

RESOLUTION NO. 11-009

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 11-002  
(HABITAT FOR HUMANITY)  
APN: 008-391-021

WHEREAS, Tentative Tract 3036 has been filed by Habitat for Humanities to subdivide an approximate 1.5-acre site into 5 single family residential lots for the construction of 5 affordable single family residential homes; and

WHEREAS, the site is located at 2811 Vine Street; and

WHEREAS, the existing General Plan Land Use designation of the site is RMF-8 (Residential Multi-Family, eight units per acre), and the existing zoning is R2 (Residential Multi-Family); and

WHEREAS, Planned Development 11-002 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 residential project that have 5 or more homes; and

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

WHEREAS, the applicant is requesting that the Planning Commission allow for the use of tandem parking and the ability to have 5-foot side yard setbacks for the second story; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on April 26, 2011 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 request to allow 5-foot side yard setbacks for the second story of the homes would allow for the two story homes on the narrow lots which is consistent with the development pattern on the west side of the City;
- f. The use of tandem parking is also consistent with the development pattern of lots/homes on the west side of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 11-002 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 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:

EXHIBIT	DESCRIPTION
A	Title Sheet
B	Site Plan
C	Architectural Character
D	Floor Plan – House A
E	Elevations – House A
F	Floor Plan – House B
G	Elevations – House B
H	Color & Material Boards
I	Conceptual Landscape Plan

3. This Planned Development 11-002 coincides with Tentative Tract Map and authorizes the subdivision of approximately 1.5-acre site into a maximum of 5 single family residential lots. In conjunction with the approval of PD 11-002, the Planning Commission authorizes 5-foot side yard setbacks for the second story and the use of tandem parking.
4. The maximum number of residential lots permitted within this subdivision/development plan shall be 5. No lots shall be eligible for further subdivision (with the exception of minor lot line adjustments).
5. Prior to the issuance of a Building Permit for each lot, site plans, architectural elevations, colors/materials, fencing plans and landscaping plans shall be submitted to the Development Review Committee (DRC). The side elevations for the homes shall be enhanced to provide additional articulation in order to provide relief from the large flat planes shown in Exhibits E and G. The fences for the rear yards of lots 4 and 5 shall stay at a low elevation so that the fencing cannot be seen on the hill side. The DRC can approve the final placement. Fencing along the northern boundary of the site shall be constructed in a manner to prevent headlight glare from entering the property to the north.
6. Prior to the issuance of a building permit, one visitor parking space shall be constructed on site, unless the permit is pulled after the adoption of the Uptown Town Center Specific Plan, assuming that the Specific Plan does not require the visitor space.

PASSED AND ADOPTED THIS 26<sup>th</sup> day of April, 2011 by the following Roll Call Vote:

AYES: Garcia, Vanderlip, Barth, Holstine, Gregory  
NOES: Trench  
ABSENT: Peterson  
ABSTAIN:



CHAIRMAN STEVE GREGORY

ATTEST:  
  
RON WHISENAND, PLANNING COMMISSION SECRETARY

MAR 17 2011

Engineering Division

# HABITAT FOR HUMANITY 5 SINGLE FAMILY HOMES VINE STREET, PASO ROBLES



### SHEET INDEX

- T1 - Title Sheet
- P1 - Colored Site Plan
- C1 - Tentative Tract Map
- C2 - Preliminary Grading and Drainage
- A1 - Architectural Site Plan
- A2 - Architectural Character
- A3 - Floor Plan House A
- A4 - Elevations House A
- A5 - Floor Plan House B
- A6 - Elevations House B
- A7 - Color and Material Boards
- L1 - Landscape Plans

