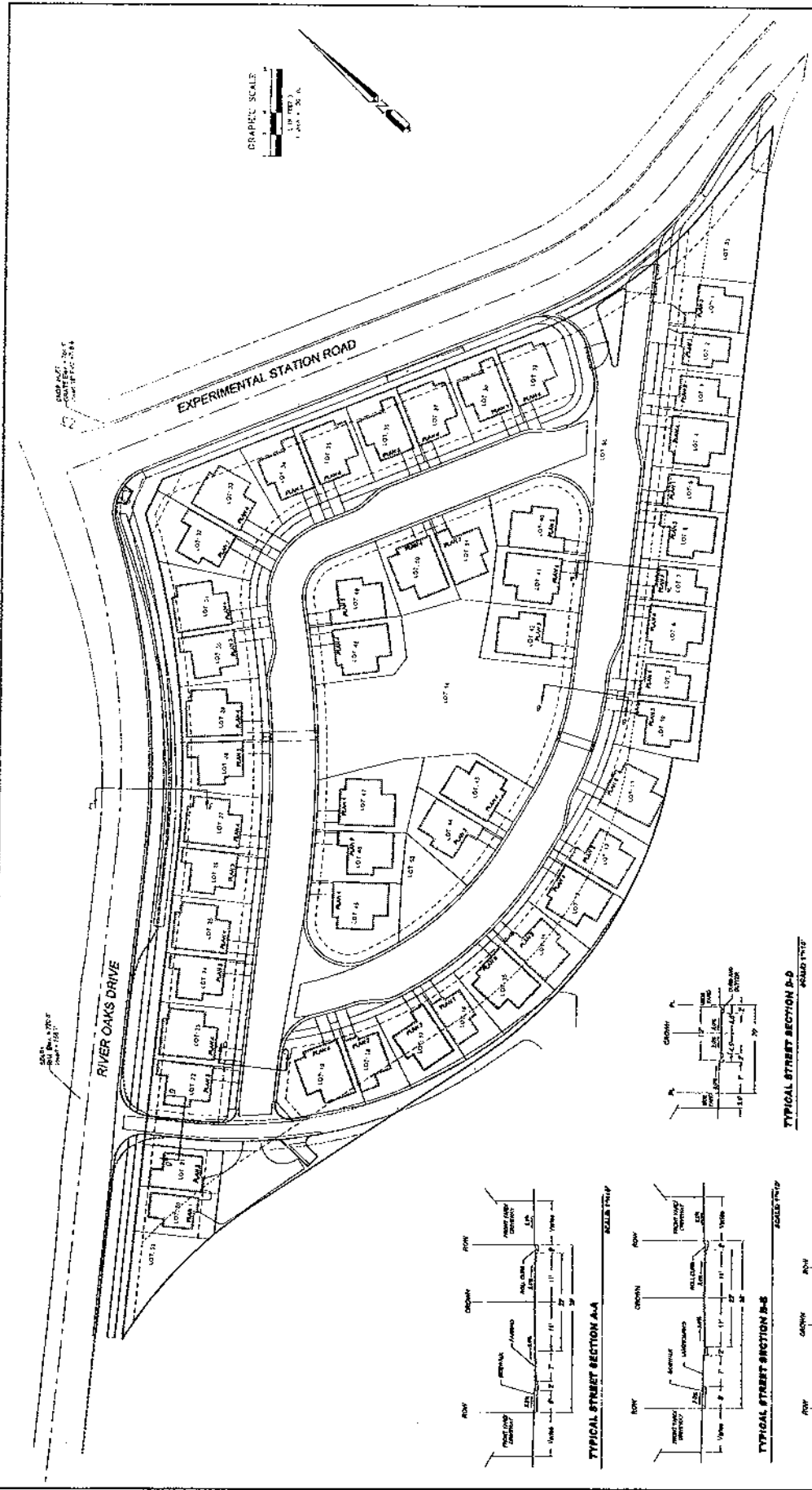
PLAN 3C - LOT 13
ENGLISH COUNTRY

PLAN 7A - LOT 12
SPANISH COLONIAL

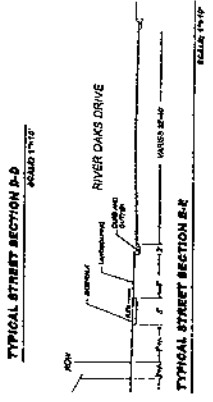
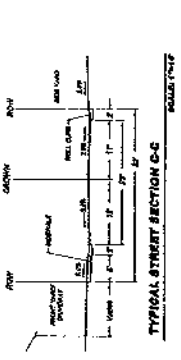
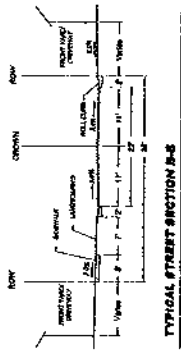
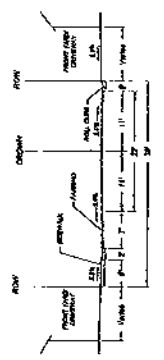
PLAN 4B - LOT 11
CONIAL COTTAGE

PLAN 2C - LOT 10
ENGLISH COUNTRY

PLAN 3B - LOT 9
CONIAL COTTAGE



TRAC 2887	
SITE PLAN	
DATE: 11/20/02	PROJECT NO: 02-01
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DRAWN BY: [Signature]	SCALE: AS SHOWN
PROJECT LOCATION: [Address]	CLIENT: [Name]



PLANNED COMMUNITY DEVELOPMENT, INC. 1000 W. BROAD ST., SUITE 100, ANN ARBOR, MI 48106
DATE: 11/20/02

WALLACE GROUP
 1111 BROADWAY, SUITE 1000
 NEW YORK, NY 10018
 TEL: (212) 850-1000
 FAX: (212) 850-1001
 WWW.WALLACEGROUP.COM

ESTRELLA ASSOCIATES
 1111 BROADWAY, SUITE 1000
 NEW YORK, NY 10018
 TEL: (212) 850-1000
 FAX: (212) 850-1001
 WWW.ESTRELLAASSOCIATES.COM

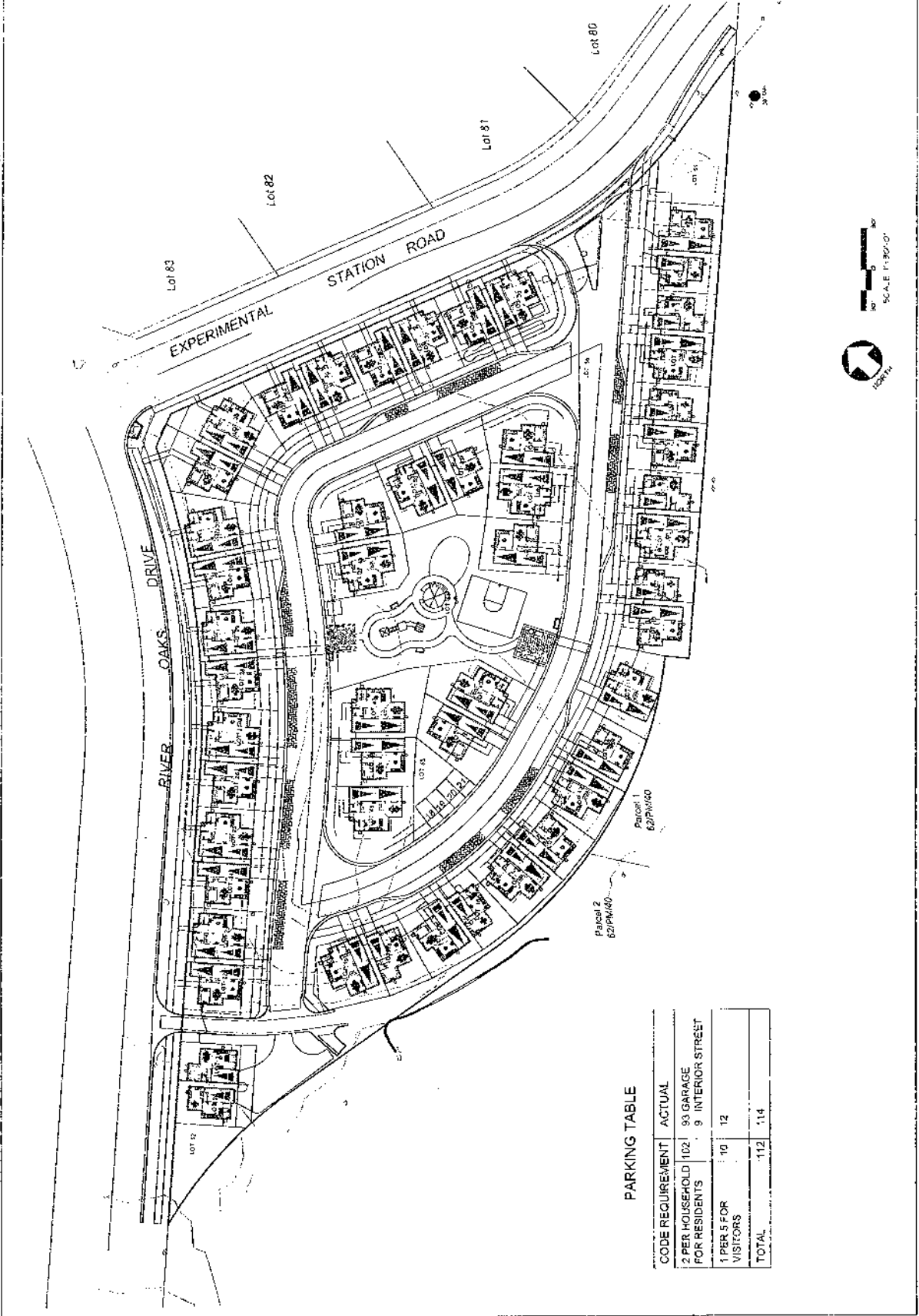


PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 No. 10000
 Daniel J. McHugh

DATE	10/1/07
PROJECT	STATION ROAD
LOT	84
SCALE	1" = 30'-0"

ESTRELLA ASSOCIATES
PARKING EXHIBIT
 LOT 84

DATE: 10/1/07
 DRAWING NO.: 07-0002
 DRAWING INC.:
 L-3
 1" = 30'-0"



PARKING TABLE

CODE REQUIREMENT	ACTUAL
2 PER HOUSEHOLD	102
93 GARAGE FOR RESIDENTS	9
9 INTERIOR STREET	
1 PER 5 FOR VISITORS	12
TOTAL	112
	114



WALLACE GROUP
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Telephone: (310) 276-0001
 Fax: (310) 276-0002
 www.wallacegroup.com



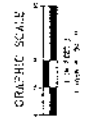
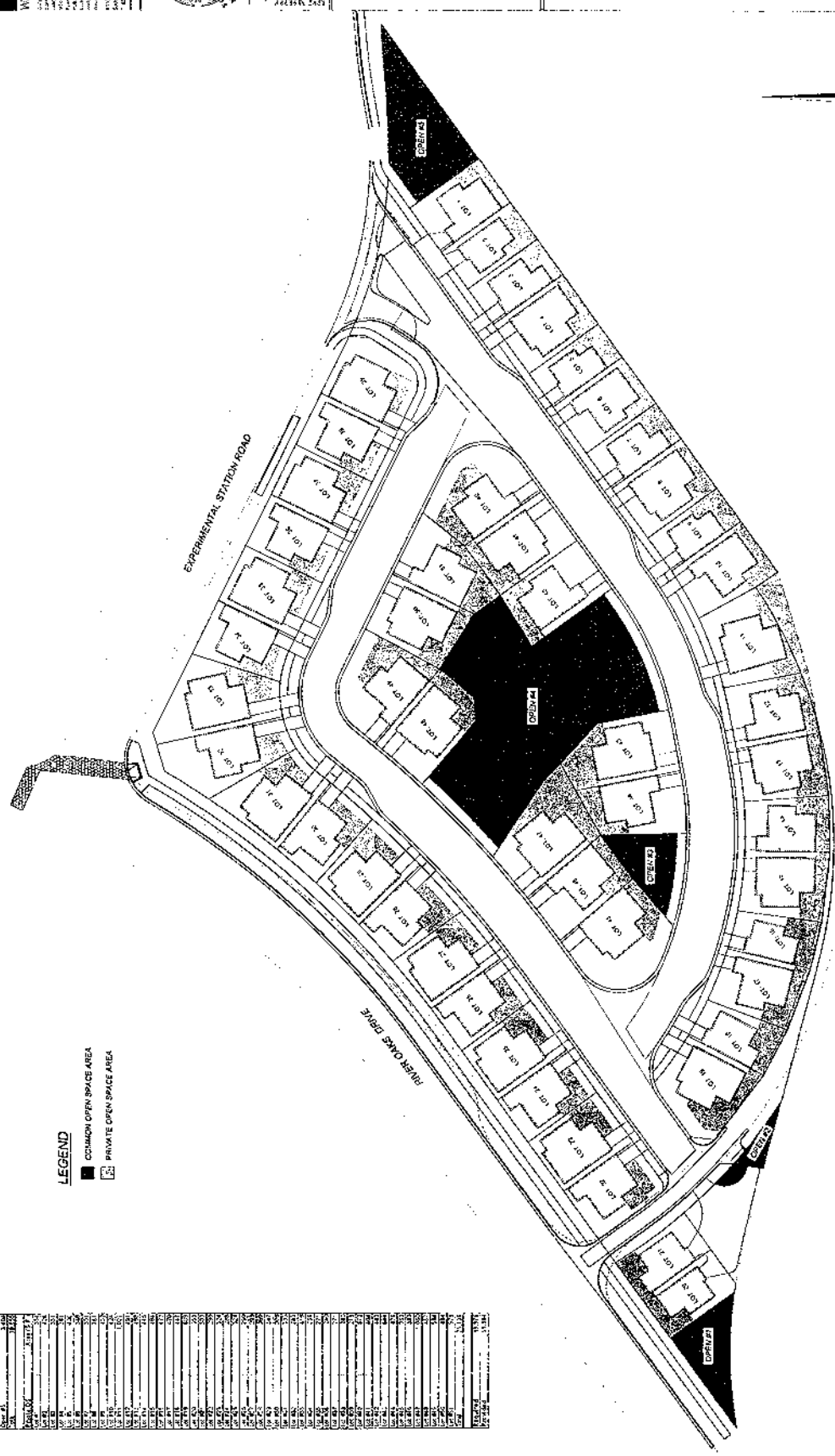
DAVID J. WALLACE
 LICENSE NO. 10000
 CIVIL ENGINEER
 STATE OF CALIFORNIA

OPEN SPACE EXHIBIT
TRACT 2887
 City of Paso Robles, CA

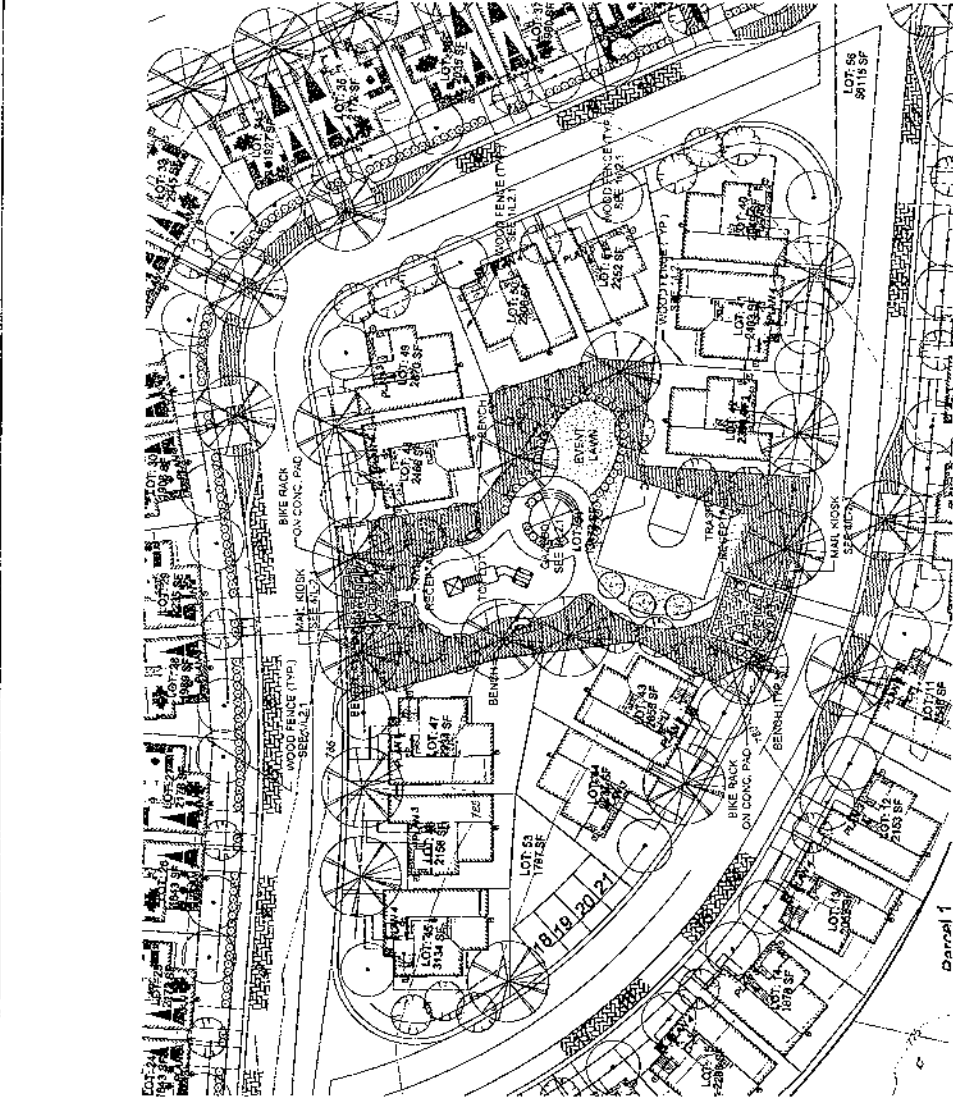
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 OF 1 SHEET

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	COMMON OPEN SPACE AREA	1,234,567	12.34
2	PRIVATE OPEN SPACE AREA	987,654	9.87
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LEGEND
 COMMON OPEN SPACE AREA
 PRIVATE OPEN SPACE AREA



SEE REDUCED PLANS
ON SHEETS 41-S-1, 41-S-2, 41-S-3



WALLACE GROUP
 1111 15th Street, Suite 1000
 San Francisco, CA 94103
 Tel: 415.774.1111
 Fax: 415.774.1112
 www.wallacegroup.com





NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/10/07
2	REVISED	10/10/07
3	REVISED	10/10/07
4	REVISED	10/10/07
5	REVISED	10/10/07
6	REVISED	10/10/07
7	REVISED	10/10/07
8	REVISED	10/10/07
9	REVISED	10/10/07
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11	REVISED	10/10/07
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15	REVISED	10/10/07

