

RESOLUTION NO. 13-001

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
TENTATIVE TRACT 2919 & PLANNED DEVELOPMENT 12-007
38TH & OAK STREETS
(BRAD VERNON)
APN: 008-011-088, 089, 090 & 091**

WHEREAS, Planned Development 12-007 has been submitted by Brad Vernon, requesting to subdivide an approximate 1-acre site into 14 lots for the construction of 14 townhome residences; and

WHEREAS, the project is located at the terminus of Oak Street at 38th Street; and

WHEREAS, the site is located within the T4-Neighborhood (T4-N) zoning district; and

WHEREAS, Section 21.23B.030(5a), of the Zoning Code require the development of 5 or more residential units go through the development plan (PD) review process; and

WHEREAS, in conjunction with PD 12-007, the applicants have submitted an application for Tentative Tract 2919, requesting to subdivide the 1 acre site into 14 lots; and

WHEREAS, the applicants have requested that the Planning Commission allow modifications to the development standards within the Uptown Town Centre Specific Plan, as described in Section 5.1D.4 of the Specific Plan; and

WHEREAS, the modifications would include building height limits, building setbacks, and parking placement; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 (Infill) 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 February 25, 2013, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan and tentative tract map; and

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

1. The development plan and tentative tract map is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan and tentative tract map will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan and tentative tract map accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan and tentative tract map are compatible with, and are not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan and tentative tract map are compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan and tentative tract map contribute to the orderly development of the City as a whole.
7. The proposed development plan and tentative tract map as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing residential development in an area of the City that is in close proximity to schools, churches and shopping.
8. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
9. The site is physically suitable for the type of development proposed as shown on the tentative tract map (Exhibits B to this resolution);
10. The site is physically suitable for the proposed density of development by meeting the General Plan and Zoning requirements;
11. 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;

12. The proposed development plan and tentative tract map as conditioned, would meet the intent of the Uptown Town Centre Specific Plan by providing small scale detached and attached residential development in an area of the City that is in close proximity to schools, churches and shopping.
13. The modifications to the Uptown Town Centre Specific Plan would help develop the site in a manner that provides for a reasonable amount of density that would seem to be consistent with the type of development in the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 12-007 and Tentative Tract 2919, subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

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 in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Project Information
C	Site Plan
D	Tentative Tract Map
E	Grading & Drainage Plan
F	Utility Plan
G	Site Sections
H	Landscape Plan
I1-I3	Building 1 Floor Plans/Elevations
J1-J3	Building 2 Floor Plans/Elevations
K1-K3	Building 3 Floor Plans/Elevations
L1-L3	Building 4 Floor Plans/Elevations
M1-M3	Building 5 Floor Plans/Elevations
N1-N3	Building 6 Floor Plans/Elevations
O1-O3	Building 7 Floor Plans/Elevations

3. PD 12-007 along with Tentative Tract 2919, allows for the subdivision of the 1-acre lot into 14 lots for the development of 14 townhomes (1 residence on each lot), as presented in the Exhibits listed above. With the approval of PD 12-007, the Planning Commission allows modifications from the development standards outlined in the Uptown Town Centre Specific Plan as follows:
 - a. Allow setbacks as shown on Exhibit B (Site Plan);
 - b. Allow parking as shown on Exhibit B (Site Plan), subject to the design changes required in Condition No. 4 of this resolution;
4. The site plan needs to be revised so that garage door setbacks from interior drives are either 5 feet or 20 feet, but nothing in between. Additionally, redesign shall not adversely affect private open space. The redesigned plans shall be reviewed and approved by the Development Review Committee, prior to the issuance of a building permit.
5. Prior to the issuance of a building permit, the following final details shall be submitted for review by the Development Review Committee (DRC):
 - a. Final site plan redesigned to comply with Condition No. 4, above.
 - b. architectural elevations;
 - c. Exterior light fixtures;
 - d. Final colors/materials;
 - e. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
 - f. Fencing Plan
6. The final landscaping plan shall comply with the requirements with in the City Landscape and Irrigation Ordinance (Chapter 21.22B). A common landscape meter shall be provided to provide irrigation to all landscape areas that are not located within a private fenced yard area. All landscaping that is not located behind a private fenced yard area shall be under contract for common maintenance.
7. Vine Street shall be improved with curb, gutter, sidewalk and paving in accordance with plans approved by the City Engineer.
8. Existing sewer and water mains within the project must be relocated in accordance with plans approved by the City Engineer.
9. All existing overhead utility lines through and adjacent to the project shall be relocated underground.
10. Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading plans. Please note that it may be necessary to move the visitor parking and trash enclosure to the opposite side of the street in order to provide LID features where they are currently shown on the plan.