### PROJECT DIRECTORY

**CLIENT:** HABITAT FOR HUMANITY SLO  
**ADDRESS:** 187 TANK FARM RD, SUITE 1308  
 SAN LUIS OBISPO, CA 93401

**PHONE:** 805-782-0987  
**CONTACT:** JULIA OGDEN, EXECUTIVE DIRECTOR  
**EMAIL:** EXECDIR@HFHSLOCO.ORG

**ARCHITECT:** RRM DESIGN GROUP  
**ADDRESS:** 3765 S. HIGUERA STREET, SUITE 102  
 SAN LUIS OBISPO, CA 93401

**PHONE:** 805-543-1794  
**CONTACT:** SCOTT MARTIN, ARCHITECT  
**EMAIL:** SAMARTIN@RRMDESIGN.COM

**CIVIL:** ABOVE GRADE ENGINEERING  
**ADDRESS:** 1304 BROAD STREET  
 SAN LUIS OBISPO, CA 93401

**PHONE:** 805-540-5115  
**CONTACT:** HARRY HAMILTON  
**EMAIL:** HARRY@ABOVEGRADEENGINEERING.COM

**LANDSCAPE:** RRM DESIGN GROUP  
**ADDRESS:** 3765 S. HIGUERA STREET, SUITE 102  
 SAN LUIS OBISPO, CA 93401