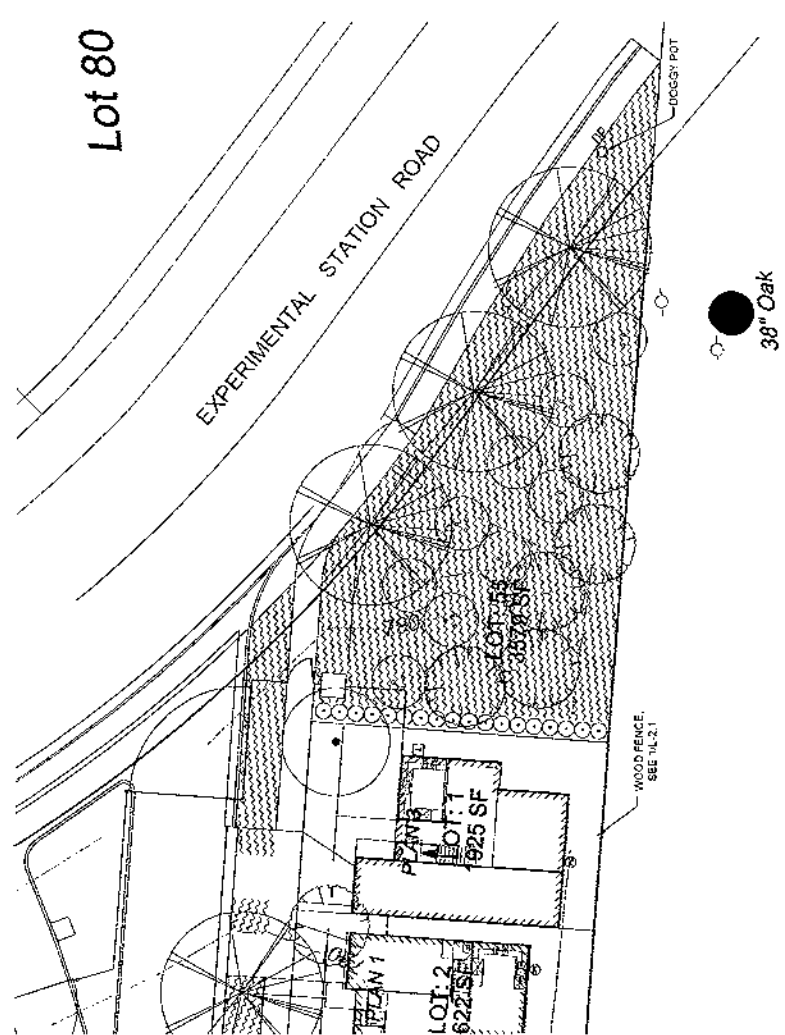
ESTRELLA ASSOCIATES
PLAN ENLARGEMENT
LOT 84

DRAWING NO. L-12
 SHEET NO. 1 OF 3 SHEETS

1
 41-S-4
 LOTS 41-S-4

FOR ALL DIMENSIONS
 DIMENSIONS IN INCHES

 <p>WALLACE GROUP 10000 15th Avenue, Suite 100 Denver, Colorado 80232 Phone: 303.750.1000 Fax: 303.750.1001 www.wallacegroup.com</p>	 <p>ESTRELLA ASSOCIATES 10000 15th Avenue, Suite 100 Denver, Colorado 80232 Phone: 303.750.1000 Fax: 303.750.1001 www.estrellaassociates.com</p>	<table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION OF REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	DESCRIPTION OF REVISION				<p>LOT 84 PLAN ENLARGEMENT</p>	<p>JAN 2, 2008 10000 15th Avenue, Suite 100 DENVER, CO 80232 DRAWING NO. L-1.3 1 OF 3 SHEETS</p>
			REV.	DATE	DESCRIPTION OF REVISION					
<p>DATE: 01/02/08 DRAWING NO: L-1.3 SHEET NO: 1 OF 3</p>										



1
 1.3
 OPEN SPACE LOT

WALLACE GROUP
 THE WALLACE GROUP
 115 BRIDGE STREET, SUITE 400
 BOSTON, MASSACHUSETTS 02110
 TEL: 617.552.1000
 FAX: 617.552.1001
 WWW.WALLACEGROUP.COM

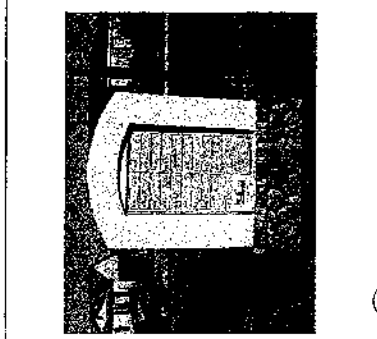
ESTRELLA ASSOCIATES
 ESTRELLA ASSOCIATES
 115 BRIDGE STREET, SUITE 400
 BOSTON, MASSACHUSETTS 02110
 TEL: 617.552.1000
 FAX: 617.552.1001
 WWW.ESTRELLAASSOCIATES.COM

PROFESSIONAL SEAL
 ARCHITECT
 ESTRELLA ASSOCIATES
 115 BRIDGE STREET, SUITE 400
 BOSTON, MASSACHUSETTS 02110
 TEL: 617.552.1000
 FAX: 617.552.1001
 WWW.ESTRELLAASSOCIATES.COM

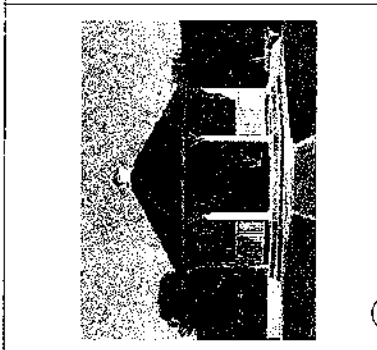
DATE	DESCRIPTION OF REVISION

LOT 84
DETAILS
ESTRELLA ASSOCIATES

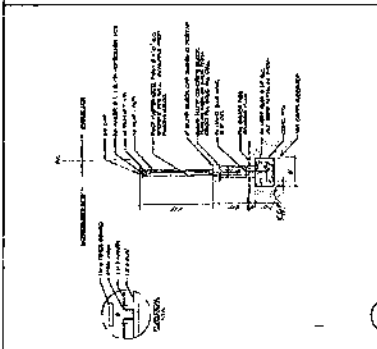
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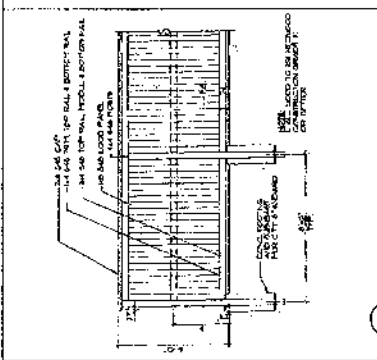
4 1.3.7 MAIL BOX KIOSK EXAMPLE NTS



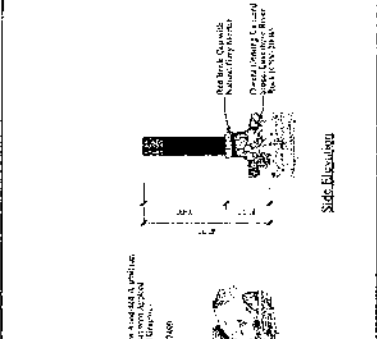
3 1.3.1 GAZEBO EXAMPLE VIS



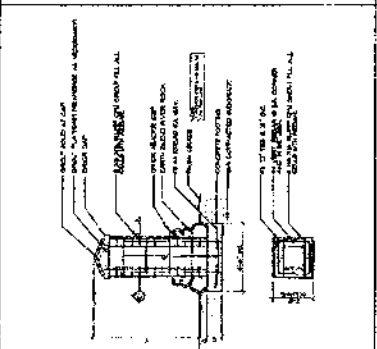
2 1.3.7 WOOD FENCE W/ SLUMP BLOCK VIS



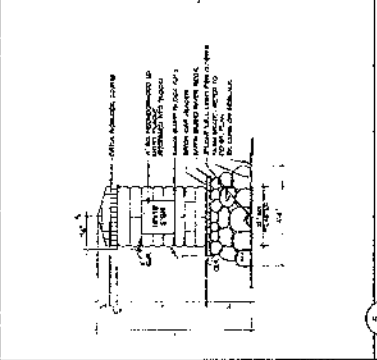
1 1.3.1 WOOD FENCE VIS



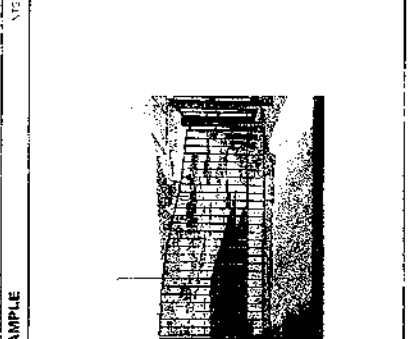
6 1.3.7 MONUMENT/DIRECTIONAL SIGN EXAMPLE NTS



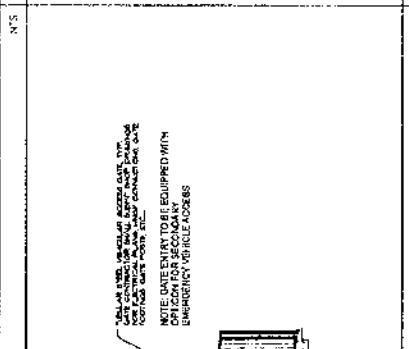
5 1.3.1 PILASTER VIS



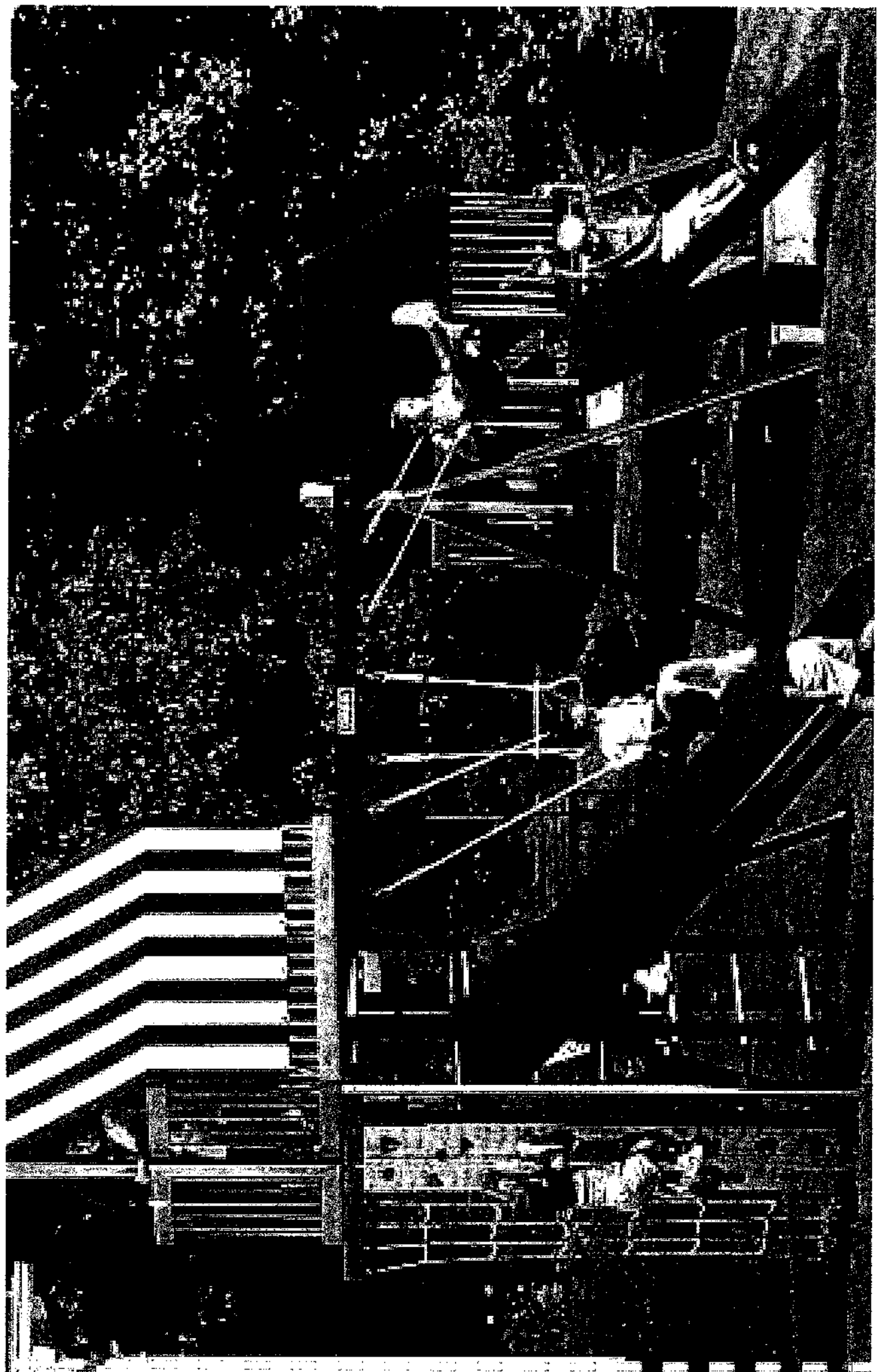
1 1.3.1 GATED ENTRY AT RIVER OAKS DRIVE VIS



4 1.3.7 PHOTO EXAMPLE - GATED ENTRY NTS

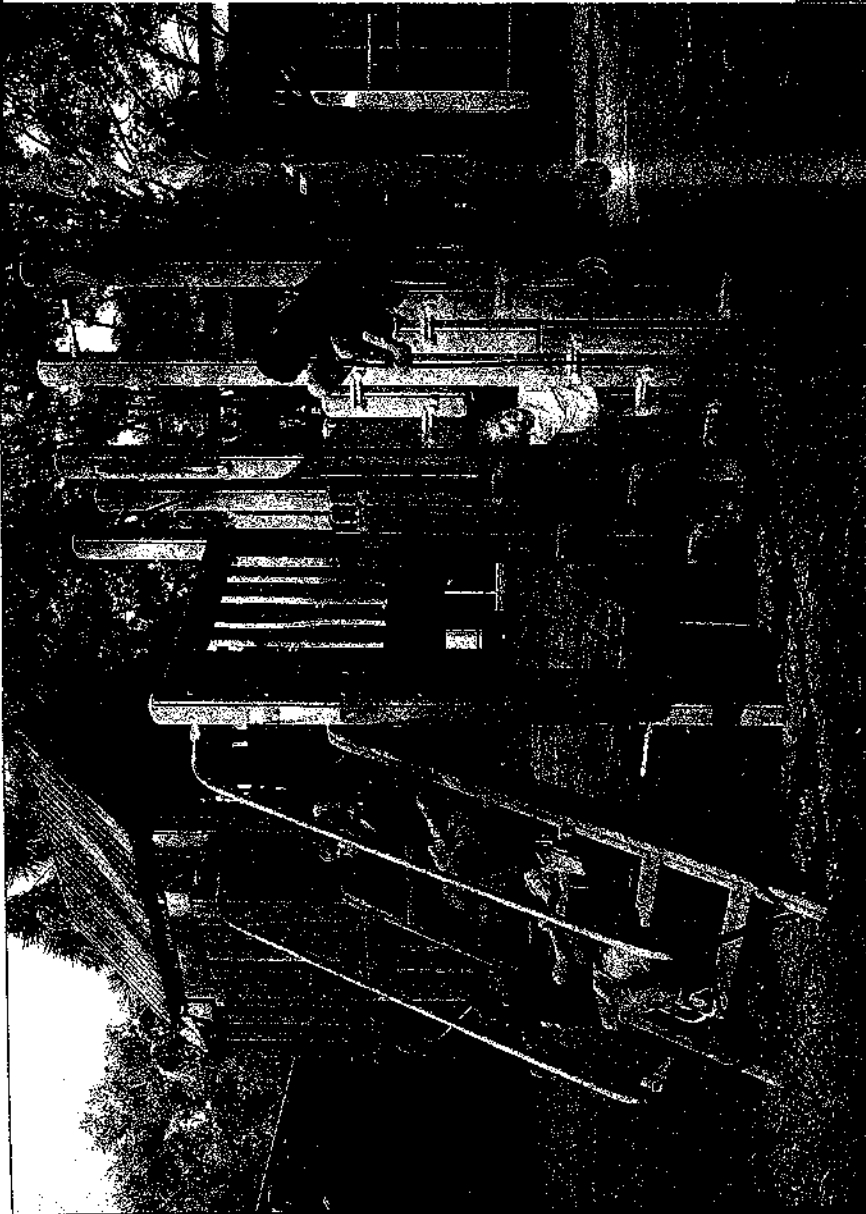


6 1.3.7 PILASTER VIS



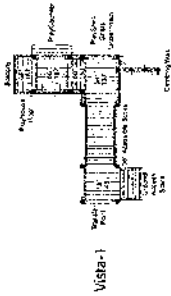
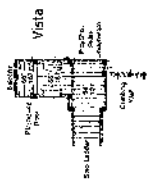


BT 2504 VISTA • LAKE HIGHLAND PREP SCHOOL • ORLANDO, FLORIDA



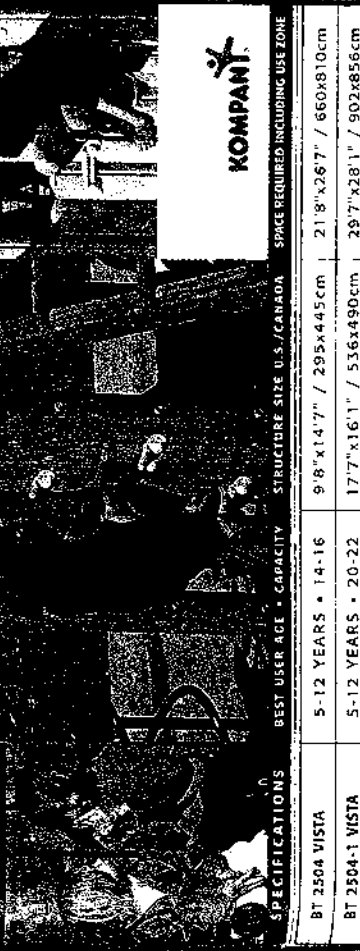
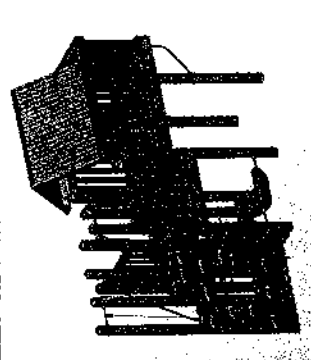
Vista BT 2504 & BT 2504-1

The Vista has the rustic look of a child's treehouse, and is the perfect solution when space is at a premium. After ascending the Climbing Wall, children can sit together and play games in their "club house".



Equipment must be installed over resilient surfacing appropriate to the safety guidelines for your area.