11. Prior to the issuance of a building permit, the applicant shall provide a draft version of the CC&R's for review by the DRC for the residential project. The CC&R's shall include the following conditions:
- a. Garages shall be utilized for parking for the appropriate number of spaces as designed (one space for one car garage, and two spaces for two car garages) at all times.
 - b. Basement areas shall only be used as storage areas accessory to each unit, unless other uses for the basements are permitted through the City Building/Planning permit process.
 - c. The CC&R's including the conditions within this condition of approval shall be enforced through a Maintenance Agreement between all parcels and/or a Home Owner's Association.

PASSED AND ADOPTED THIS 25th day of February 2013 by the following roll call vote:

AYES: Gregory, Barth, Rollins, Nash, Garcia, Holstine, Vanderlip

NOES: None

ABSENT: None

ABSTAIN: None



VINCE VANDERLIP, CHAIRMAN

ATTEST:



ED GALLAGHER, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development Conditional Use Permit

Tentative Parcel Map Tentative Tract Map

Approval Body: Planning Commission Date of Approval: Feb. 25, 2013

Applicant: Vernon Location: 38th Street

APN:

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 Feb. 25, 2015 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 09-028)

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of **turf**. The irrigation plan shall utilize drip irrigation and limit the use of spray **irrigation**. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste

(Adopted by Planning Commission Resolution 09-028)

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 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:

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)_____ 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:

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 09-028)

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:

Vine	Local
Street Name	City Standard
	Standard Drawing No.
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded

(Adopted by Planning Commission Resolution 09-028)

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 _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood

(Adopted by Planning Commission Resolution 09-028)

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 09-028)

- 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 09-028)

514 38th Street Townhomes

Tract #2919
Paso Robles, California

Project Information

PROPERTY OWNER/APPLICANT:
514 38th Street, Paso Robles, CA 92360
408-41-1628

DESIGNER:

CCDesign
3774 N. State 1700
P.O. Box 1000
Paso Robles, CA 92360
E: cc@ccdesign.com

LANDSCAPE ARCHITECT:

David Trone, ASLA
3100 N. State 1700
P.O. Box 1000
Paso Robles, CA 92360
E: david@trone.com

CIVIL ENGINEER:

TRONIS GROUP ENGINEERING
3100 N. State 1700
P.O. Box 1000
Paso Robles, CA 92360
E: tronis@tronis.com

PROJECT DESCRIPTION:

Tract 2919, 514 38th Street, Paso Robles, CA 92360
15 lots, 15 townhome units
One (1) parking lot
One (1) parking lot to be removed

PROJECT DATA

APN: 006-110-010-007
ZONING: R-1
CITY: PASO ROBLES
COUNTY: SAN LUIS OBISPO
STATE: CA
DATE: 08/15/19

UTILITIES

Water: City of Paso Robles
Sewer: City of Paso Robles
Gas: PG&E
Electric: PG&E
Telephone: AT&T

TOPOGRAPHIC SURVEY:

NOVA SURVEYING
1000 N. State 1700
Paso Robles, CA 92360
E: nova@novasurveying.com

CONCESSIONS:

None

PRIVATE OUTDOOR SPACE:

None

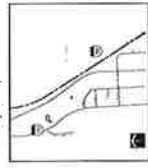
PARKING:

None

SETBACKS:

Front: 12.00' min
Side: 12.00' min
Rear: 12.00' min
Setback: 12.00' min
Front Yard: 12.00' min
Side Yard: 12.00' min
Rear Yard: 12.00' min
Front Setback: 12.00' min
Side Setback: 12.00' min
Rear Setback: 12.00' min
Corner: 12.00' min
Other: 12.00' min

Neighborhood Map



Sheet Index

1.0	Title Sheet / Project Data
2.0	Site Plan
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4.0	Site Plan
5.0	Site Plan
6.0	Site Plan
7.0	Site Plan
8.0	Site Plan
9.0	Site Plan
10.0	Site Plan
11.0	Site Plan
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14.0	Site Plan
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514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