**PHONE:** 805-543-1794  
**CONTACT:** CHRIS DUFOUR, LANDSCAPE ARCHITECT  
**EMAIL:** CBDUFOUR@RRMDESIGN.COM

### PROJECT DESCRIPTION

HABITAT FOR HUMANITY, IS APPLYING TO BUILD 5 SINGLE FAMILY HOMES ON AN EXISTING SITE LOCATED AT 2811 VINE STREET, IN PASO ROBLES. THE SITE WOULD BE SUB-DIVIDED INTO 6 LOTS, ONE FOR EACH HOUSE AND A REMAINDER LOT. EACH HOUSE IS JUST OVER 1,100 SQUARE FEET, AND PROVIDES 3 BEDROOMS, 1.5 BATHS, AND A SINGLE CAR GARAGE FOR EACH FAMILY. ALONG WITH THE GARAGE, EACH PROPERTY WILL PROVIDE 1 ADDITIONAL OFF STREET PARKING SPACE.

### SITE DESCRIPTION

**PROPERTY LOCATION:** 2811 VINE STREET  
**PARCEL NUMBER:** 008-391-021  
**PARCEL SIZE:** 1.5 +/- ACRES  
**CURRENT LAND USE:** RMF-B  
**CURRENT ZONING:** R2  
**PROPOSED SPECIFIC PLAN LAND USE AND ZONING:** T3 NEIGHBORHOOD ZONE T-3N



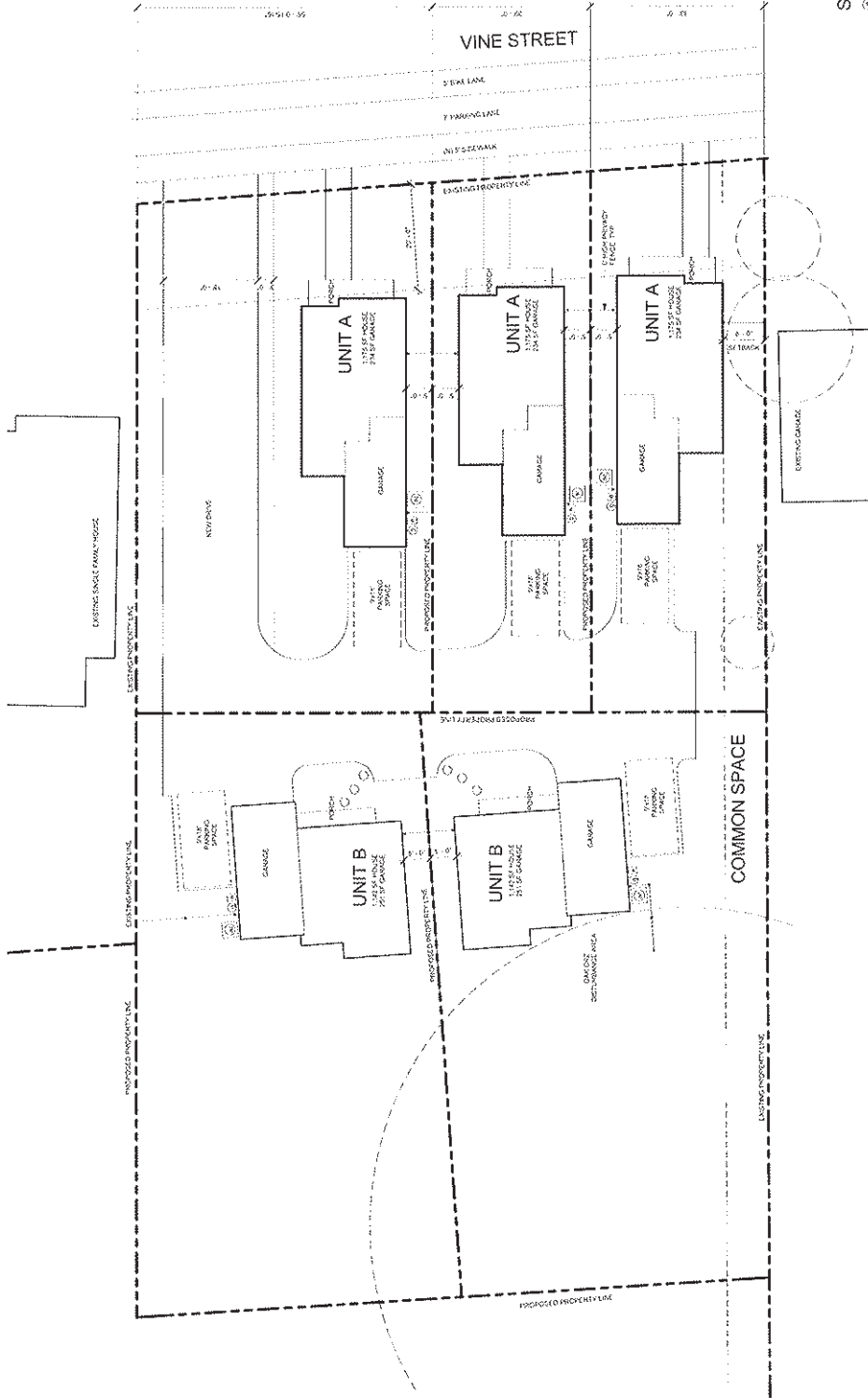
124 Broad Street  
 San Luis Obispo, CA 93401  
 805-543-1794  
 www.abovegradeengineering.com