BT 2504N VISTA - CAD DRAWING



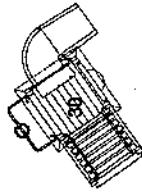
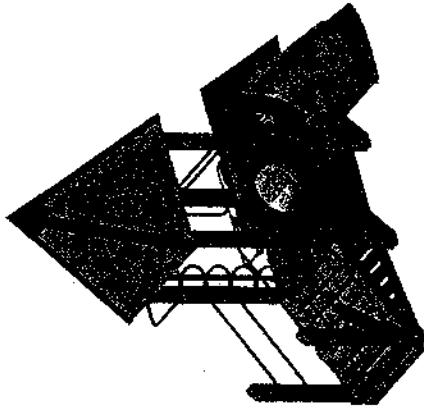
SPECIFICATIONS

	BEST USER AGE • CAPACITY	STRUCTURE SIZE U.S./CANADA	SPACE REQUIRED INCLUDING USE ZONE
BT 2504 VISTA	5-12 YEARS • 14-16	9'8" x 14'7" / 295 x 445 cm	21'8" x 26'7" / 660 x 810 cm
BT 2504-1 VISTA	5-12 YEARS • 20-22	17'7" x 16'1" / 536 x 490 cm	29'7" x 28'1" / 902 x 856 cm

INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

TimberForm® 4404



Play-view scale:
1/8" = 1' (1" = 100mm)

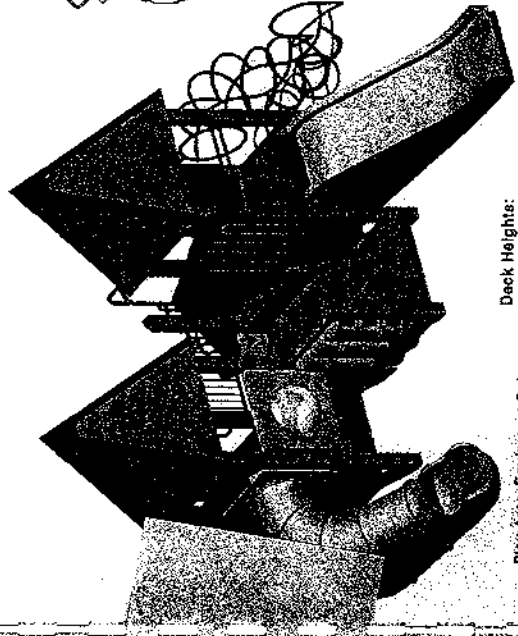
- 4404 Features:**
Tot Spiral Slide Chute
Bubble Panel
Grade Climber with Handrails
Coil Climber
Wood Roof

- Colors Illustrated:**
Accessories: Evergreen
Deck: Wood
Plastic: Tan

Deck Height:
30" 760mm

Play Area, Equipment Only:
12' x 9' (3.7m x 2.8m)
Minimum Safe Play Area:
24' x 21' (7.4m x 6.5m)

TimberForm® 4411



Play-view scale:
1/8" = 1' (1" = 100mm)

- 4411 Features:**
Wide Chute
Wood Wall
Addition Panel
Bubble Panel
Tube Chute, Curved
Coil Climber
Spelling Panel
Vertical Safety Climber
Wood Wall with Ship's Wheel
Ring Climber
Wood Roof (2)

Deck Heights:
12" 305mm
24" 610mm
36" 915mm
48" 1220mm

Play Area, Equipment Only:
22' x 22' (6.8m x 6.1m)
Minimum Safe Play Area:
38' x 32' (11.0m x 9.8m)

- Colors Illustrated:**
Accessories: Red & Chrome Yellow
Decks: Wood
Plastic: Yellow

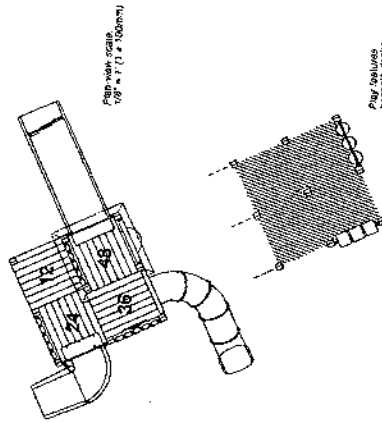
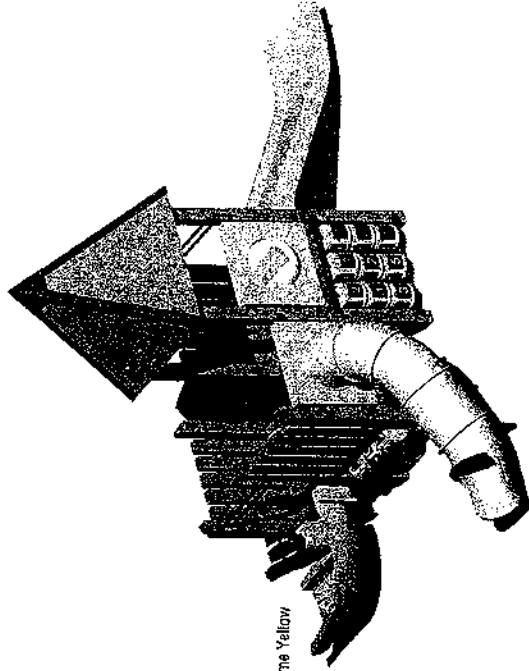
TimberForm® 4421

- 4421 Features:**
Tube Chute, Curved
Wood Wall with Ship's Wheel
Spelling Panel
Tot Spiral Slide Chute
Wood Wall (2)
Talk Tube
Wide Chute
Wood Roof
Bubble Panel
Addition Panel

- Colors Illustrated:**
Accessories: Evergreen & Chrome Yellow
Decks: Wood
Plastic: Yellow

Deck Heights:
12" 305mm
24" 610mm
36" 915mm
48" 1220mm

Play Area, Equipment Only:
23' x 15' (7.1m x 4.6m)
Minimum Safe Play Area:
39' x 27' (11.9m x 8.3m)

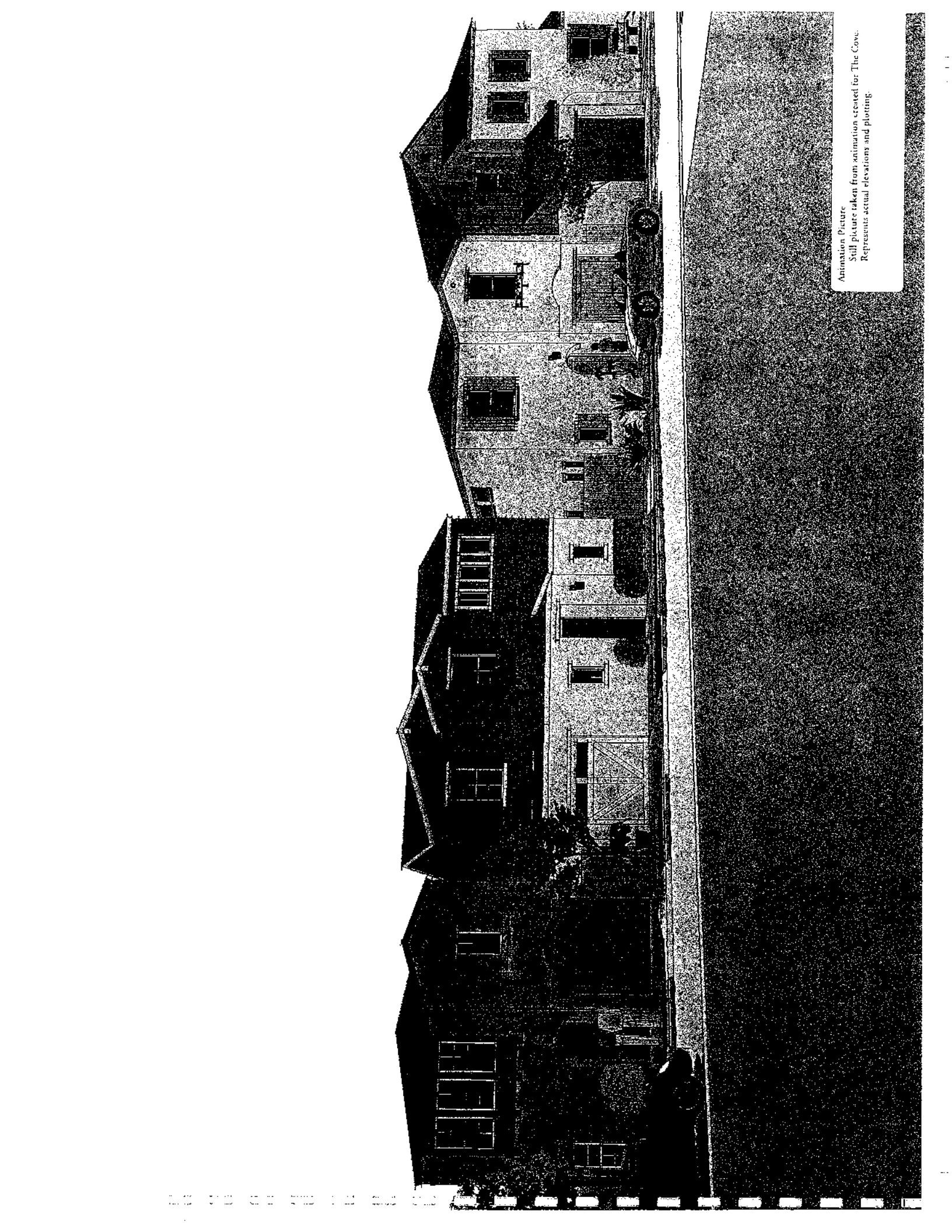


Play-view scale:
1/8" = 1' (1" = 100mm)

Play-view scale:
1/8" = 1' (1" = 100mm)



Conserving and Enhancing America's Forests
TimberForm® playground equipment grade™ lumber is obtained by Columbia Cascade only from nearby sources that adhere to strict and ecologically sound sustained yield practices. For every tree felled for playground equipment use, at least three genetically superior seedlings are planted for use by future generations.



Animation Picture
Still picture taken from animation created for The Cove.
Represents actual elevations and plotting.



Elk Grove 1 of 11

Richmond America home in Sacramento showing tandem two car garage with 3.2 foot setback (All of these homes have a zero overhang as well).



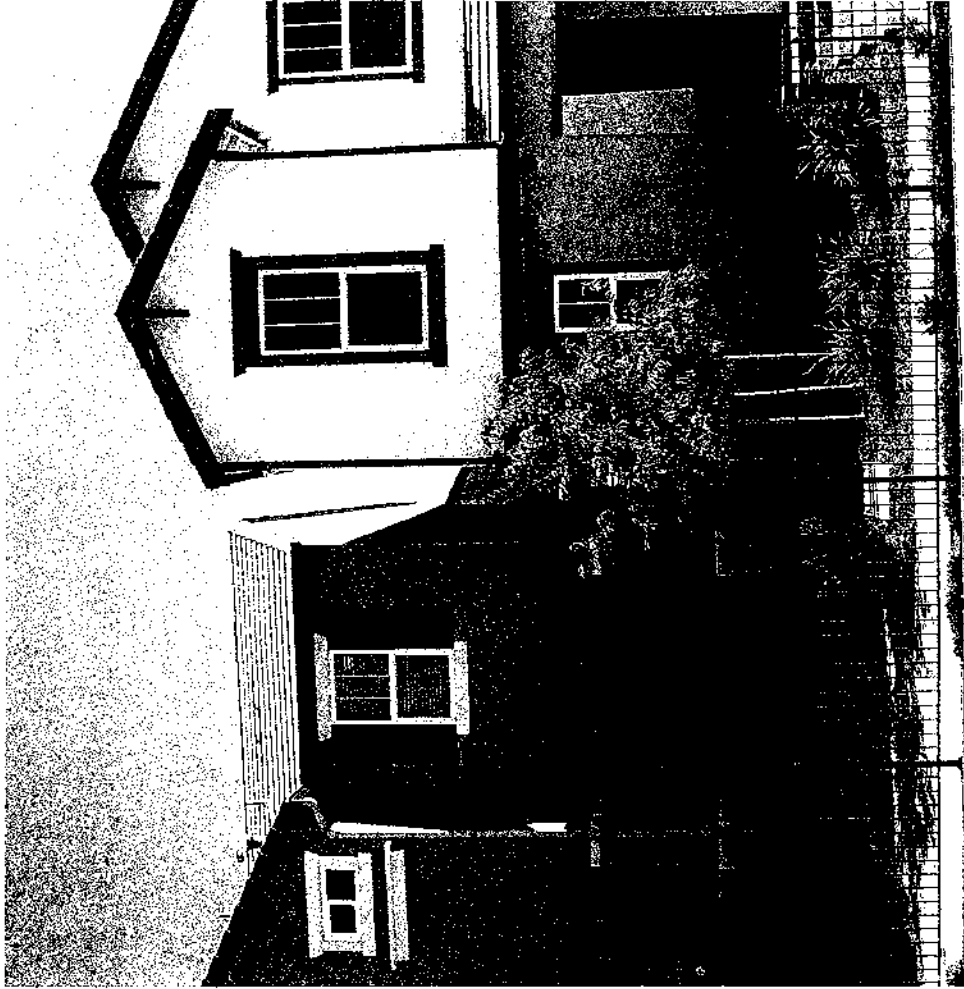
Elk Grove 2 of 11

The home on the left has a blank wall with a 3.5 foot setback to the adjacent home. Landscape and shading from the neighboring home makes it virtually unnoticeable from the street.

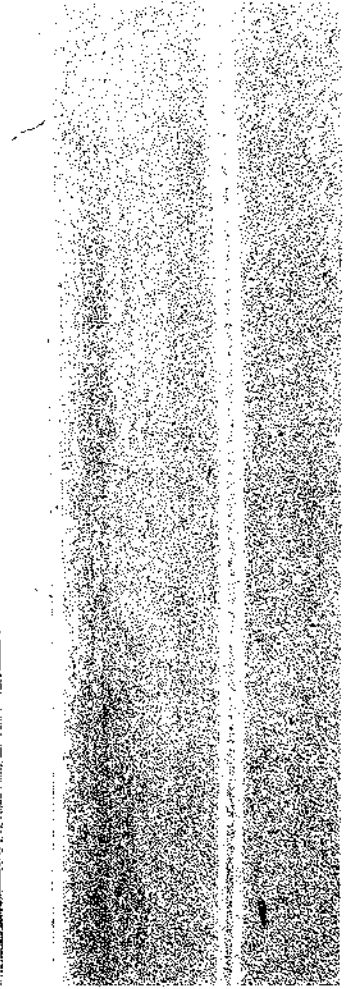


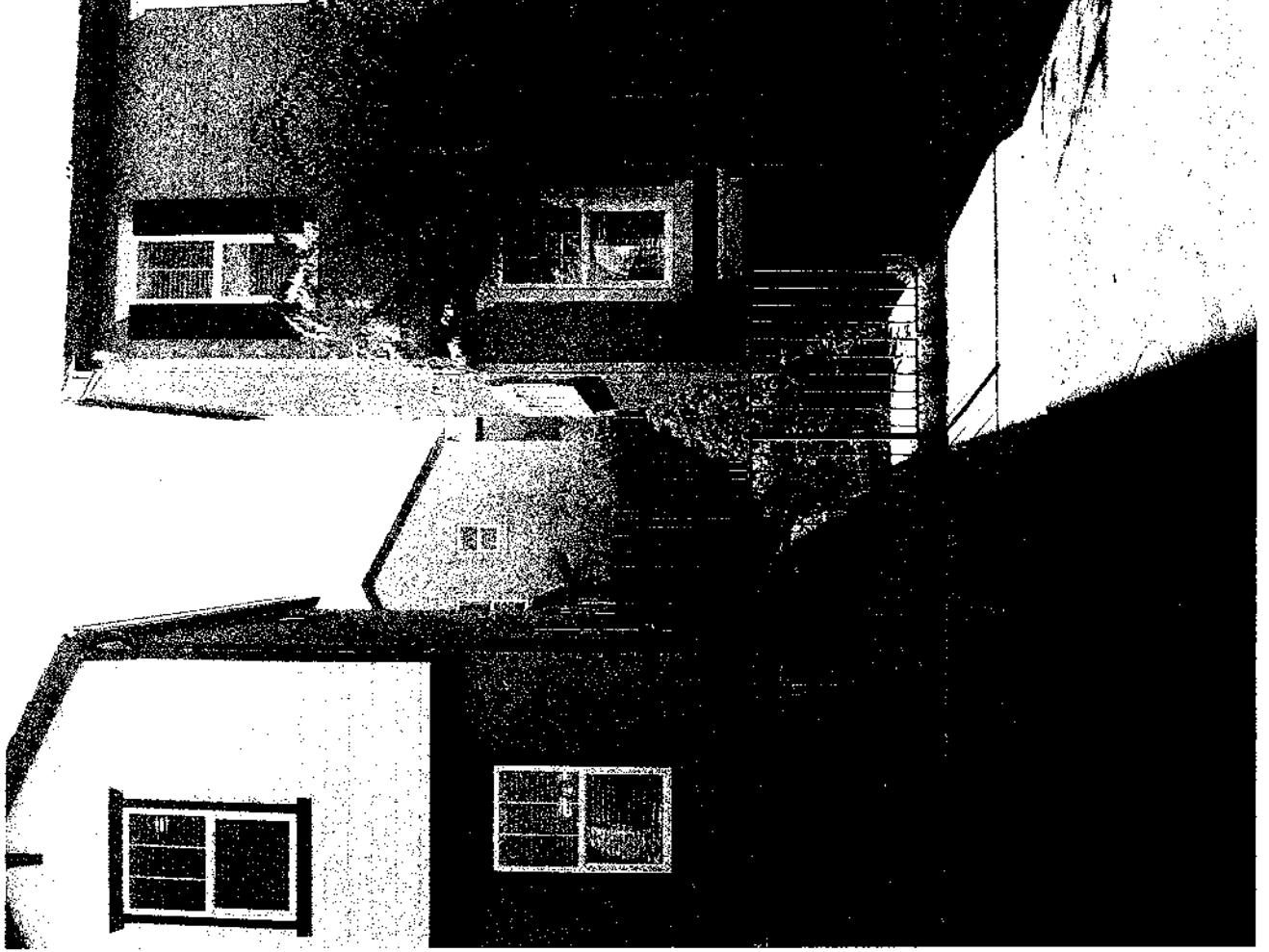
Elk Grove: 3 of 11

A 3.5 foot setback between the homes, both of which have a blank wall. It also shows the landscape treatments to highlight the visual aspect of the blank wall (As we have designed).



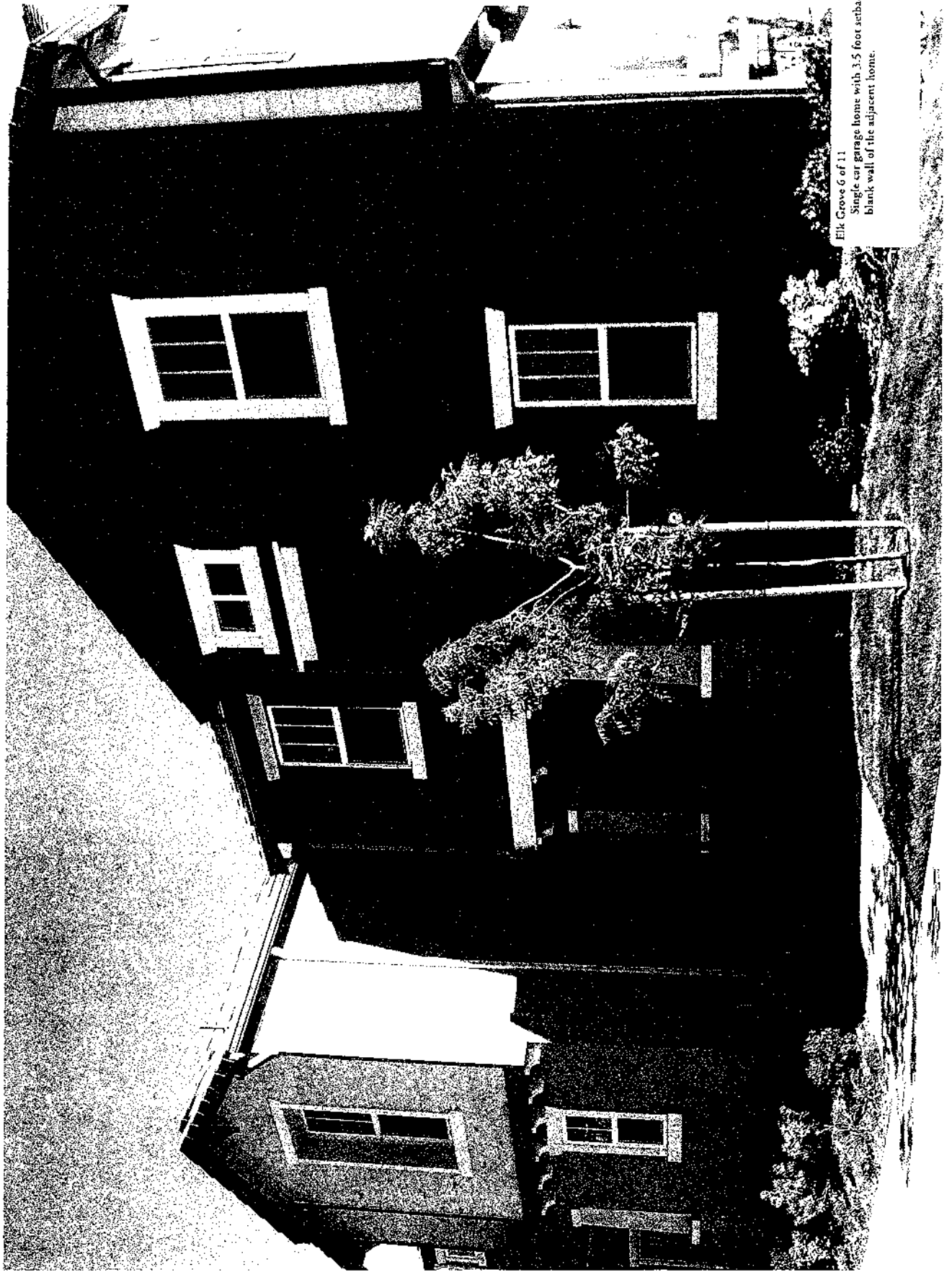
Elk Grove 4 of 11
Single car garage on the left with a 3.5 foot setback from
the home on the right