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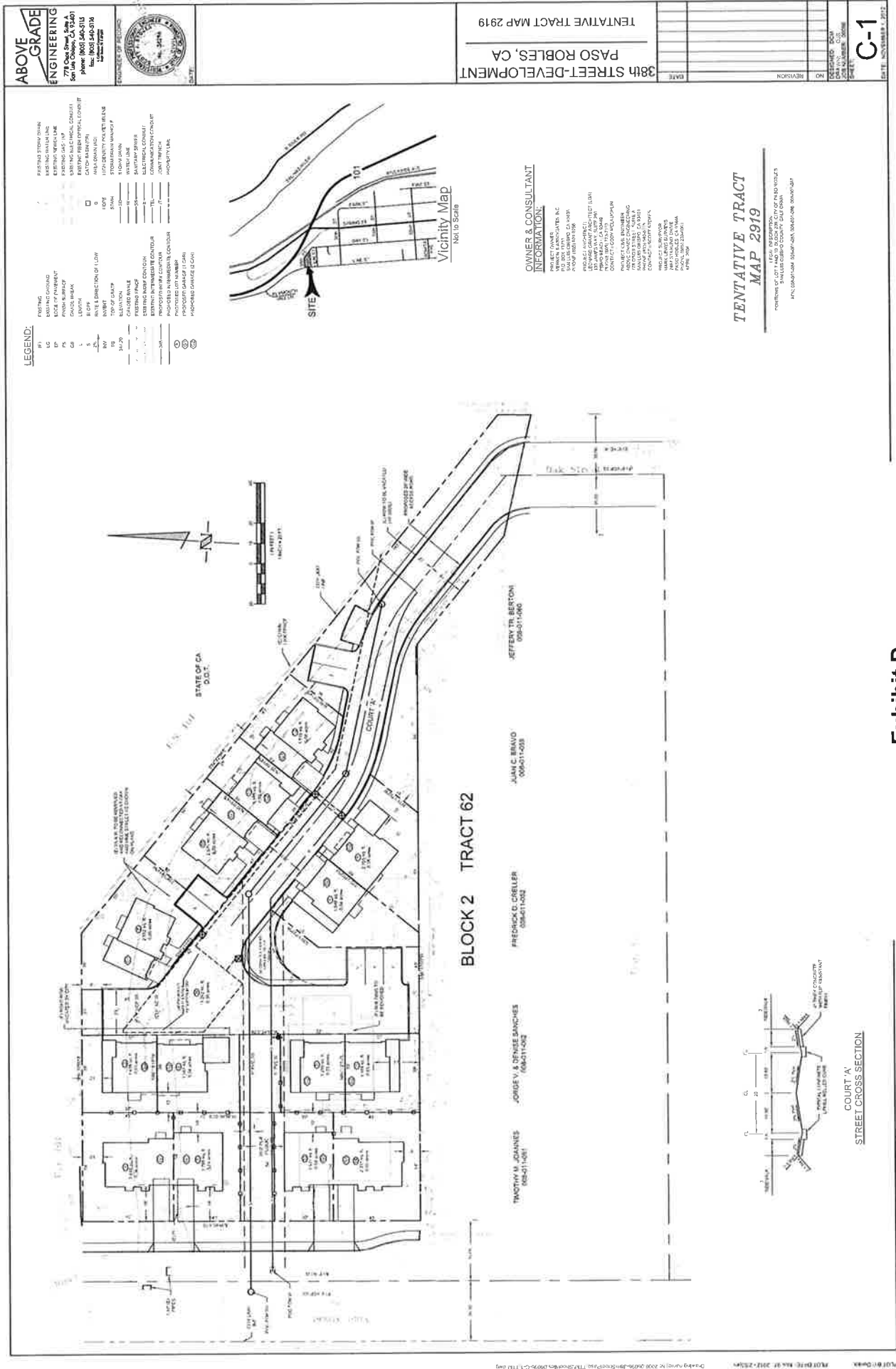


Exhibit D
 Tent. Tract Map
 PD 12-007 & Tract 2919
 (Vernon)