**Exhibit A**  
**Title Sheet**  
 PD 11-002 & Tent. Tract  
 2811 Vine Street  
 (Habitat for Humanities)

11010 - HABITAT FOR HUMANITY

03/16/2011

(T-1)



SITE PLAN LEDGEND

- 1 GARAGES
- 2 ELECTRICAL METERS
- 3 LOCATION OF NEW UNIT



SITE PLAN  
**A-1**  
 11010 - HABITAT FOR HUMANITY  
 03/16/2010

**Exhibit B**  
**Site Plan**  
 PD 11-002 & Tent. Tract  
 2811 Vine Street  
 (Habitat for Humanities)



NEIGHBORHOOD CHARACTER



NEIGHBORHOOD CHARACTER



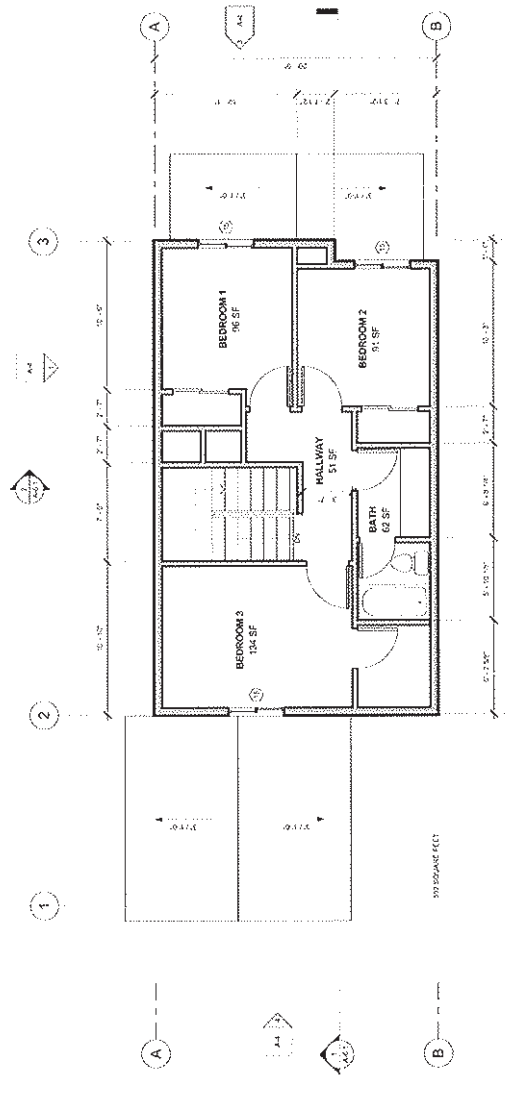
AIR PHOTO OF SITE



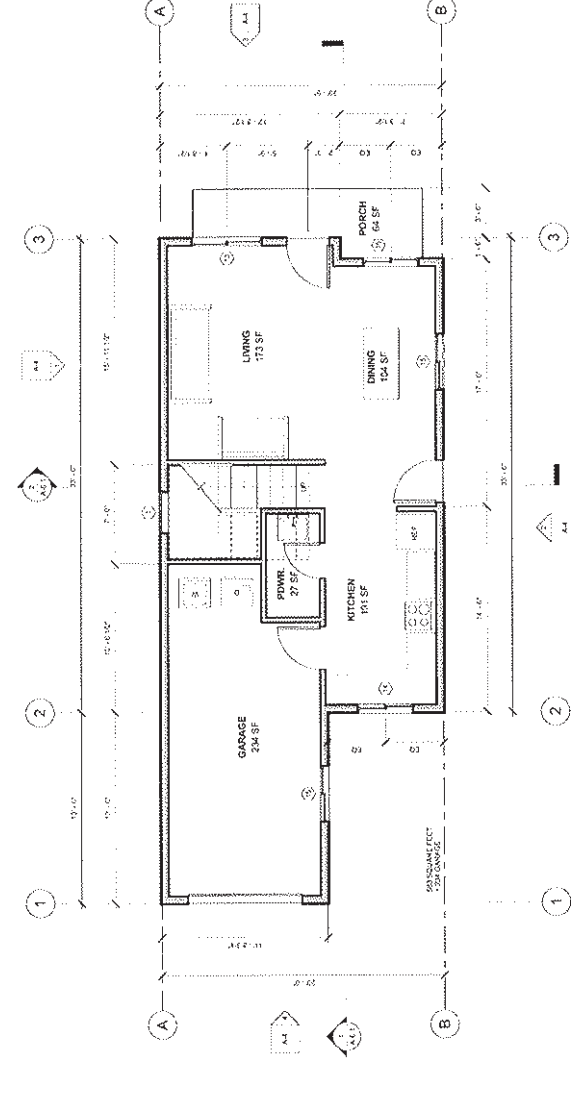
AIR PHOTO OF SITE