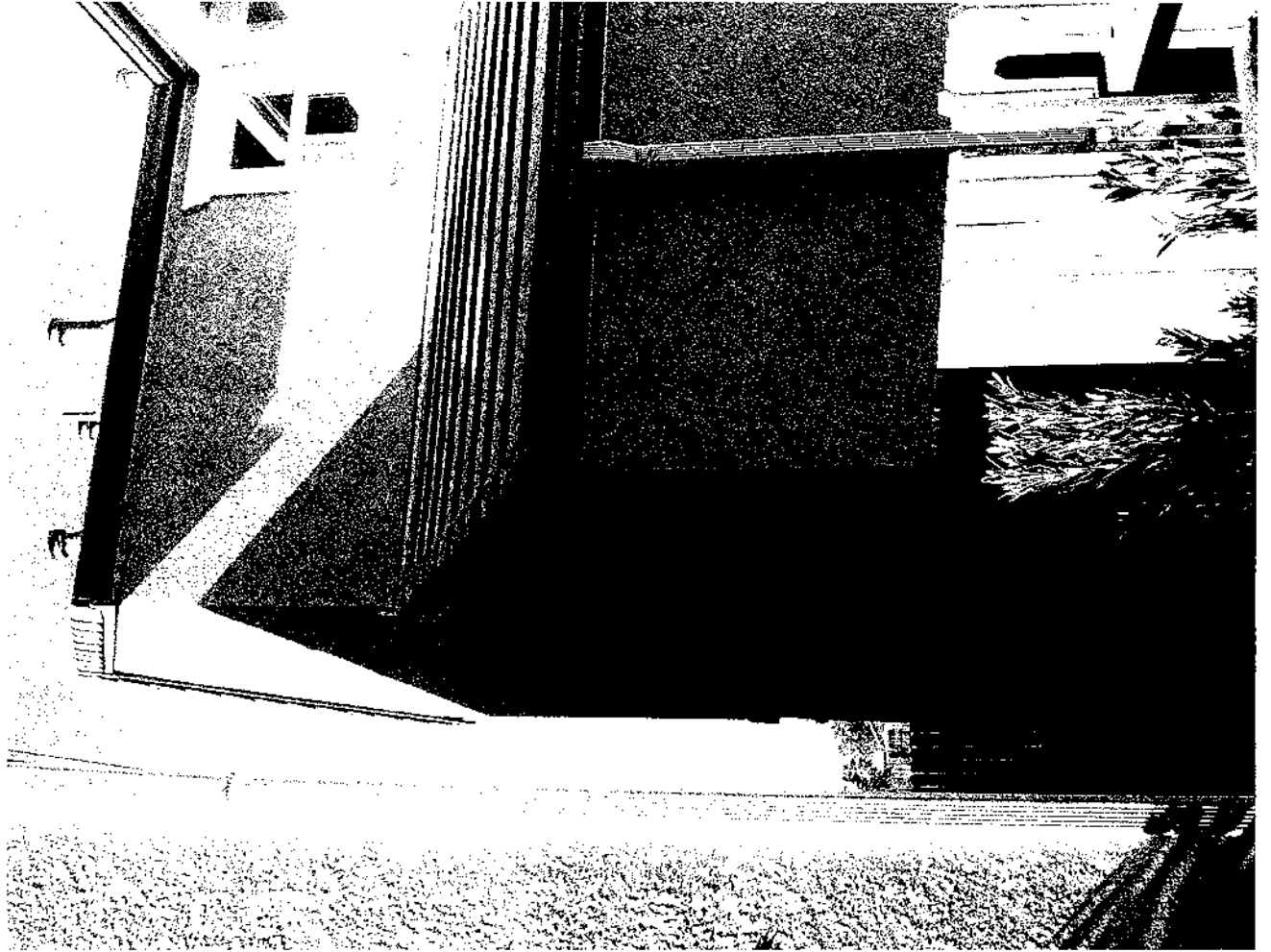


Elk Grove 5 of 11

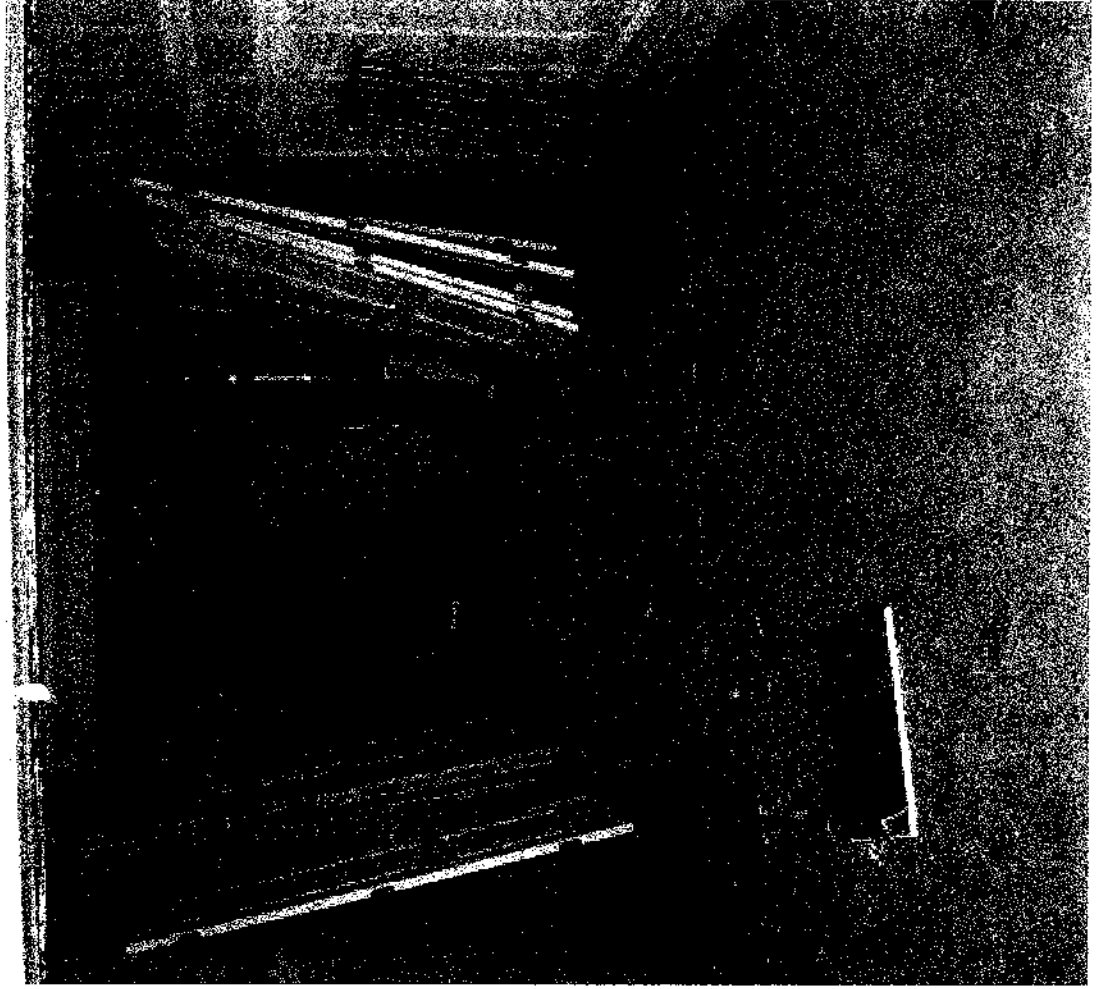
Depicts a 7.5 to 8 foot separation between the homes. The opposite sides of these homes have a 3.5 foot separation from the next adjacent home. (As we have designed).



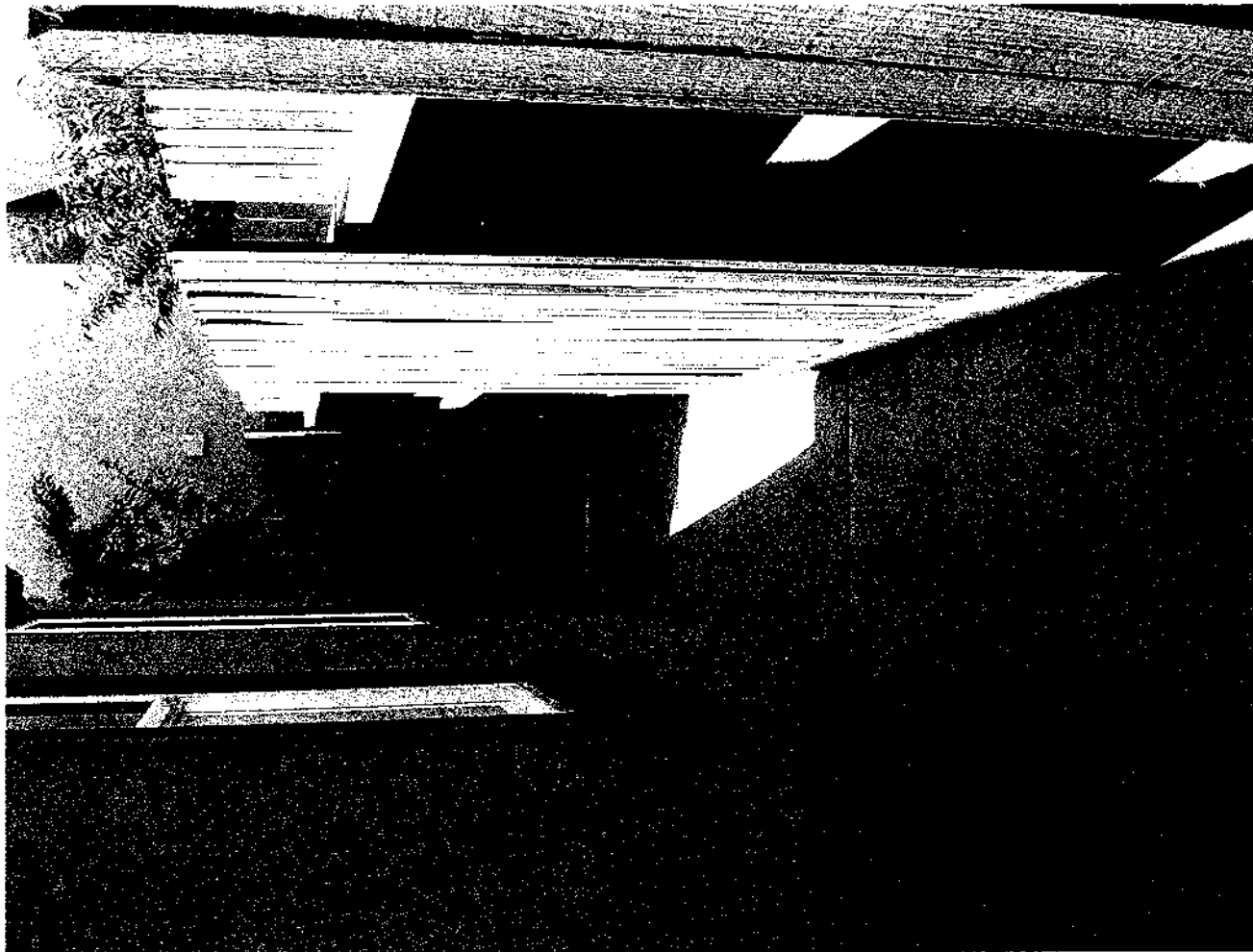
Elk Grove 6 of 11
Single car garage home with 3.5 foot setback to the
blank wall of the adjacent home.



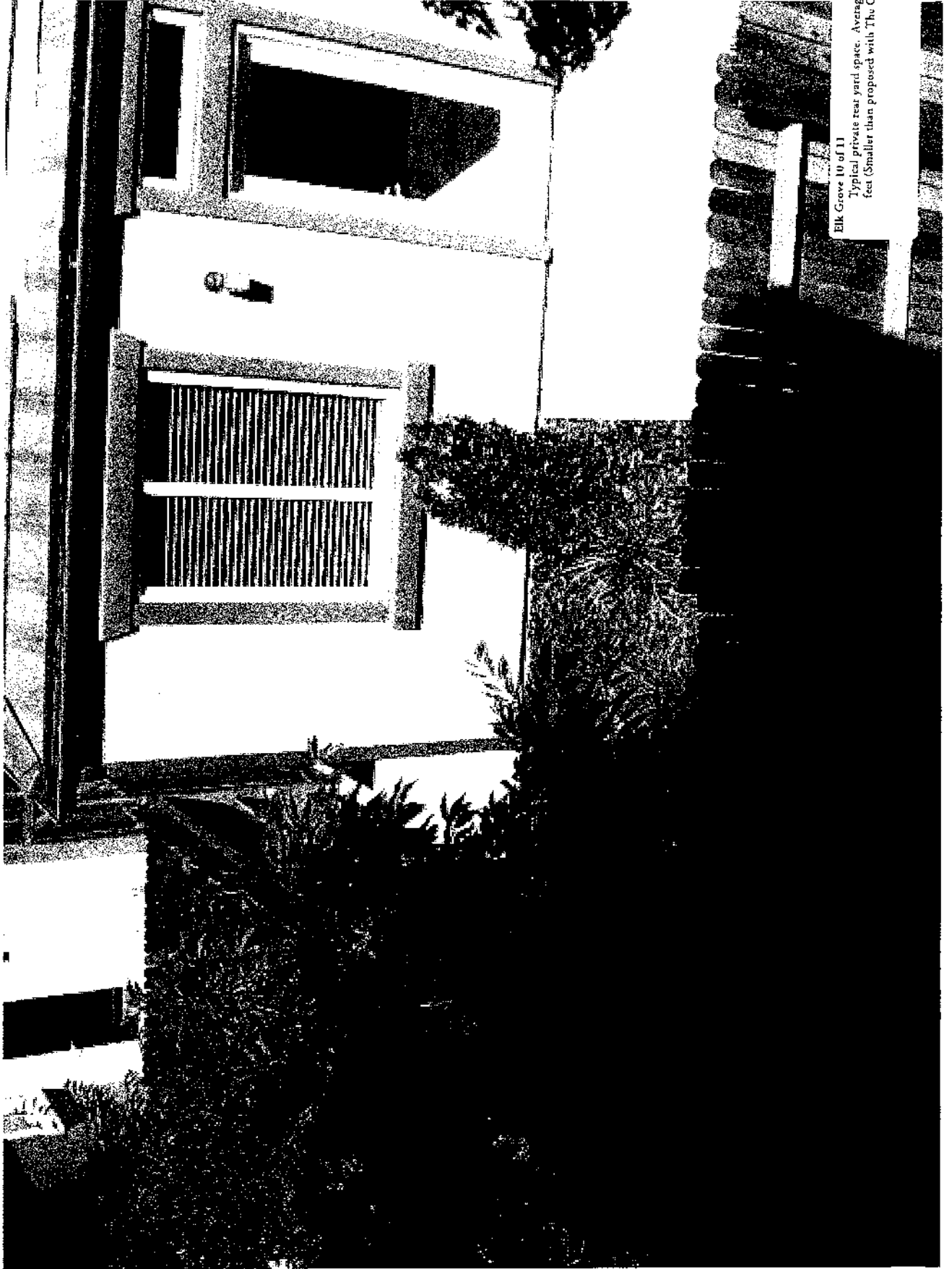
Elk Grove 7 of 11
Sideyard with 3.5 foot setback and zero overhang.



Elk Grove 8 of 11
Tandem two car garage that is 9.5 feet wide.



Elk Grove 9 of 11
Sideyard entrance to private rear yard
(3.5 feet from exterior wall to the fence)



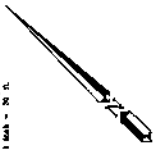
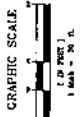
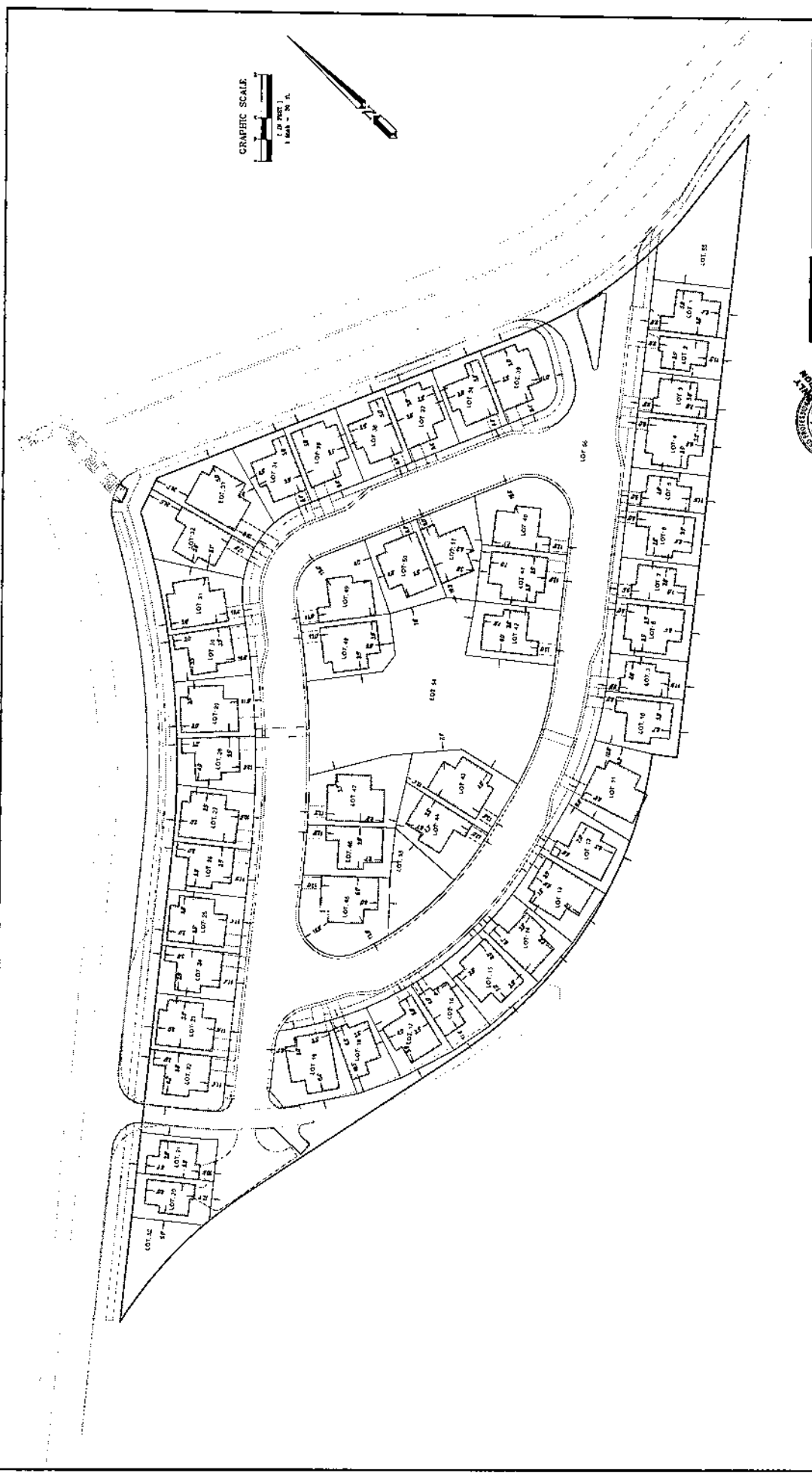
Elk Grove 10 of 11

Typical private rear yard space. Average of 150-175 square feet (Smaller than proposed with The Cove).