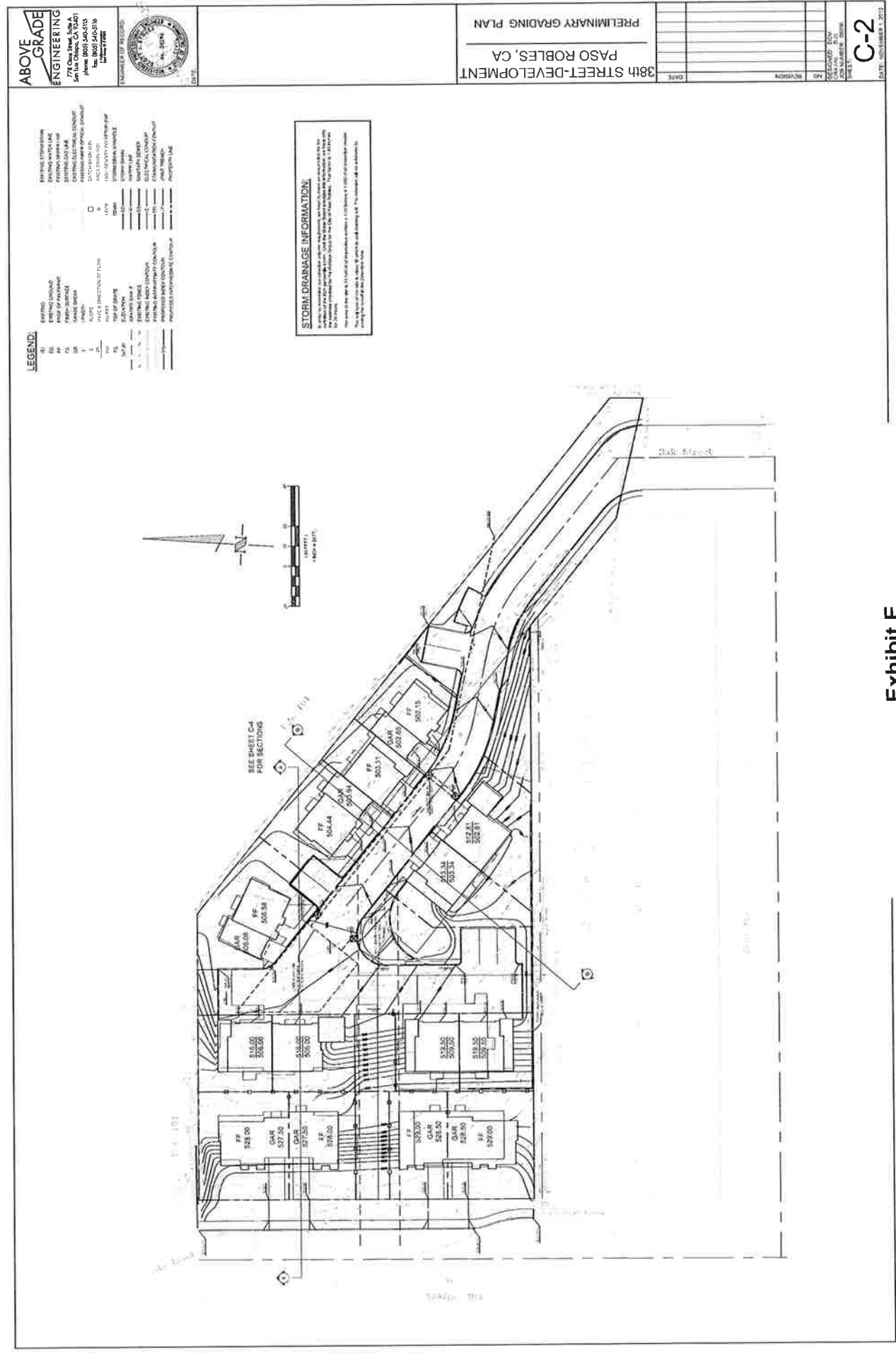
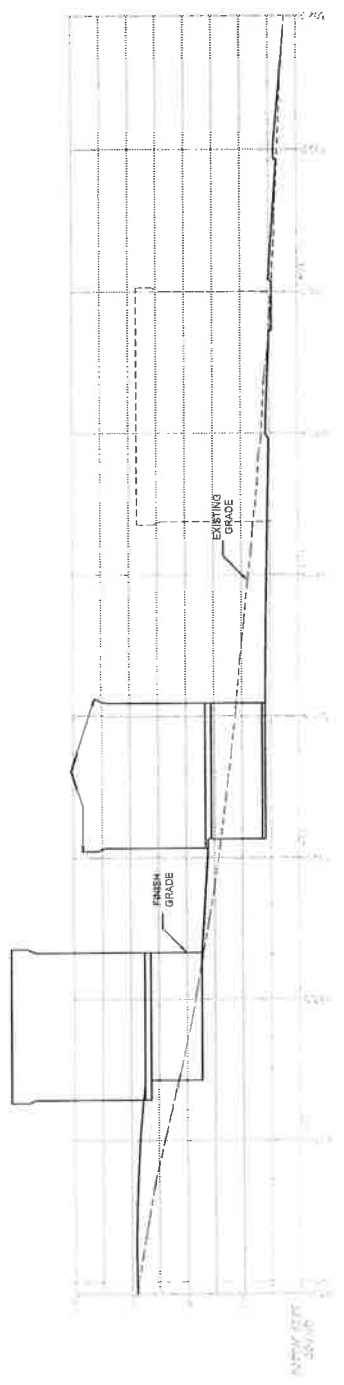
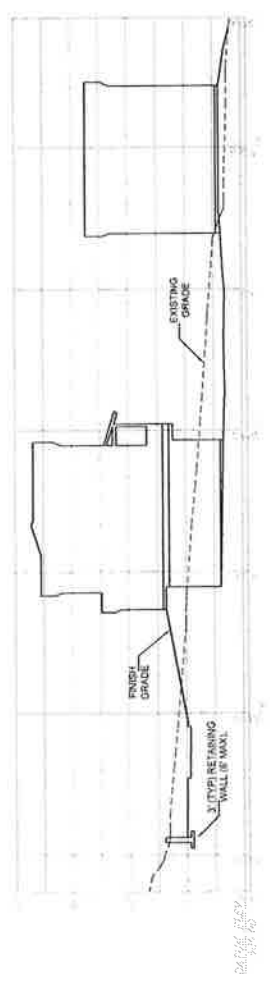