CONCEPTUAL ARCHITECTURAL SKETCH

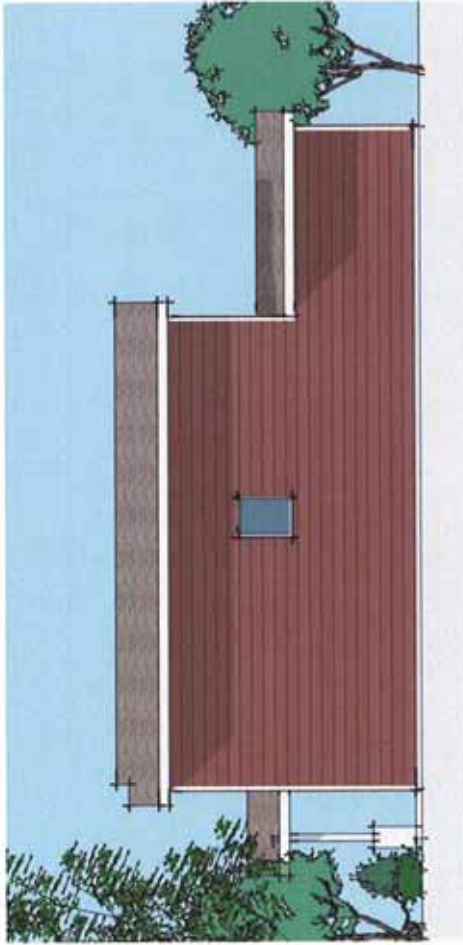


**2 SECOND FLOOR PLAN**  
1/4" = 1'-0"

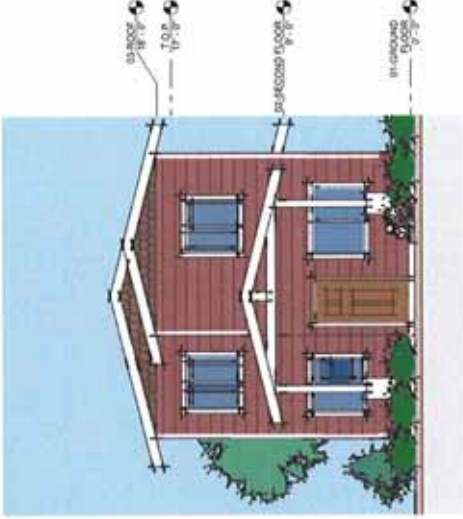


**1 GROUND FLOOR PLAN**  
1/4" = 1'-0"

**Exhibit D**  
**Floor Plan - House A**  
 PD 11-002 & Tent. Tract  
 2811 Vine Street  
 (Habitat for Humanities)



1 RIGHT ELEVATION  
0.0' - 0.0' 10' 0" 0"



3 FRONT ELEVATION  
0.0' - 0.0' 10' 0" 0"

NOTE:  
TO INCREASE VARIETY,  
ROOF FORM AND PORCH  
WILL BE ARTICULATED DIFFERENTLY ON EACH OF THE 3 "PLAN A" HOMES, EVEN THOUGH FLOOR PLANS ARE THE SAME. IN ADDITION, COLORS USED ON EACH HOME WILL BE UNIQUE.