Elk Grove 11 of 11
Typical arrangement of private rear yard space and
proximity of adjacent homes.

Sublot 0-08 25 N4 47°52'00"E 622.2' Dim. by Note: 2100 Dimensions 046 Date: Sep 03, 2007



TRACT 2887
Dimensioned Site Plan
 APPROVED BY PUBLIC WORKS
 CITY OF SAN MARINO, CALIFORNIA

SCALE:	1"=20'	ACCEPTED BY:	DATE:
DESIGNED BY:	DRW:	CHECKED BY:	DATE:
DRAWN BY:	DRW:	CITY ENGINEER:	DATE:
ENCLINED BY:	DATE:	RECORD ENG.:	DATE:



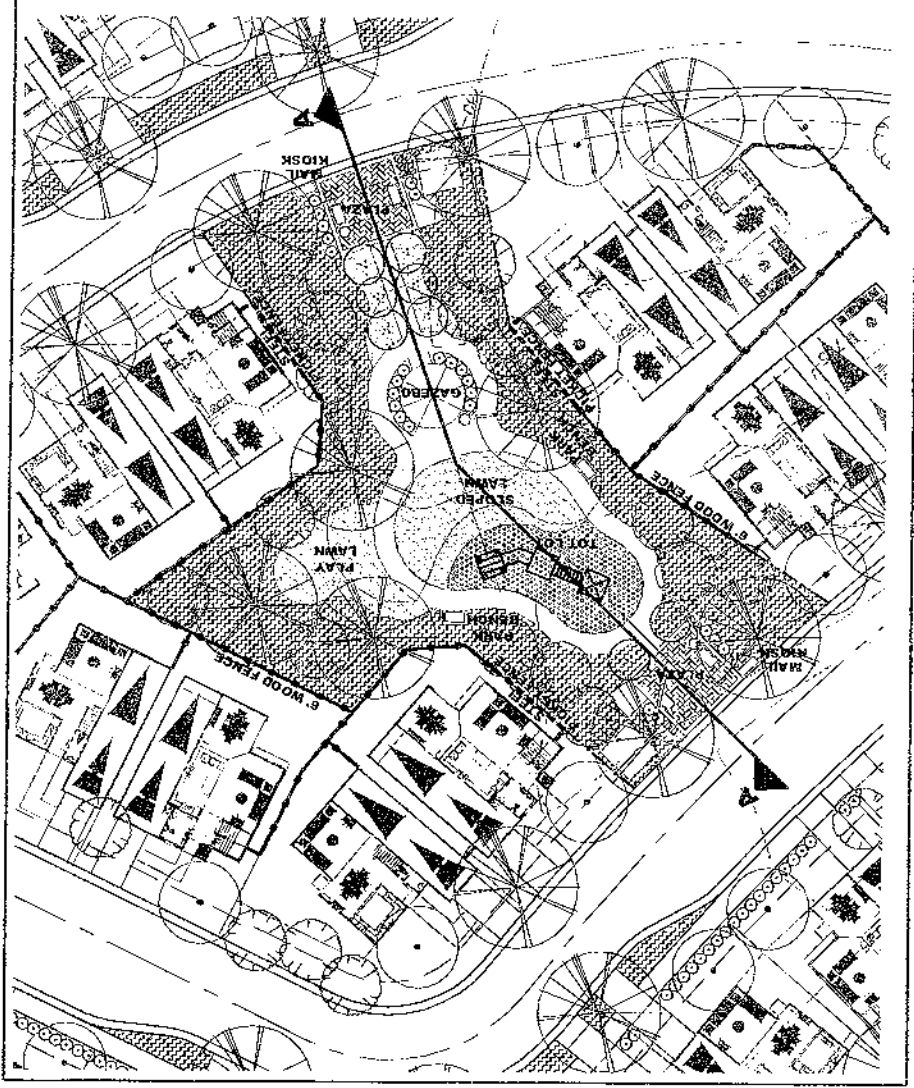
WALLACE GROUP
 10000 WALLACE DRIVE
 SUITE 100
 SAN LUIS OBISPO, CA 95051
 TEL: 805.435.1111 FAX: 805.435.1112
 WWW.WALLACEGROUP.COM
 WALLACE GROUP IS AN EQUAL OPPORTUNITY EMPLOYER

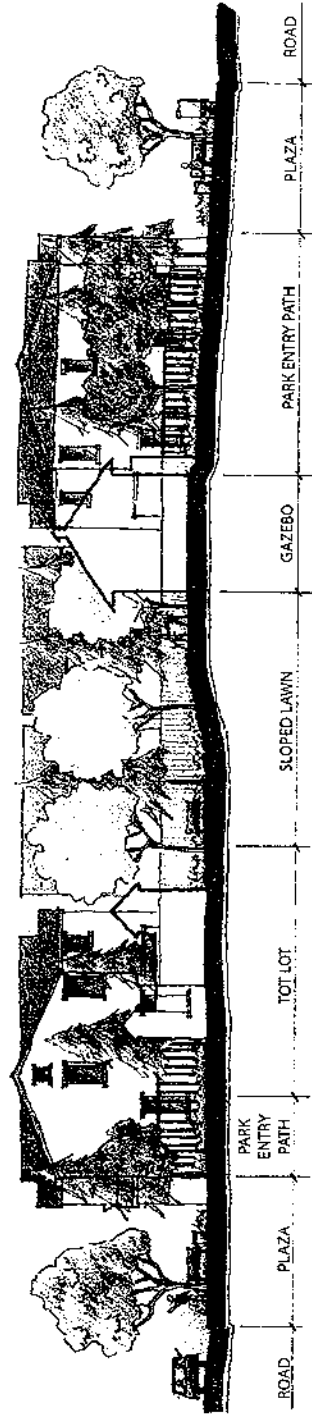




LOT 84
NEIGHBORHOOD PARK
ESTRELLA ASSOCIATES, INC.
 PASO ROBLES, CA

JOB NO. : 0710-07
 DRAWING : SML-3
 DRAWN BY : BK
 DATE : 06/11/07
 SCALE : 1"=30'





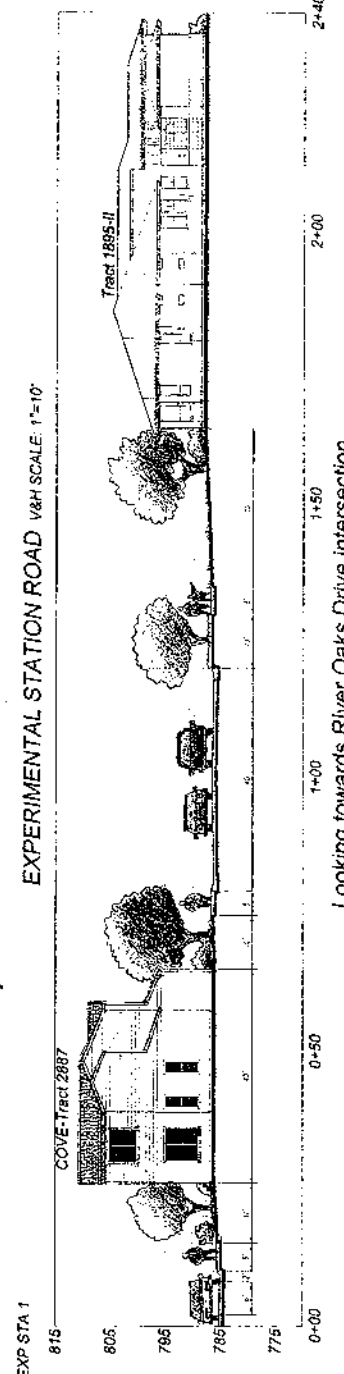
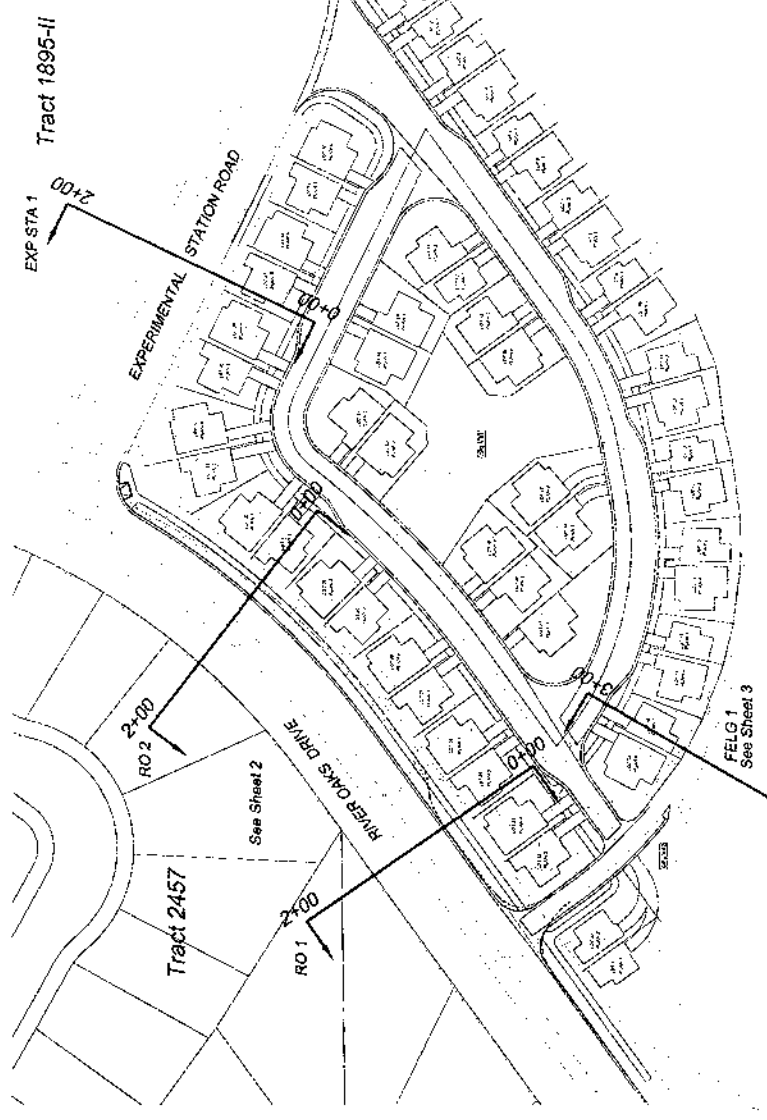
SECTION A-A
 SCALE: 1/16" = 1'-0"

NEIGHBORHOOD PARK
 TRACT 2887 - LOT 84
 PASO ROBLES, CALIFORNIA

JUNE 12, 2007



LOT 84 CROSS SECTION LOCATIONS



WALACE GROUP
 CONSULTING ENGINEERS
 10000 W. 10th Street, Suite 100
 Overland Park, Kansas 66204
 Phone: (913) 666-1100
 Fax: (913) 666-1101
 www.wallacegroup.com

ESTRELLA ASSOCIATES, INC.
 EXPERIMENTAL STATION ROAD
 LOT 84 - CROSS SECTIONS
 1 OF 3 SHEETS

DATE: 12/2007
 DRAWING NO: 1

GRAPHIC SCALE
 1" = 40'



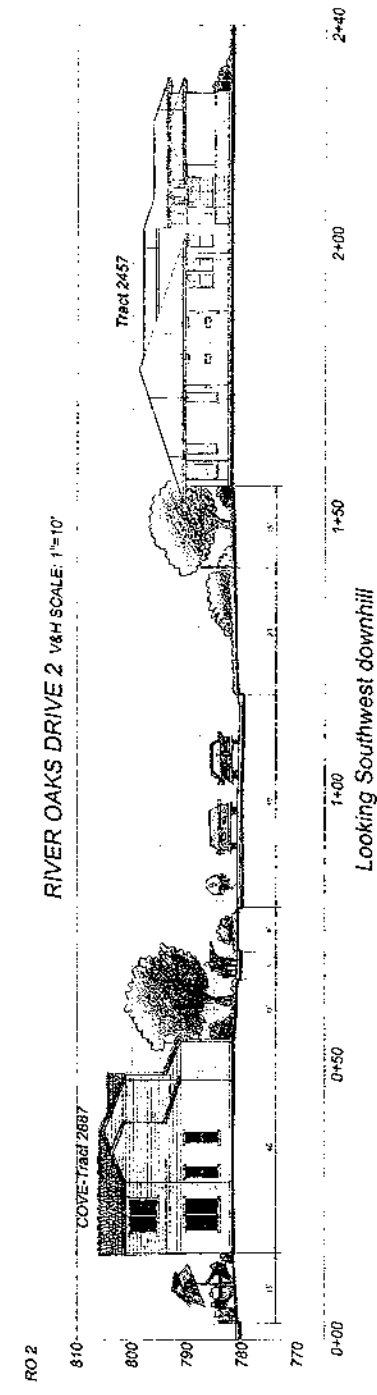
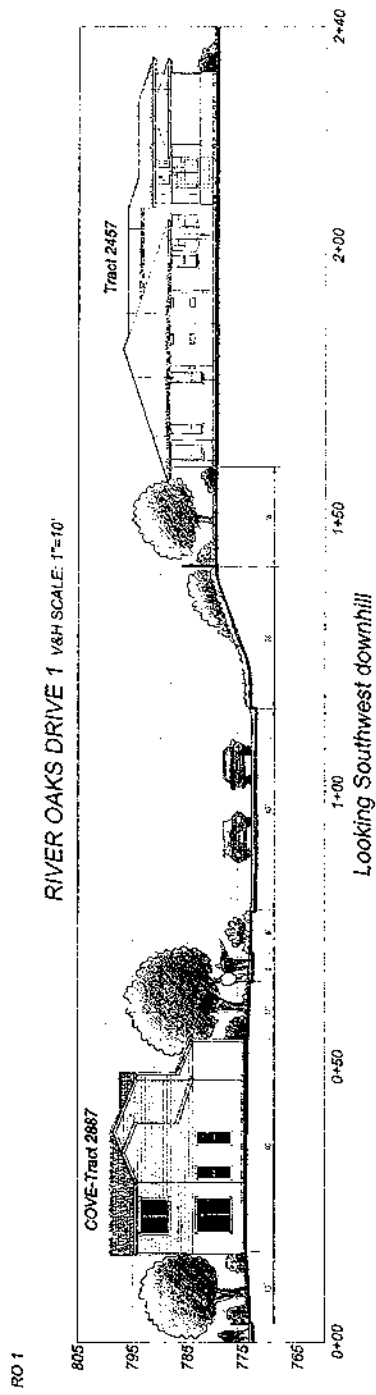
WALLACE GROUP
 ARCHITECTS
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202
 Tel: 303.733.1100
 Fax: 303.733.1101
 www.wallacegroup.com



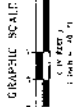
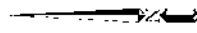
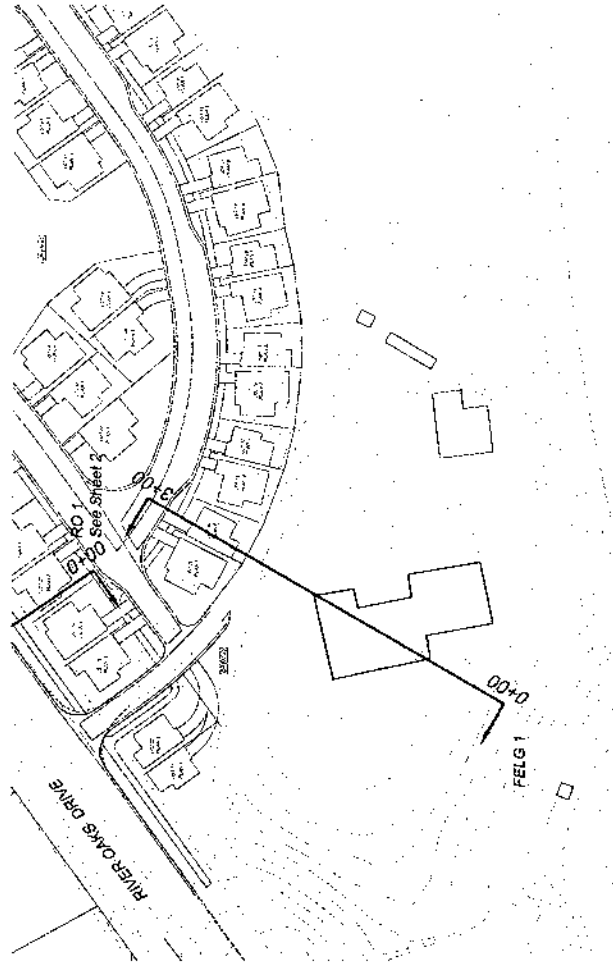
REGISTERED PROFESSIONAL ENGINEER
 STATE OF COLORADO
 No. 10000
 EXPIRES 12/31/2008

LOT 84 - CROSS SECTIONS
RIVER OAKS DRIVE
ESTRELLA ASSOCIATES, INC

DATE: 11/11/08
 DRAWING NO: 2
 2 OF 3 SHEETS

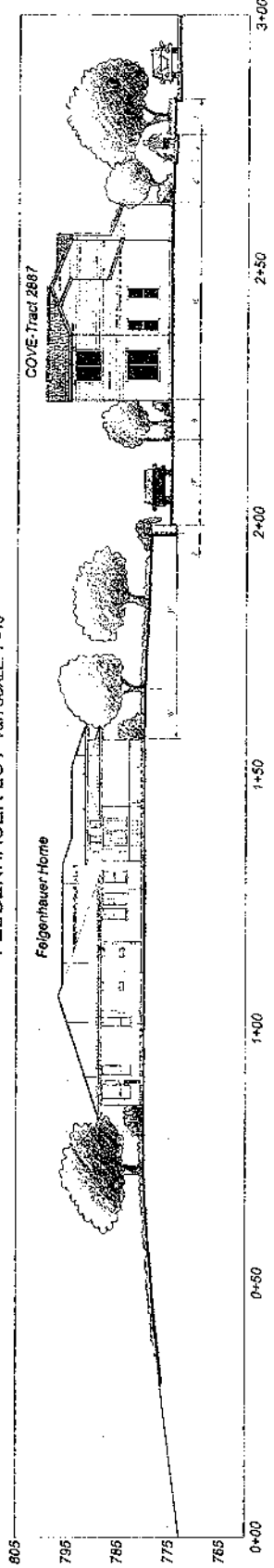


FELGENHAUER LOT CROSS SECTION LOCATION



FELG 1

FELGENHAUER LOT V&H SCALE: 1"=10'



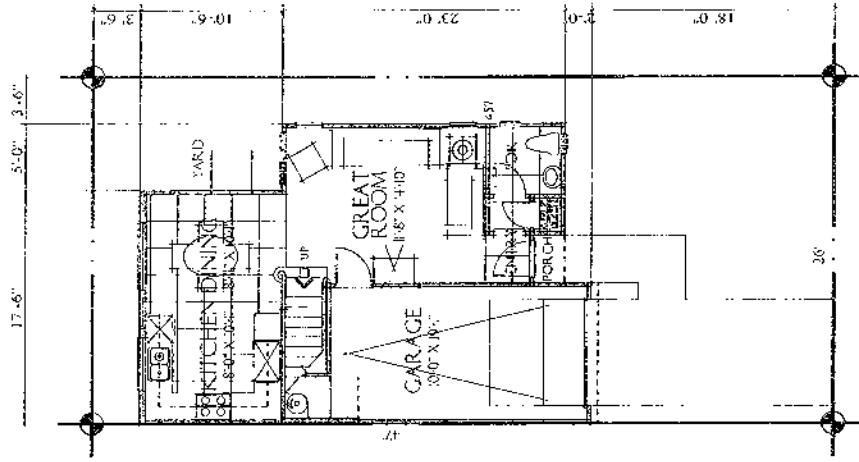
WALLACE GROUP
 WALLACE GROUP
 ARCHITECTS
 1000 RIVER OAKS DRIVE
 SUITE 100
 RIVER OAKS, TEXAS 75080
 TEL: 214-343-1100
 FAX: 214-343-1101
 WWW.WALLACEGROUP.COM



ESTRELLA ASSOCIATES, INC.
 1000 RIVER OAKS DRIVE
 SUITE 100
 RIVER OAKS, TEXAS 75080
 TEL: 214-343-1100
 FAX: 214-343-1101
 WWW.ESTRELLAASSOCIATES.COM

LOT 84 - CROSS SECTIONS
 FELGENHAUER LOT
 ESTRELLA ASSOCIATES, INC.