Exhibit E
Grading & Drainage
PD 12-007 & Tract 2919
(Vernon)

NO.	REVISION	DATE



SECTION A-A
 20'-0\"/>



SECTION B-B
 20'-0\"/>

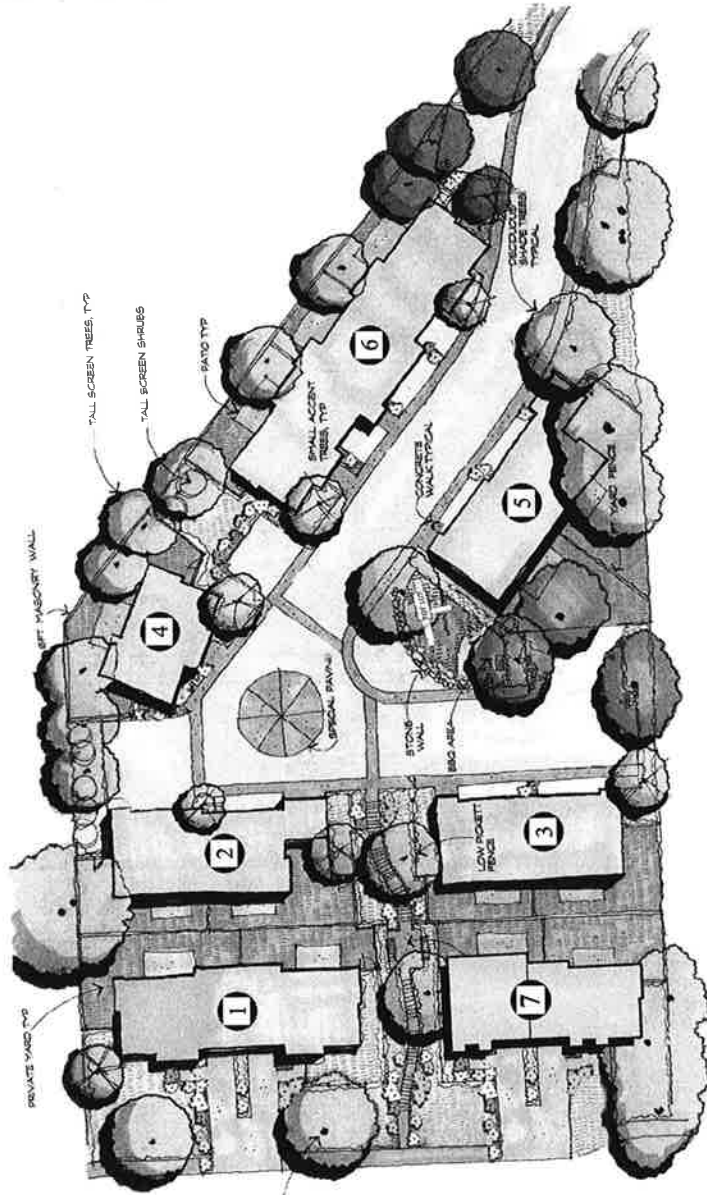
Exhibit G
 Cross Sections
 PD 12-007 & Tract 2919
 (Vernon)

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF VERNON LANDSCAPE DESIGN AND MAINTENANCE MANUAL.

2. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF VERNON LANDSCAPE DESIGN AND MAINTENANCE MANUAL.

- PLANT LIST /**
- SMALL ACCENT TREE**
 - 1. ABUTILON THUNDERBOLT
 - 2. PRUNUS PANDORA
 - TALL SCREEN BROADLEAF EVERGREEN TREE**
 - 1. TAXODIUM DISTICHUM
 - 2. SEQUOIA SEMPERPARVENSIS / REDWOOD
 - DECIDUOUS SHADE TREE**
 - 1. PTERIS CALIFORNICA / BRANFORD BEAR
 - TALL SCREEN SHRUBS**
 - 1. ESCALONIA BRIDES / PINK ESCALONIA
 - 2. HYDRANGEA
 - 3. PACIFIC WAX MYRTLE