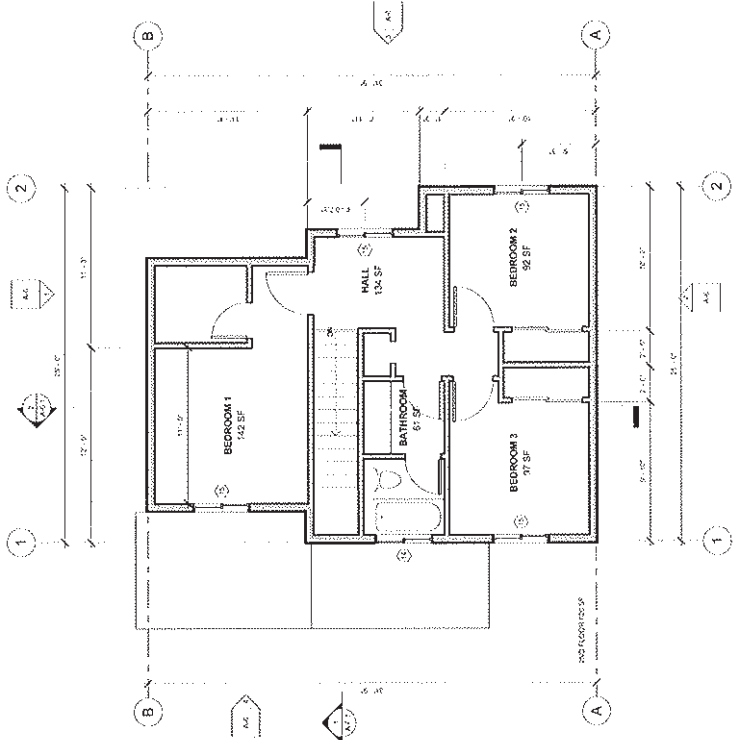


2 LEFT ELEVATION  
0.0' - 0.0' 10' 0" 0"

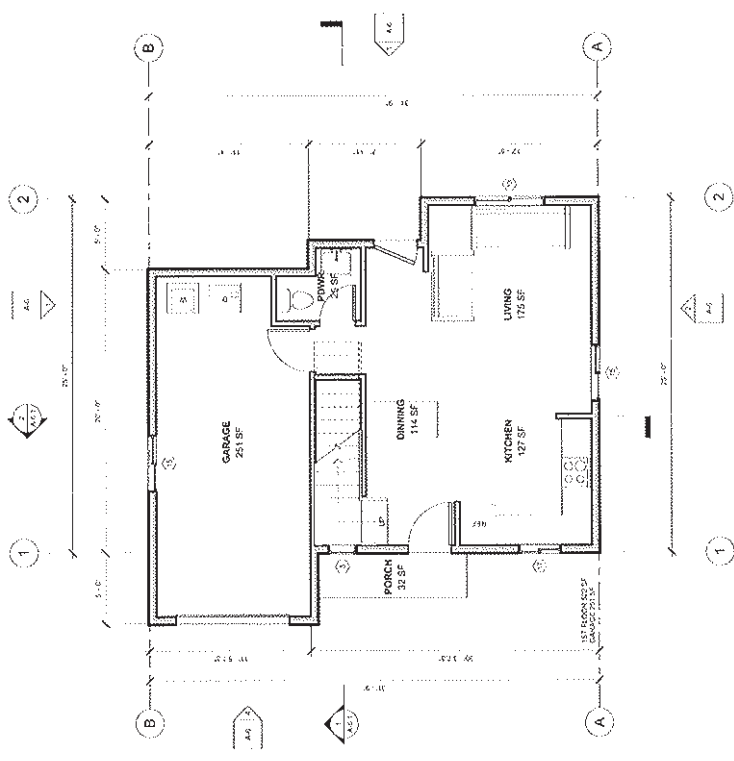


4 REAR ELEVATION  
0.0' - 0.0' 10' 0" 0"





2 SECOND FLOOR PLAN



1 GROUND FLOOR PLAN

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 206.465.1177  
 www.rrmdesign.com

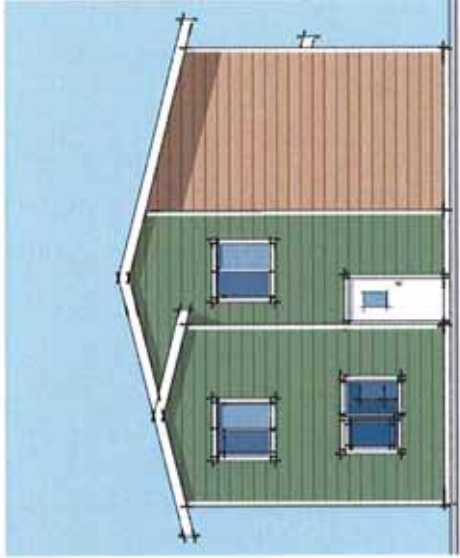
11750 NE 12th Street, Suite 200  
 Seattle, WA 98144  
 206.465.1177  
 www.rrmdesign.com

**(A-5)**  
 FLOOR PLAN - HOUSE B  
**11010 - HABITAT FOR HUMANITY**  
 03/16/2011

**Exhibit F**  
**Floor Plan- House B**  
 PD 11-002 & Tent. Tract  
 2811 Vine Street  
 (Habitat for Humanities)



1 LEFT ELEVATION  
A-1-24 1/4" = 1'-0"



3 REAR ELEVATION  
A-3-25 1/4" = 1'-0"



2 RIGHT ELEVATION  
A-2-23 1/4" = 1'-0"



4 FRONT ELEVATION  
A-4-22 1/4" = 1'-0"



VINYL, DOUBLE PANE WINDOWS



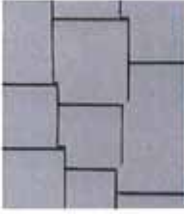
COLUMNS, WRAPPED IN CEMENT BOARD



CEMENT BOARD TRIM AT WINDOWS AND CORNERS



ASPHALT SHINGLE ROOFING



CEMENT BOARD LAP SIDING AND ACCENT SIDING



ALUMINUM SECTIONAL GARAGE DOOR WITH LITES

NOTE: FINAL COLOR OF SIDING IS YET TO BE DETERMINED. COLORS WILL BE BASED UPON LOCAL CONTEXTUAL PRECEDENTS, AND REVIEWED WITH PLANNING BEFORE HOMES ARE PAINTED.