DATE: 07/20/05
 DRAWING NO.: 3
 3 OF 3 SHEETS



1A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/8" = 1'-0"

1

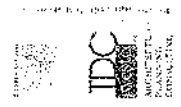
1,095 sq. ft.

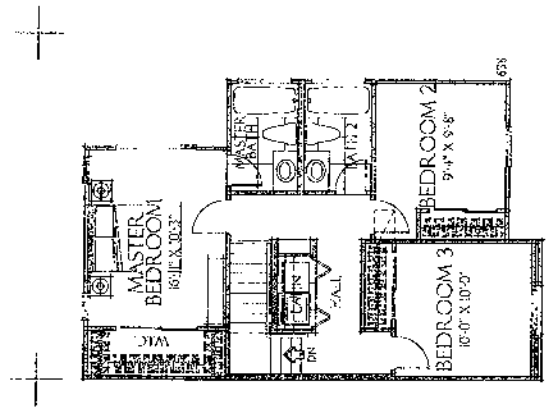
3 BED
2.5 BATH
1 CAR GARAGE



ISSUE 7

05/23/07





1

1,095 sq. ft.
 3 BED
 2.5 BATH
 1 CAR GARAGE

1A - SPANISH COLONIAL

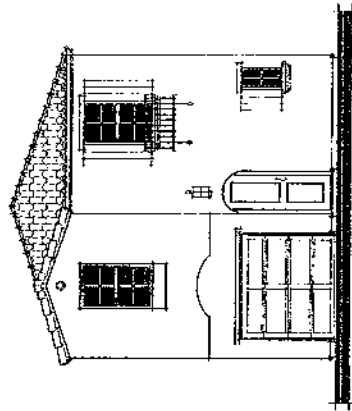
THE COVE

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
10'-11.0



1

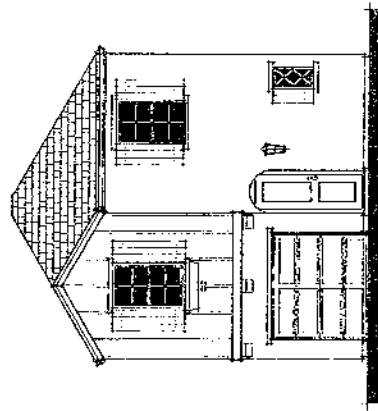
1,095 sq. ft.
3 BED
2.5 BATH
1 CAR GARAGE



1A - FRONT SPANISH COLONIAL



1B - FRONT COASTAL COTTAGE



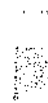
1C - FRONT ENGLISH COUNTRY

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10-2-17

ISSUE 7

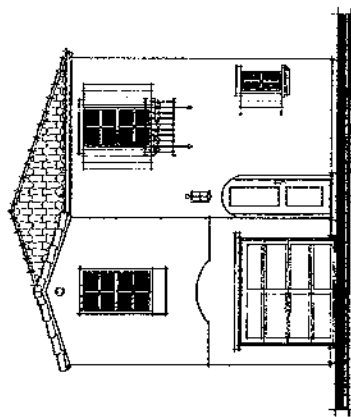
03/23/07



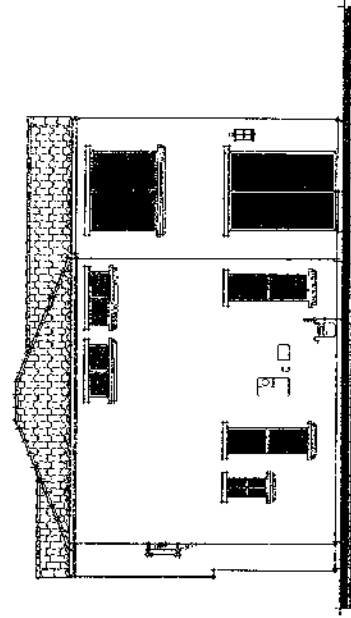
JDC
ARCHITECTS
1000 LANTANA BLVD.
GAINESVILLE, FL 32609

1

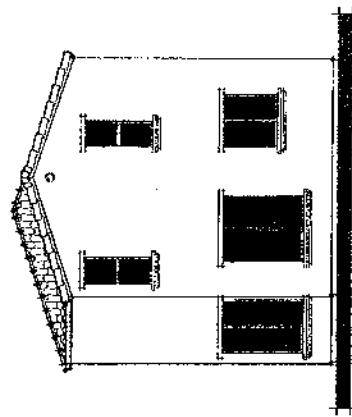
1,095 sq. ft.
3 BED
2.5 BATH
1 CAR GARAGE



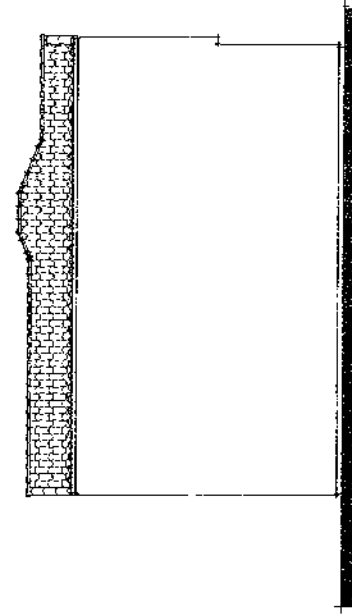
1A - FRONT SPANISH COLONIAL



1A - RIGHT SPANISH COLONIAL



1A - REAR SPANISH COLONIAL



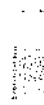
1A - LEFT SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10'-0" x 11'-0"

ISSUE 7

05/23/07

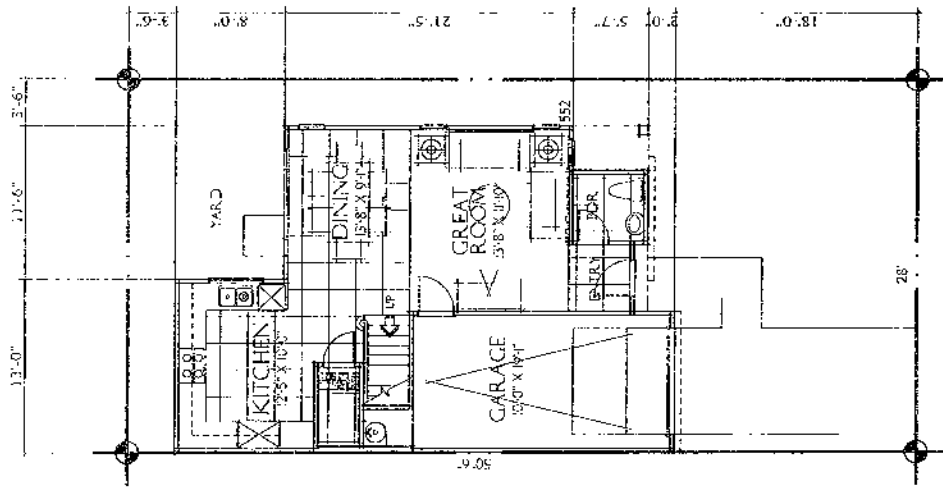


JDC
JENSEN DESIGN COMPANY
ARCHITECTS & INTERIORS
1000 W. 10TH AVENUE
DENVER, CO 80202

2

1,287 sq. ft.

- 3 BED
- 2.5 BATH
- 1 CAR GARAGE



2A - SPANISH COLONIAL

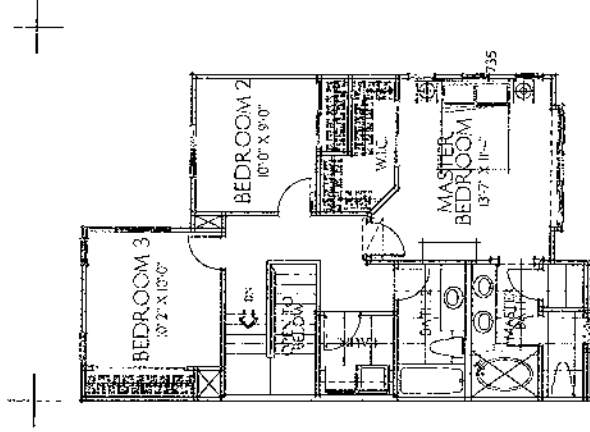
THE COVE

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"

2

1,287 sq. ft.

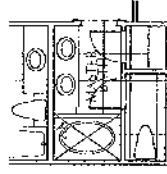
3 BED
2.5 BATH
1 CAR GARAGE



2A - SPANISH COLONIAL

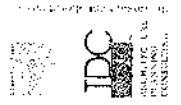
THE COVE

DESIGN DEVELOPMENT - UPPER FLOOR PLAN



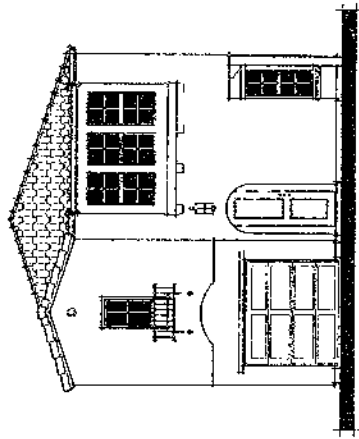
2B - COASTAL COTTAGE

ISSUE 7
03/23/07

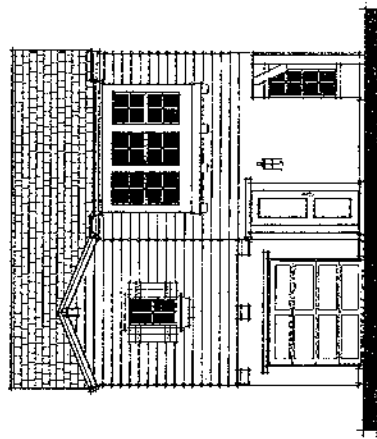


2

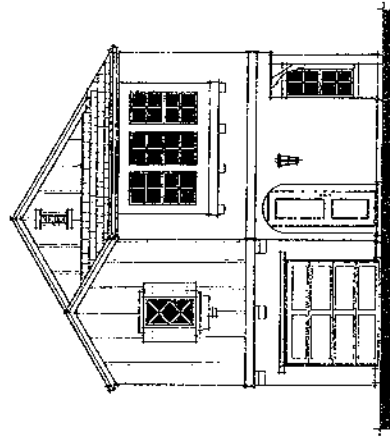
1,287 sq. ft.
3 BED
2.5 BATH
1 CAR GARAGE



2A - FRONT SPANISH COLONIAL



2B - FRONT COASTAL COTTAGE

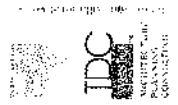


2C - FRONT ENGLISH COUNTRY

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
16" x 14"

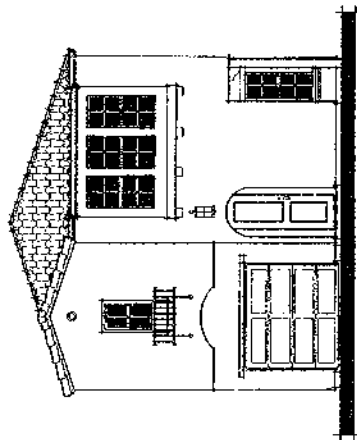
ISSUE
7
03/23/07



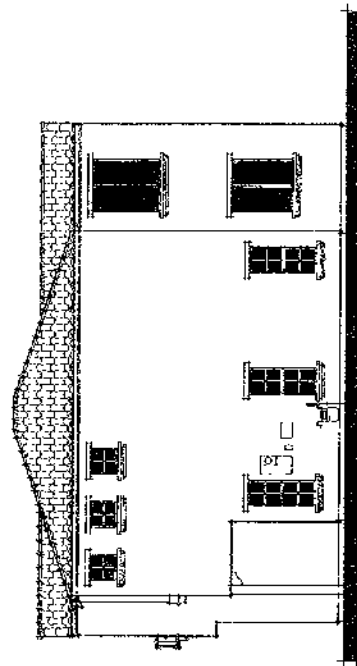
2

1,287 sq. ft.

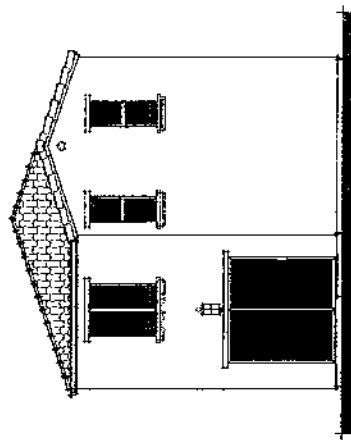
3 BED
2.5 BATH
1 CAR GARAGE



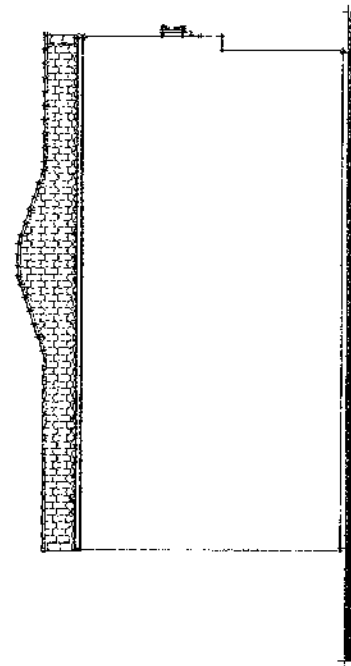
2A - FRONT SPANISH COLONIAL



2A - RIGHT SPANISH COLONIAL



2A - REAR SPANISH COLONIAL



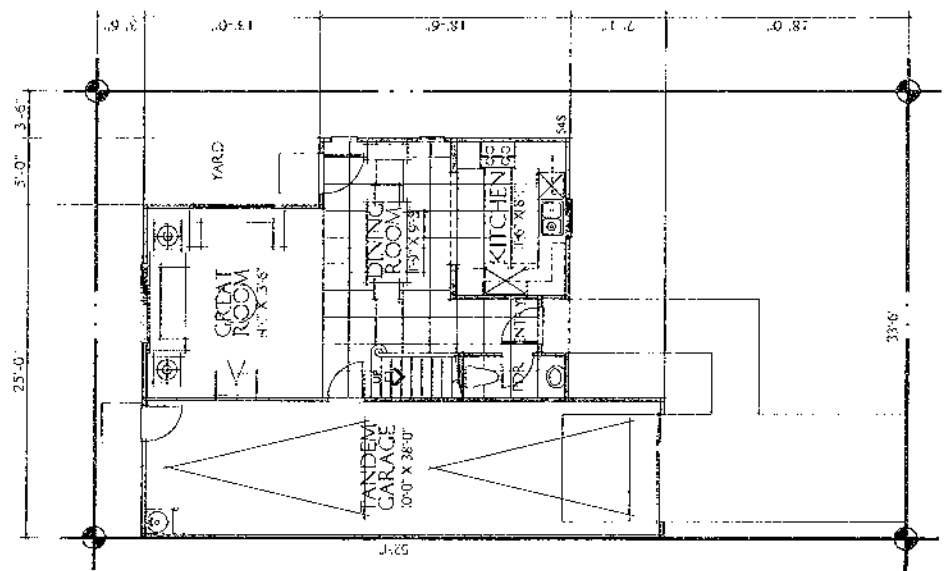
2A - LEFT SPANISH COLONIAL

THE COVE

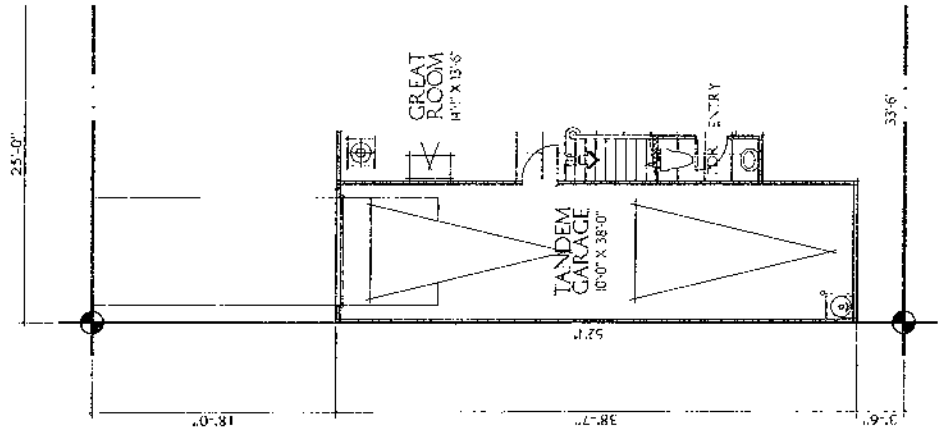
DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"

ISSUE 7
05/22/2007





3A - SPANISH COLONIAL



REAR LOAD GARAGE

THE COVE

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
JK #112

3

1,381 sq. ft.

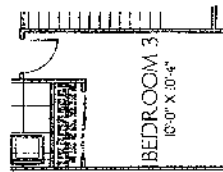
- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE



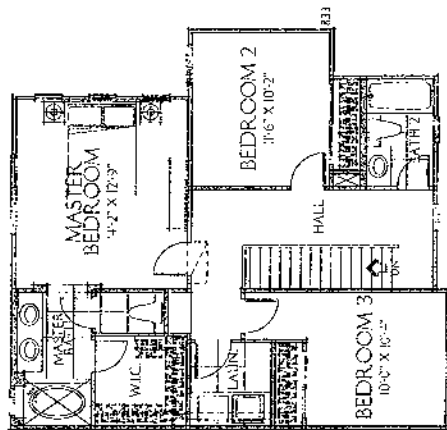
3

1,381 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE



3B - COASTAL COTTAGE



3A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT • UPPER FLOOR PLAN
1/18" = 1'-0"

ISSUE 7
03/23/07



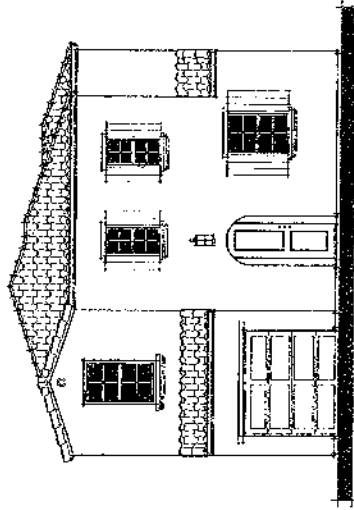
3

1,381 sq. ft.