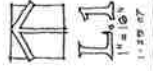
FRY OFF 24112



VERNON

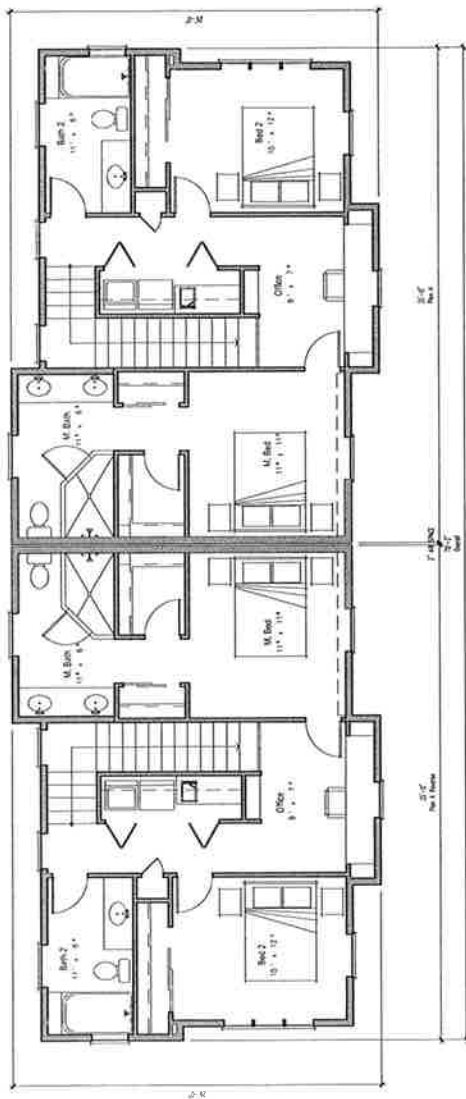
CONCEPTUAL LANDSCAPE PLAN

914 38th STREET RESIDENTIAL PROJECT
 PABO ROBLES

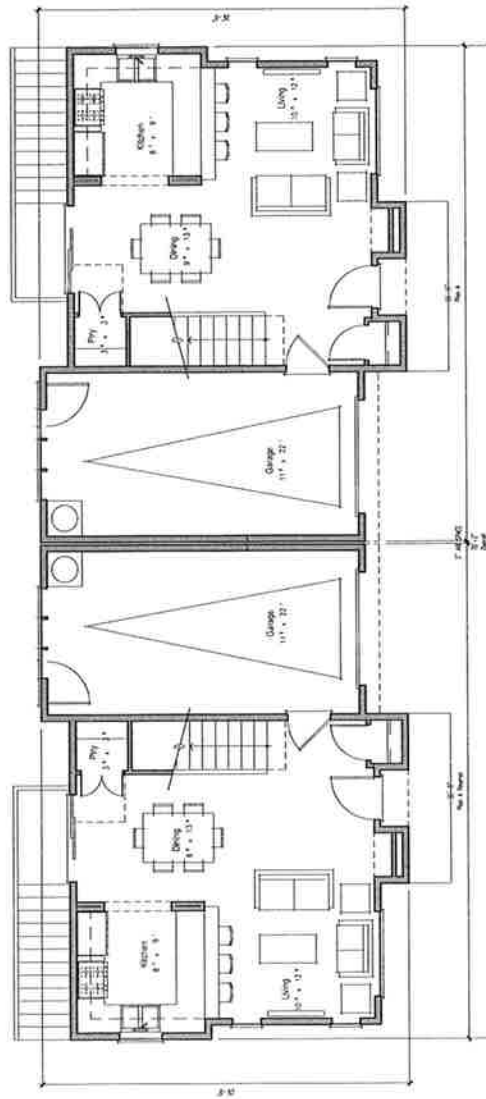


**CONCEPTUAL
 LANDSCAPE PLAN**

Exhibit H
 Landscape Plan
 PD 12-007 & Tract 2919
 (Vernon)



Second Floor Plan



First Floor Plan

**BUILDING 1 AREA
CALC BREAKDOWN**

	Plan A	
First Floor:	566 SF	1,132 SF
Second Floor:	802 SF	1,604 SF
Total Living:		2,736 SF
Garage:	281 SF	562 SF
Storage Area:	624 SF	1,248 SF



Exhibit I-1
Bldg. 1 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)

1A.1

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

Building 1 - Floor Plans

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Vernon, CA 92404
Tel: 909.870.1111
Fax: 909.870.1112
www.ccgdesign.com

DATE: 11/11/10
SCALE: 1/8" = 1'-0"
DRAWN BY: JLD
CHECKED BY: JLD
PROJECT: 1A.1

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

Building 1 - Floor Plans

CCDesign
10000 S. Main Street
Suite 100
Paso Robles, CA 93426
Tel: 805.238.1111
www.ccdesign.com

DATE: November 11, 2014
SCALE: 1/8" = 1'-0"
DRAWN: [Name]
CHK: [Name]