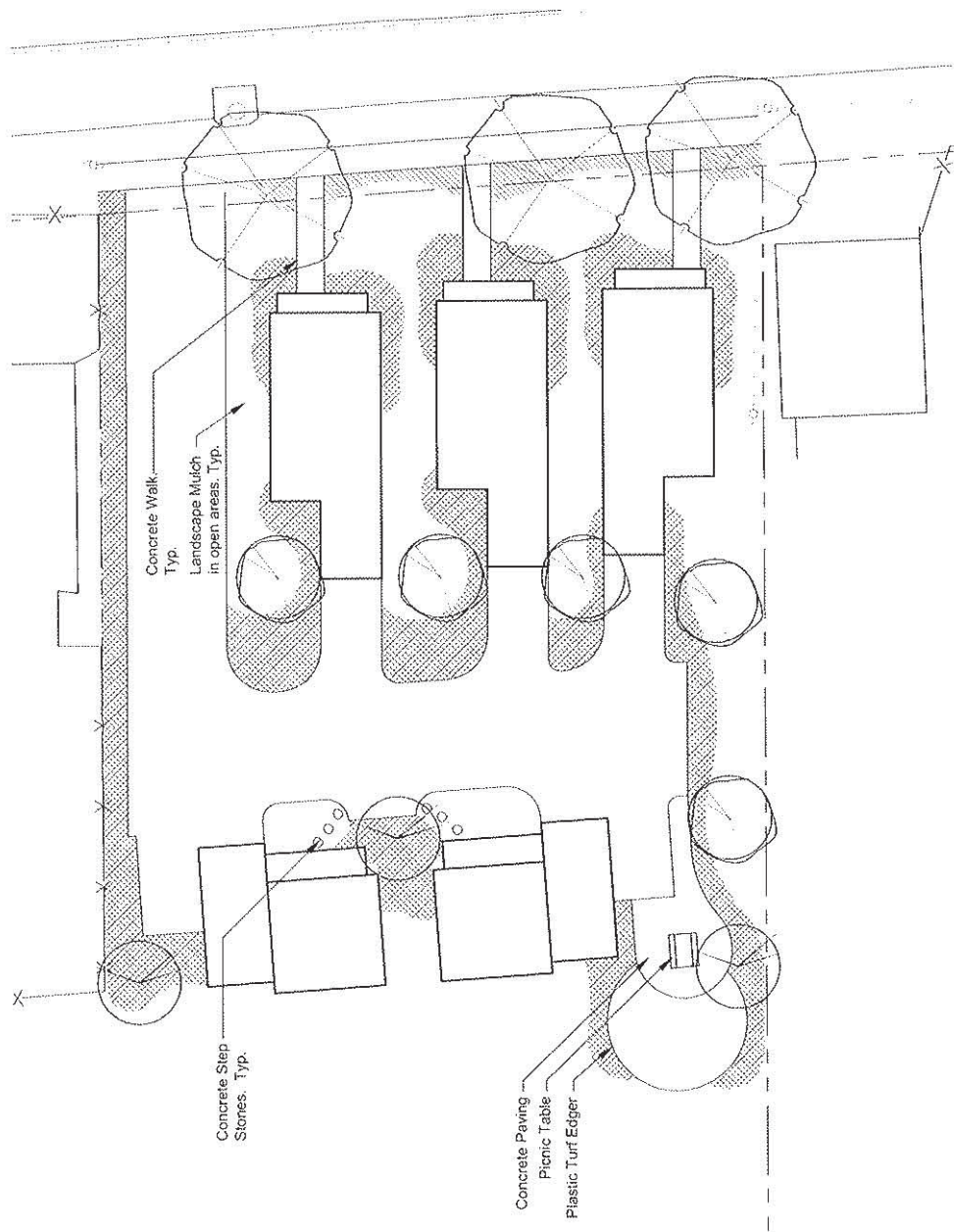
11111 11th St, Suite 100, San Diego, CA 92121  
 619.451.1111  
 www.rrmdesigngroup.com

EXHIBIT 11111

Exhibit H  
 Color - Material Board  
 PD 11-002 & Tent. Tract  
 2811 Vine Street  
 (Habitat for Humanities)

COLOR AND MATERIAL BOARD  
 11010 - HABITAT FOR HUMANITY  
 03/16/2011

(A-7)



**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
(Circle with cross)	Abutilon	Scarlet's Beauty	15" dia.	3
(Circle with dot)	Cornus alternifolia	Winter Spice	15" dia.	3
(Circle with triangle)	Ribes cereum	Golden Currant	15" dia.	3
<b>SHRUBS</b>				
(Hatched pattern)	Hydrangea	Blue Hydrangea	1.5m	3
(Dotted pattern)	Spirea	White Spirea	1.5m	3
(Diagonal lines)	Yucca	Yucca	1.5m	3
<b>GROUND COVER</b>				
(Hatched pattern)	Thymus	Thymus	1.5m	3
(Dotted pattern)	Phlox	Phlox	1.5m	3
(Diagonal lines)	Geranium	Geranium	1.5m	3
<b>TURF</b>				
(Stippled pattern)	Fescue	Fescue	1.5m	15 sqm



1244 Board Street  
San Luis Obispo, CA 93401  
805 543-3115 phone  
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**Exhibit I**  
**Conceptual Landscape Plan**  
 PD 11-002 & Tent. Tract  
 2811 Vine Street  
 (Habitat for Humanity)

CONCEPTUAL LANDSCAPE PLAN  
**11010 - HABITAT FOR HUMANITY**

03/07/2011