3 BED

2.5 BATH

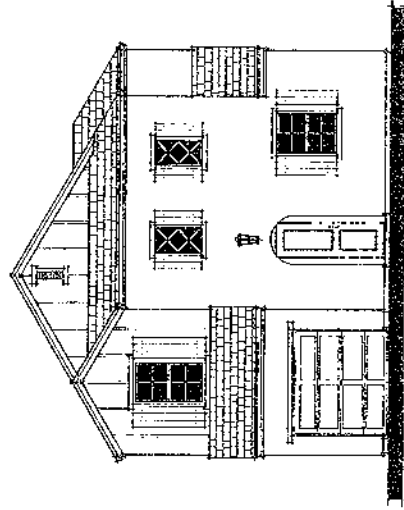
2 CAR TANDEM GARAGE



3A - FRONT (SPANISH COLONIAL)



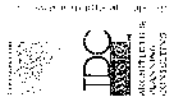
3B - FRONT (COASTAL COTTAGE)



3C - FRONT (ENGLISH COUNTRY)

ISSUE 7

03/23/07



THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10.01.04

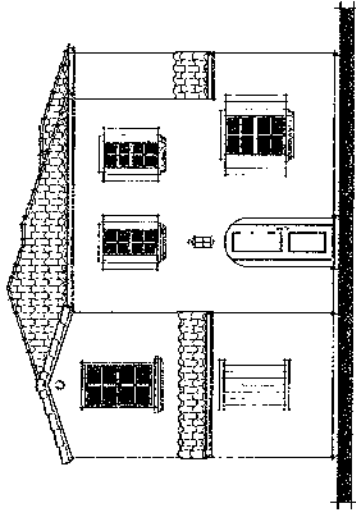
3

1,381 sq. ft.

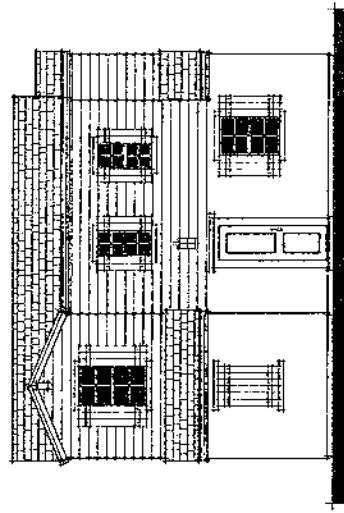
3 BED

2.5 BATH

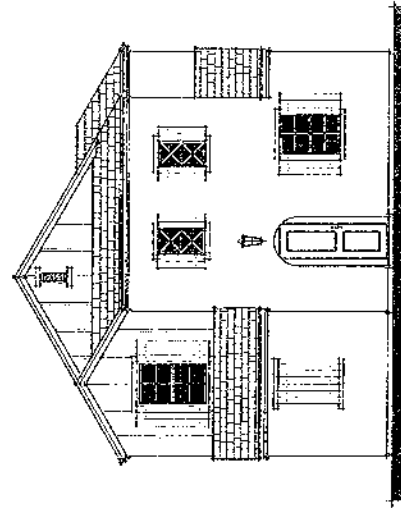
2 CAR TANDEM GARAGE



3A - FRONT (SPANISH COLONIAL)
REAR LOAD



3B - FRONT (COASTAL COTTAGE)
REAR LOAD



3C - FRONT (ENGLISH COUNTRY)
REAR LOAD

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
J.D. & L.D.

ISSUE 7

09/23/07



JDC
ARCHITECTS, INC.
1000 W. 10TH STREET
SUITE 100
DENVER, CO 80202

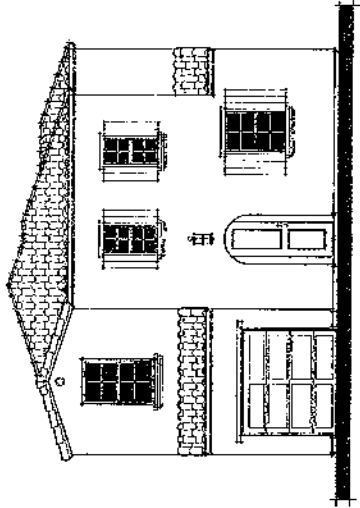
3

1,381 sq. ft.

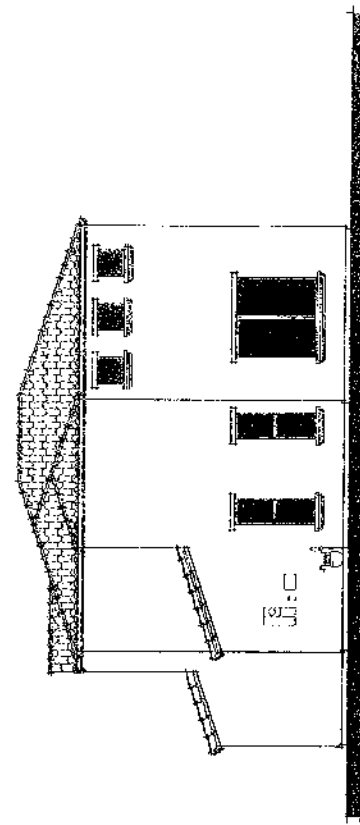
3 BED

2.5 BATH

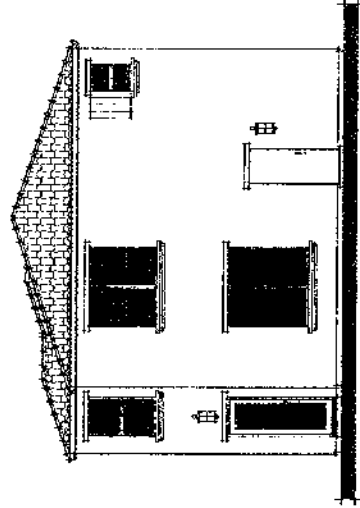
2 CAR TANDEM GARAGE



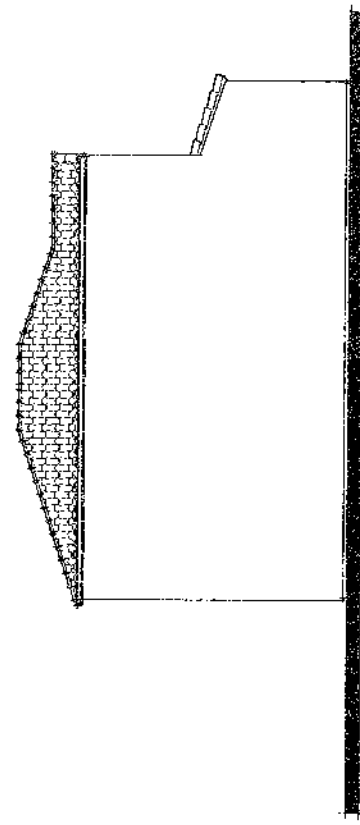
3A - FRONT (SPANISH COLONIAL)



3A - RIGHT (SPANISH COLONIAL)



3A - REAR (SPANISH COLONIAL)



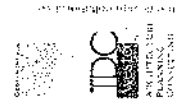
3A - LEFT (SPANISH COLONIAL)

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
1/4" = 1'-0"

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03/23/07



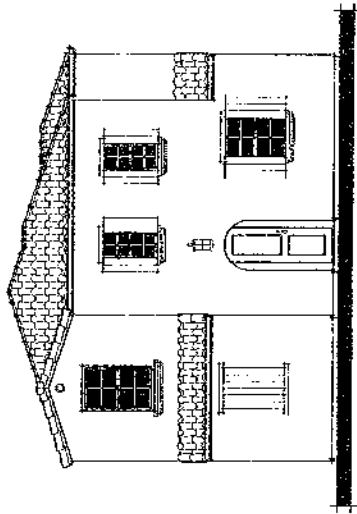
3

1,381 sq. ft.

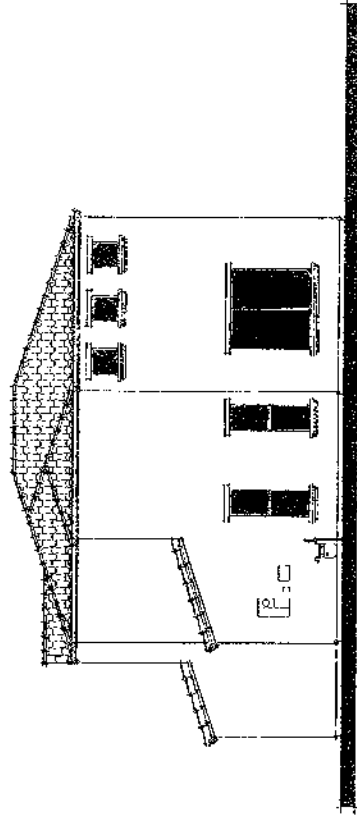
3 BED

2.5 BATH

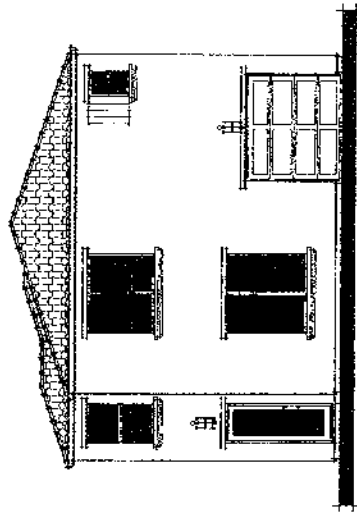
2 CAR TANDEM GARAGE



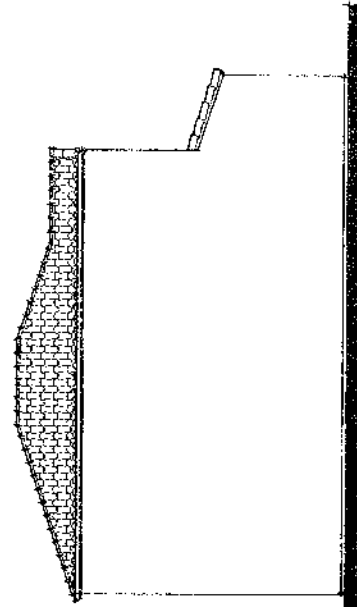
3A - FRONT (SPANISH COLONIAL)
REAR LOAD



3A - RIGHT (SPANISH COLONIAL)
REAR LOAD



3A - REAR (SPANISH COLONIAL)
REAR LOAD



3A - LEFT (SPANISH COLONIAL)
REAR LOAD

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
12-110

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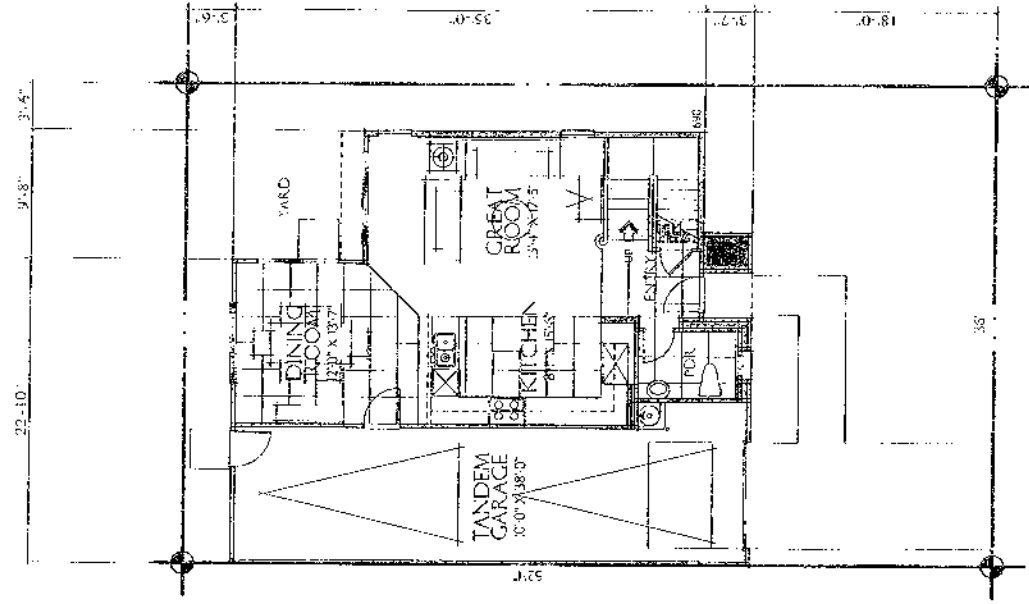
02/23/07



JDC
ARCHITECTS
CONSULTANTS

4

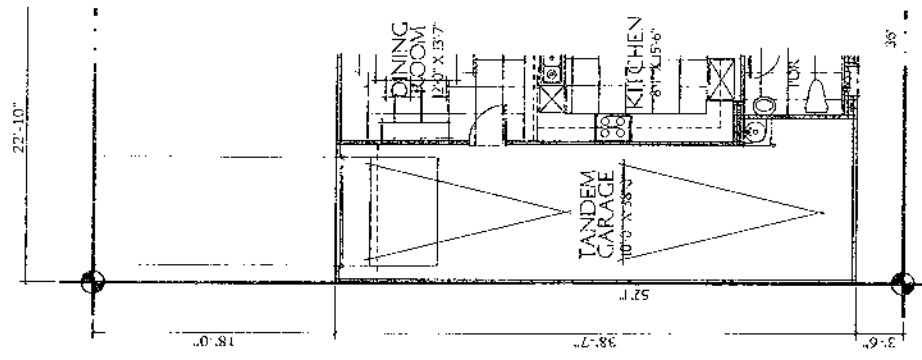
1,690 sq. ft.
 4 BED
 2.5 BATH
 2 CAR TANDEM GARAGE



4A - SPANISH COLONIAL

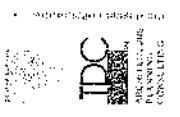
THE COVE

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
DATE: 11/10



REAR LOAD GARAGE

ISSUE 7
 03/23/07



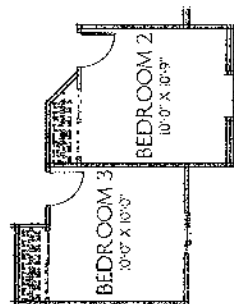
4

1,690 sq. ft.

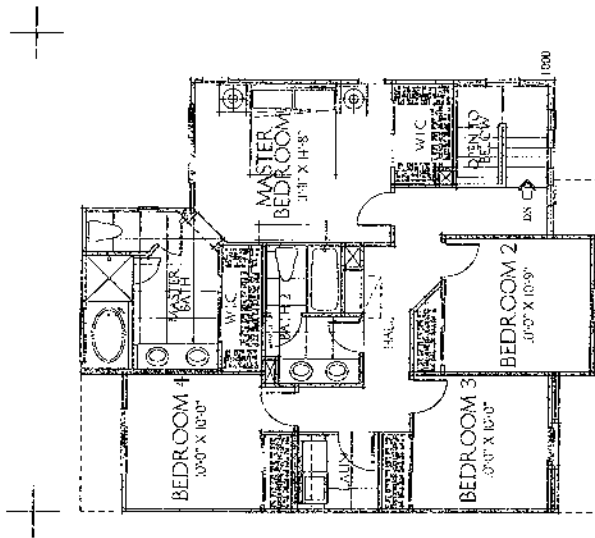
4 BED

2.5 BATH

2 CAR TANDEM GARAGE



4B - COASTAL COTTAGE



4A - SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/18/10

7
SHEET

13/12/07



TDC
ARCHITECTS
CORP.

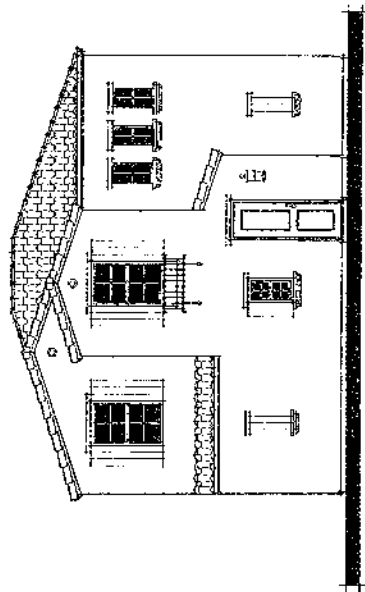
4

1,690 sq. ft.

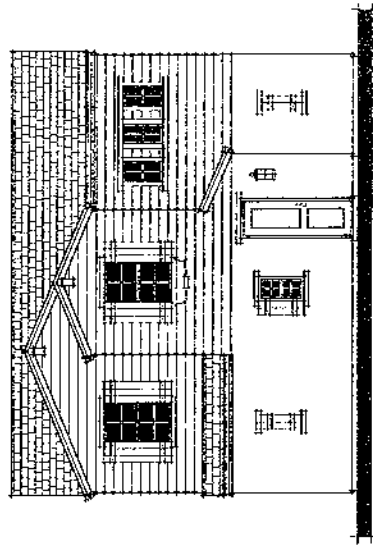
4 BED

2.5 BATH

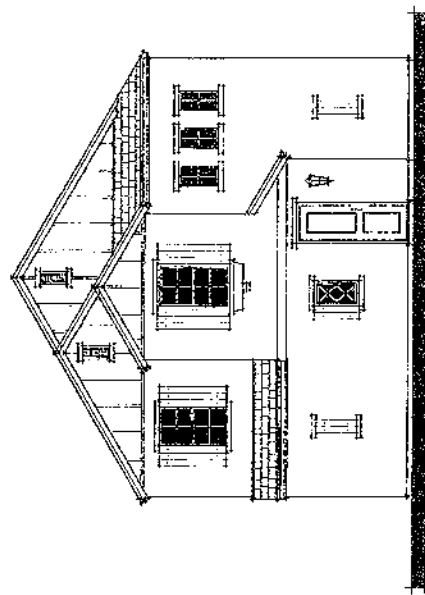
2 CAR TANDEM GARAGE



4A - FRONT SPANISH COLONIAL
REAR LOAD



4B - FRONT COASTAL COTTAGE
REAR LOAD



4C - FRONT ENGLISH COUNTRY
REAR LOAD

ISSUE 7

04/23/07



THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10-116

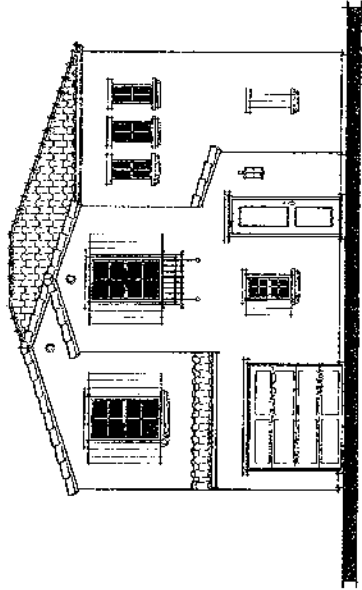
4

1,690 sq. ft.