1A.2

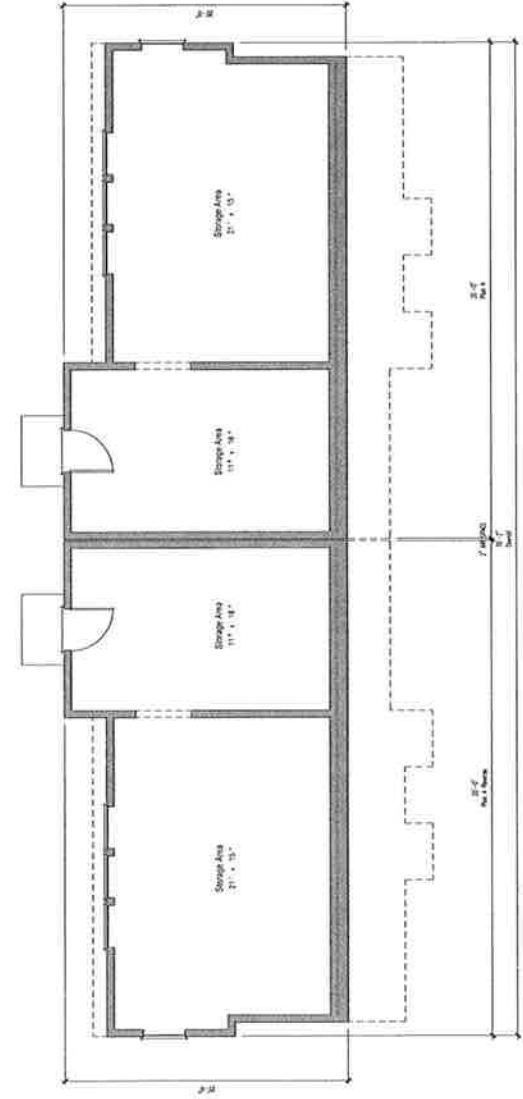
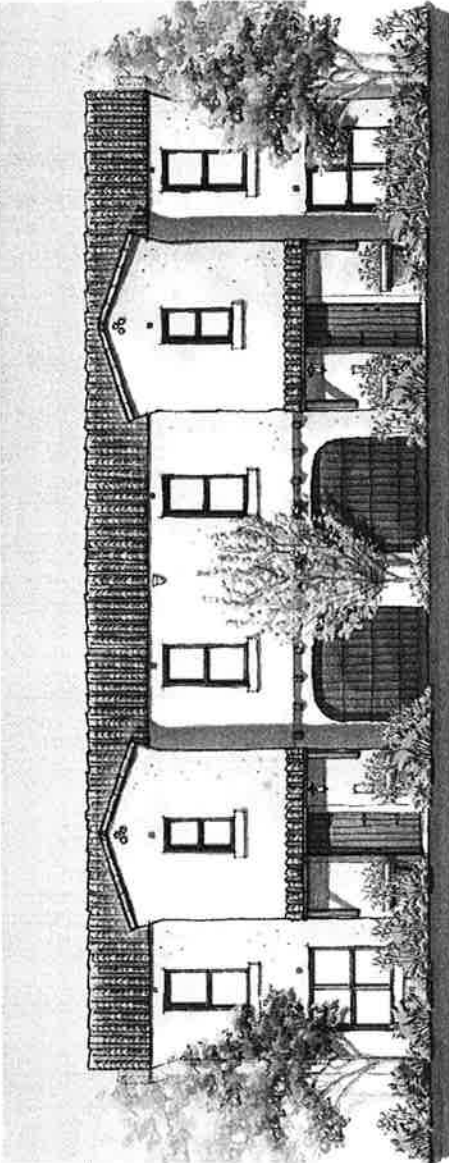
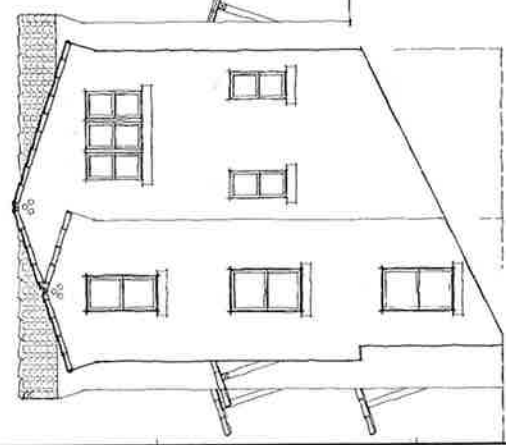


Exhibit I-2
Bldg. 1 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)