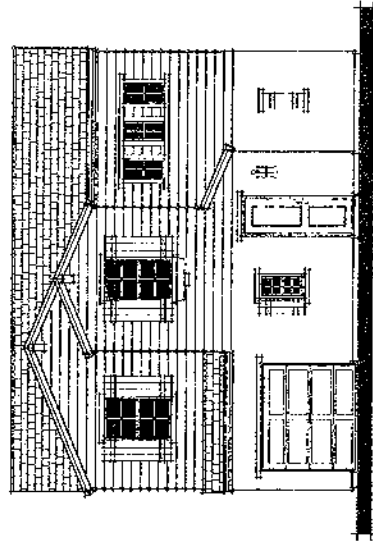
4 BED

2.5 BATH

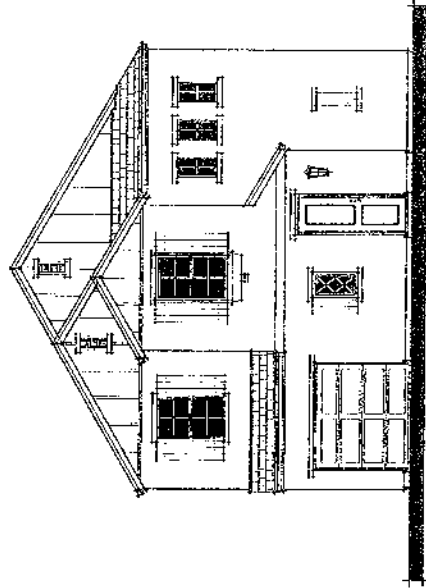
2 CAR TANDEM GARAGE



4A - FRONT SPANISH COLONIAL



4B - FRONT COASTAL COTTAGE



4C - FRONT ENGLISH COUNTRY

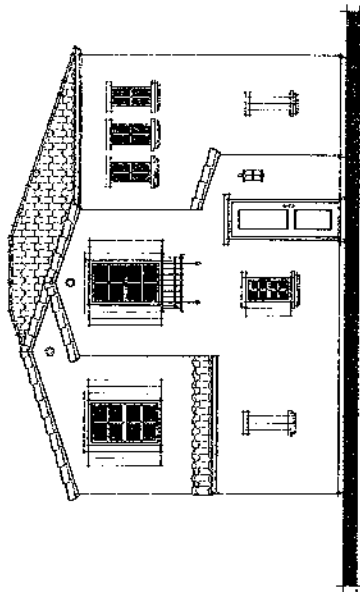
THE COVE

DESIGN DEVELOPMENT • ELEVATIONS
104 2112

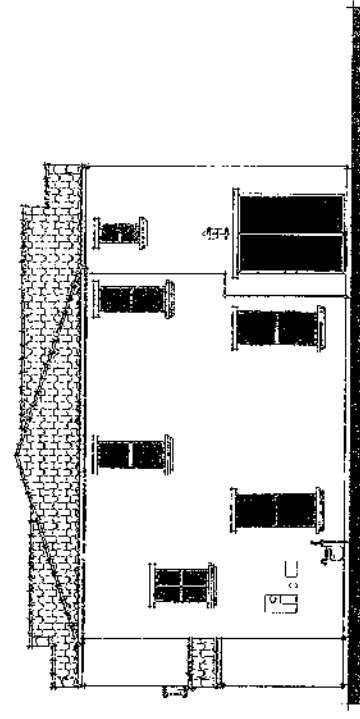


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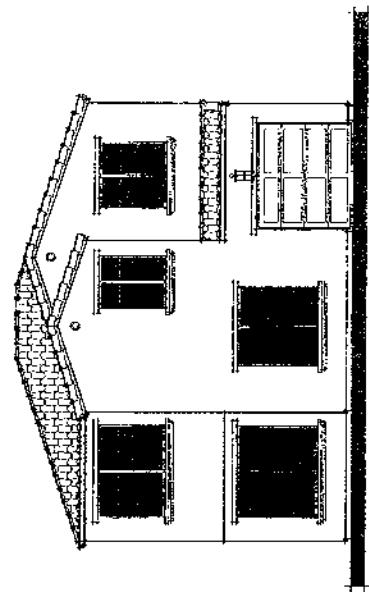
1,690 sq. ft.
4 BED
2.5 BATH
2 CAR TANDEM GARAGE



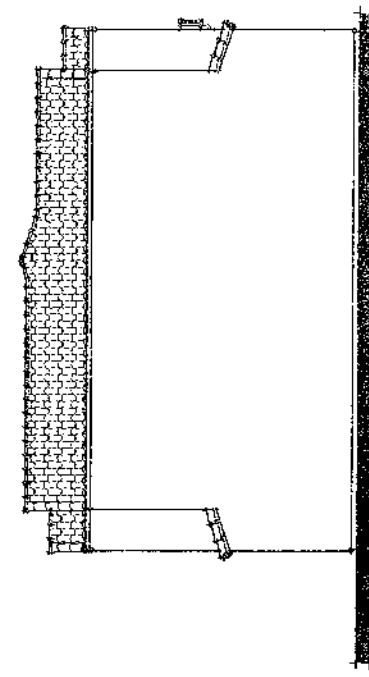
4A - FRONT SPANISH COLONIAL
REAR LOAD



4A - RIGHT SPANISH COLONIAL
REAR LOAD



4A - REAR SPANISH COLONIAL
REAR LOAD



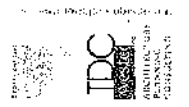
4A - LEFT SPANISH COLONIAL
REAR LOAD

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10.12.19

ISSUE 7

03/23/2017



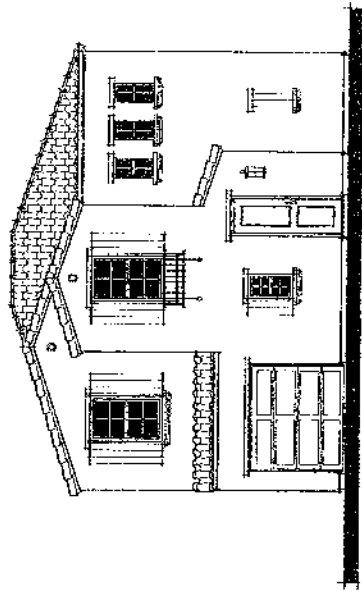
4

1,690 sq. ft.

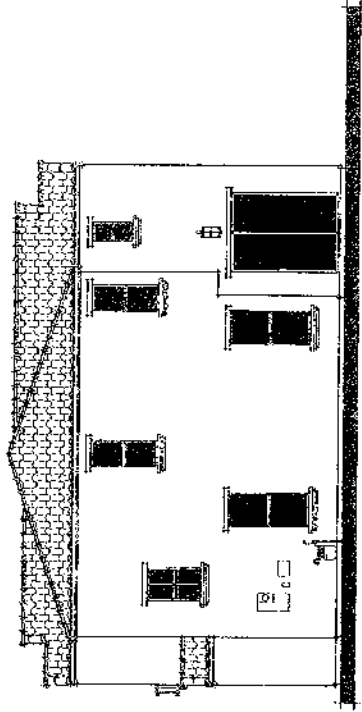
4 BED

2.5 BATH

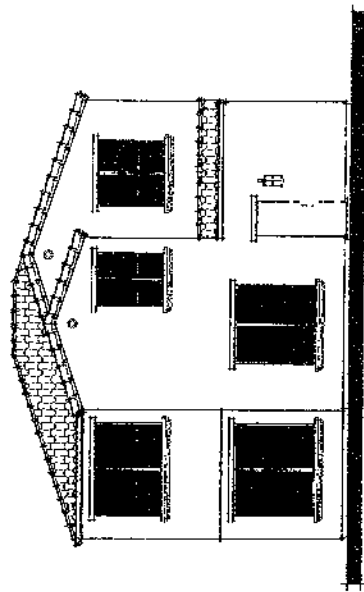
2 CAR TANDEM GARAGE



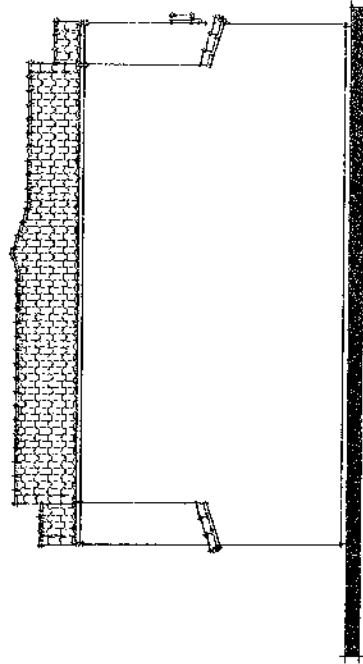
4A - FRONT SPANISH COLONIAL



4A - RIGHT SPANISH COLONIAL



4A - REAR SPANISH COLONIAL



4A - LEFT SPANISH COLONIAL

THE COVE

DESIGN DEVELOPMENT - ELEVATIONS
10.1.14

ISSUE 7

03/25/07

ARCHITECTURE
PLANNING
CONSTRUCTION

IDC

1000 Hillside
Beverly Hills, CA 90210
Tel: 310.206.1100
Fax: 310.206.1101

Review of City of Paso Robles Multiple Family Residential Zoning Code as applied to Tract 2887 - The Cove. Please note, only sections of the code that would materially affect the planned development have been addressed.

Applicable Zoning Section	Code Verbiage	Application to Tract 2887	Comments
21.161.010 Purpose and Applicability	"The R-2, R-3, R4 and R-5 multiple-family residential districts (zones) are established to provide for multiple-family residential development, primarily in the form of apartments and condominiums."	This property is designated for single-family detached housing, thus we have designed an innovative single family detached product at 12 units per acre.	306 GP Amendment
21.161.010 Purpose and Applicability	"...The City may deny applications to subdivide land in order to create single-family detached housing and applications to develop at densities substantially below the maximum allowable density under the land use category applied to the property."	This property is designed based on market preference (Detached) yet yields the highest and best use under the R-3 zone.	
21.161.010 Purpose and Applicability	"no minimum standards for lot sizes, dimensions and configuration are established for multiple family residential districts"		PD application to accommodate design concepts supporting the Economic Strategy.
21.161.030 Permitted and Conditional Uses	B. "Subdivisions to create detached single family units in multiple family zoning districts are generally in conflict with the 2003 general plan"	Designed single-family product at maximum allowable density.	Meets the intent of the multiple-family zone by providing relatively affordable product.
21.161.06 Density of Residential Development	"Additionally, the area within any dedication for public streets within or adjacent to a lot proposed for development shall be included within the developable area for purposes of calculating allowable density."		The area dedicated for the right-of-way for River Oaks Drive and Experimental Station Road were not accounted for in our density calculation (Potential for higher yield -- Above 51 units).

21.161.120 Utilities	B. Transformers, control points and other utility housings shall be located so as to minimize their visual impact and shall be screened in a manner approved by the developer; review submitted.	Existing overhead utilities that traverse the site will be relocated underground. New utilities will either be underground or provided with appropriate screening.	Addressed Through: Planned Development Overlay.
21.161.160 Setbacks for buildings and structures.	From collector streets 20 ft. If a greater setback predominates existing or planned development on the same block or across the street, the greater setback shall be provided.	The collector street that fronts the project is River Oaks Drive. We have maintained a setback in excess of 20 ft from the face of curb. It is not possible to maintain a 20 ft setback from the property line.	Addressed Through: Planned Development Overlay.
21.161.160 Setbacks for buildings and structures.	From local streets 15 ft. 1. If a greater setback predominates existing or planned development on the same block or across the street, the greater setback shall be provided. 2. The proposed construction set back to no less than 5 feet, if all of the following findings can be made: a. The reduction is necessary to preserve oak trees and/or minimize grading; b. The project still maintains 20 foot front setbacks from street-facing garage doors.	The local street that fronts the project is Experimental Station. We have maintained a setback in excess of 15 ft from the face of curb. It is not possible to maintain a 15 ft setback from the property line. The project has no Oak trees or street facing garage doors on public streets.	This setback requirement is a contradiction to the R-3 zoning on the entire southern portion of Experimental Station Road. It also does not meet the TND design guidelines mentioned above. Addressed through Planned Development Overlay.

21.161.160 Setbacks for buildings and structures.	From private streets: 15 ft. We have provided varying setbacks from 5 to 12 ft from face of curb. Driveway parking will not be allowed by the CC&RS	This follows the design principles through much of River Oaks such as The Cottages (3 feet to 12 feet) and Traditions (4 feet to 20 feet).	Addressed through Planned Development Overlay.
21.161.160 Setbacks for buildings and structures.	GARAGE DOORS Applies where garage doors open directly toward a street or alley. Public Streets: 20 ft. As measured from property lines. Private Streets: 20 ft. 1. As measured from the edge of pavement. 2. As part of a development plan application, the planning commission may approve a setback of 5 feet. Alleys 5/20' Garage doors are to be set back at least 5 feet or at least 20 feet.	This follows the design principles through much of River Oaks such as The Cottages (3 feet to 12 feet) and Traditions (4 feet to 20 feet).	Addressed through Planned Development Overlay.
	INTERIOR SIDE As measured from property lines. Main Buildings: 5/10/15' 10 feet for two stories.	Minimum of 3'-6". This is based upon the premise that we have taken attached product and created detached product to increase the livability and functionality of this product. The separation meets all required fire and building code requirements.	Addressed through Planned Development Overlay. Meet UBC requirements.

21.161.160	REAR Main Buildings As measured from property lines. 10/11/15' 1, 10 feet for one and two stories; 15 2. Where the rear yard abuts the existing or potential rear yard of single-family zoned property, the side yard setback shall be 20 feet.	Minimum of 6.4 feet This is less than the standard, yet provides private open space (Far more than ever achievable in attached products. Addressed through Planned Development Overlay.
21.161.160	"For townhouse-type condominium units with individual lots for each unit, setbacks from the property lines defining each unit are not required"	Please reference this requirement in relation to the above setback requirements.
21.161.180 Open space and recreational amenities.	A. For each dwelling unit in a multiple-family development, the equivalent of three hundred seventy-five square feet of usable shared open space shall be provided on-site. As long as the requirements for recreational amenities set forth in subsection B. of this section, have been met, such open space may be private (for the exclusive use of the residents of one dwelling unit), shared (accessible to all of the residents of a development) or a combination of private and shared. Private open space shall have one and one-half times the value of shared open space. To be eligible for listed in subsections (A)(1) and (A)(2) of this section, must be met: 1. Private Open Space a. Ground floor units: a patio enclosed with a three to six-foot-high fence with a minimum area of one hundred square feet with a minimum dimension of eight feet. No private open space shall be located within the front or street side yard setback. 2. Shared Open Space. Usable open space is that which meets the following criteria: a. Has a slope of ten percent or less. b. Has a minimum dimension of fifteen feet.	The development has a total of 386 sq feet of usable shared open space per dwelling unit. In addition there is approximately 414 sq ft of usable private space per dwelling unit. 1. a. The Plan 3 and 4 have a minimum dimension of 6.4 feet The combined total of shared and private open space has the equivalent of an area of 51,394 square feet or 1,008 square feet per unit. The minimum dimension is dramatically outweighed by the total open space provided.

<p>c. Does not include minimum setbacks in front or street side yards, buildings, parking or drive areas; d. May include interior side and rear yards and court yards and areas for those recreational amenities required by subsection B of this section.</p> <p>B.1. Recreational amenities including, but not limited to, tot lots with play equipment, picnic areas with barbecue pits and tables, spas, pools, clubhouses or recreation rooms, basketball courts or half courts, tennis courts shall be provided for multiple family residential development in accordance with the following schedule:</p> <table border="1" data-bbox="552 42 730 945"> <thead> <tr> <th>Number of units</th> <th>Number of other amenities</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>0</td> </tr> <tr> <td>11-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>1</td> </tr> <tr> <td>51-75</td> <td>2</td> </tr> </tbody> </table>	Number of units	Number of other amenities	0-10	0	11-25	1	26-50	1	51-75	2	<p>This development has a variety of amenities, including significant private and common open space, centrally located gazebo, benches, trash receptacles, multi-purpose court, and an event lawn.</p> <p>This mix of amenities meet the demands of our market profile without any unwarranted cost implications.</p>
Number of units	Number of other amenities										
0-10	0										
11-25	1										
26-50	1										
51-75	2										
<p>2. Each lot must include at least three play equipment features (e.g. slide, swings, monkey bars, etc.)</p> <p>4. Multi-family residential developments consisting of three-two or more dwelling units shall provide either a recreation room or a day care center.</p>	<p>The specified play equipment has: 2 slides, 3 swings, 2 forts, and several climbing walls.</p> <p>Based on extensive surveys of The Cottages, the Recreation Center does not benefit the buyers (increased initial price of the home and HOA dues). The increased cost pushes potential buyers out of market due to loan qualification.</p>										

<p>21.161.33 Other amenities.</p>	<p>B. Bus Spellers. A bus shelter shall be installed at each multi-family development with thirty-two or more dwelling units, unless exempted by the director of administrative services. Reasons for such exemptions may include the existence of sufficient bus shelters in close proximity to the subject development or unlikelihood of bus routes being extended to the subject development.</p> <p>C. Storage rooms/lockers. For each dwelling unit in a multi-family development, a separate, enclosed, lockable storage space at least two hundred fifty cubic feet in area shall be provided. Such storage space may be located:</p> <ol style="list-style-type: none"> In a carport allocated to such unit (if a garage is provided to a dwelling unit, the storage requirement is deemed to be met) On a rooftop. On a ground level. On a structure. <p>D. All residential buildings shall adhere to the following architectural standards:</p> <ol style="list-style-type: none"> Roofs shall be constructed with ... Siding shall consist of stucco, wood, ... Air conditioning and evaporative cooling systems shall not be mounted on the roof of any building or structure. As appropriate to the site and the neighborhood in which a multi-family development will be located, the planning commission may require that multi-family dwellings be designed to provide architectural articulation on all sides.
<p>21.161.210 General architectural requirements.</p>	<p>All requirements are met.</p> <p>Architectural articulation on all four sides of the dwellings is not possible or appropriate due to constructability and visibility issues. As designed, three sides of each dwelling have architectural articulation. Each dwelling has a blank wall that is separated from a blank wall on the neighboring dwelling by 42". Due to the relative proximity of the buildings and the presence of landscaping trees at the property lines the sight line down this blank wall is broken up by the landscaping and the lack of architectural articulation is mitigated.</p> <p>Note - 1. No requirement is stated for eye overhangs. 4. Specifically states, "As appropriate..."</p>

<p>21.16A.010 Purpose and Intent</p>	<p>6. It shall be the discretion of the planning commission, or, upon appeal, the city council, to determine whether a proposed planned development seeking approval of different development standards as provided for in Subsections (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), and (13).</p>	<p>(1) Request that it be used, ...to provide flexibility in minimum lot sizes, widths and depths, which are specified by the base zone district...</p> <p>(2) Request that it ...be used to modify setback requirements; for example: to permit zero set-line development design."</p> <p>(3)-(1) Does not apply.</p> <p>(12) Request that it be used, ...to provide flexibility to modify other public improvements, such as the width and location of parkways and sidewalks...."</p> <p>(13) Does not apply.</p>	<p>(12) Is specifically in reference to not designating a sidewalk around the center island due to the close proximity of the entire development - Unnecessary.</p>
<p>21.22.040 Parking space requirements.</p>	<p>Except as provided for in Section 21.22.035, the minimum number of required spaces shall be determined by the following criteria:</p> <p>A. Residential Land Uses.</p> <p>3. Multifamily dwellings</p> <p>b. Two spaces for each unit with one or more bedrooms, when they may be covered (i.e., in a garage or carport) or uncovered.</p> <p>c. Visitor parking spaces: for all multifamily developments with more than five dwelling units per lot and condominium developments consisting of five or more dwelling units, one visitor parking space shall be provided for each five dwelling units; provided, that no more than fifty percent of the required resident parking spaces are in garages. If greater than fifty percent of the required resident parking spaces are in garages, the planning commission may require additional visitor parking spaces. Such visitor parking spaces shall be clearly marked as visitor spaces.</p>	<p>Nine dwelling units have one garaged parking space. The remaining (42) dwelling units have 2 garage parking spaces. In addition we have provided a total of 12 Visitor spaces. The requirement for 51 units is 10 spaces.</p> <p>9 parking spaces (Of the 21 provided) within the community will be designated for the owners of the units with a one car garage.</p> <p>Driveway parking will not be allowed by the CC&Rs</p>	<p>Addressed through Planned Development Overlay.</p>
<p>22.22.060 Development Standards</p>	<p>A.1 Residential Zones. All covered parking spaces required for residential use shall be at least ten feet in width, and at least twenty feet in depth. The width of each required enclosed parking space may be reduced in order to accommodate columns and end walls where necessary, provided, that no such parking space shall have a width of less than nine feet six inches. Garage door openings shall be at least eight feet in width for each parking space within a garage.</p>	<p>The width requirement for garages is met. The garage door width is met.</p> <p>The depth of the garages will be extended to the 20 foot requirement.</p>	<p>The tandem garages will have a depth of 40 feet.</p>
<p>21.16A.010 Planned Development District</p>	<p>Purpose and Intent of the planned development (PD) district zoning overlay is to provide for innovation and flexibility in the design of residential, commercial and industrial developments.</p> <p>b. Encourage creative and higher quality development design through allowed flexibility in project design while providing for essential development standards.</p>	<p>For all of the reasons stated above, we have addressed the lack of Traditional Neighborhood Design ordinances through the Planned Development overlay.</p>	