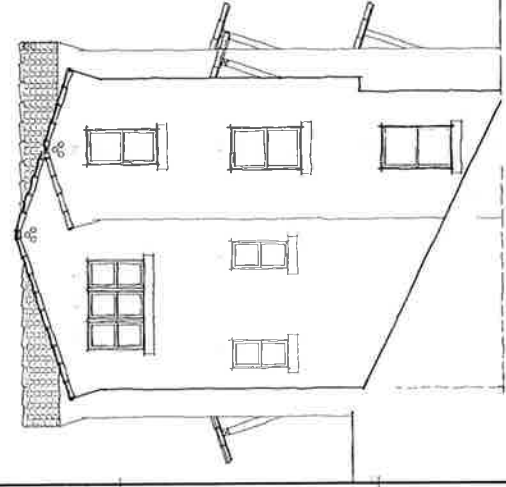


Plan A

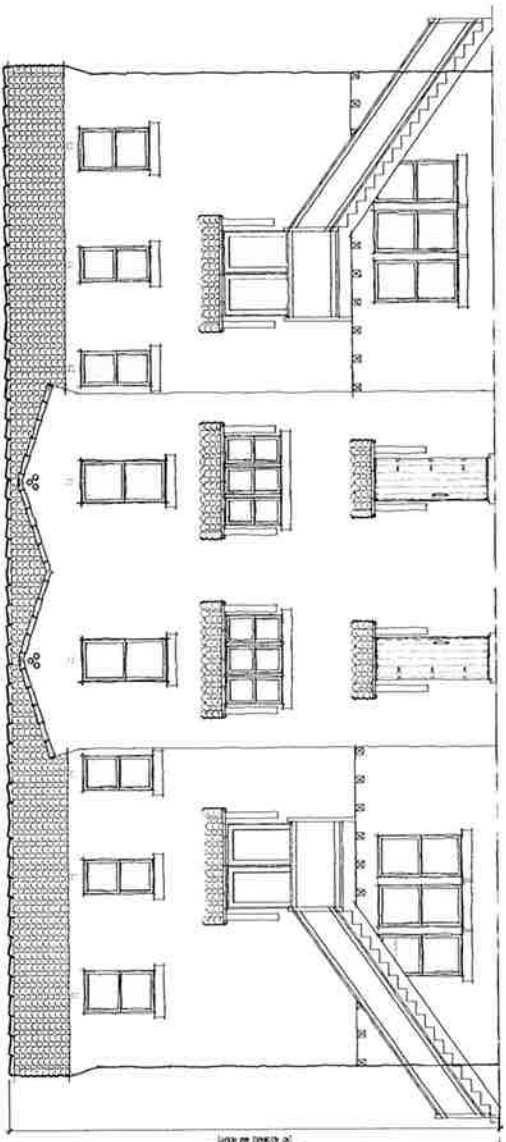
West Elevation



North Elevation



South Elevation



East Elevation

Plan A Reverse

1/4" = 1'-0" UNLESS OTHERWISE NOTED

1/4" = 1'-0" UNLESS OTHERWISE NOTED

REVISIONS



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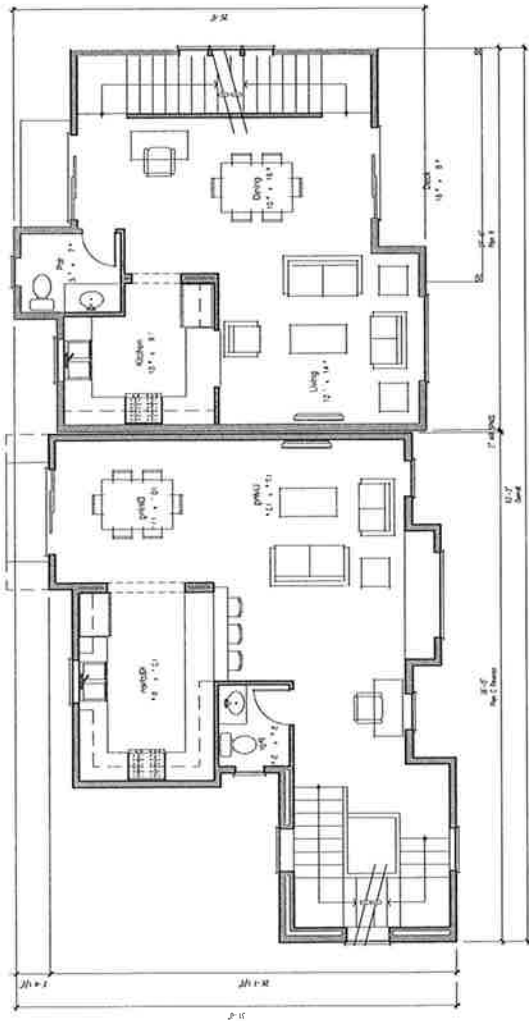
Building 1 - Elevations

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

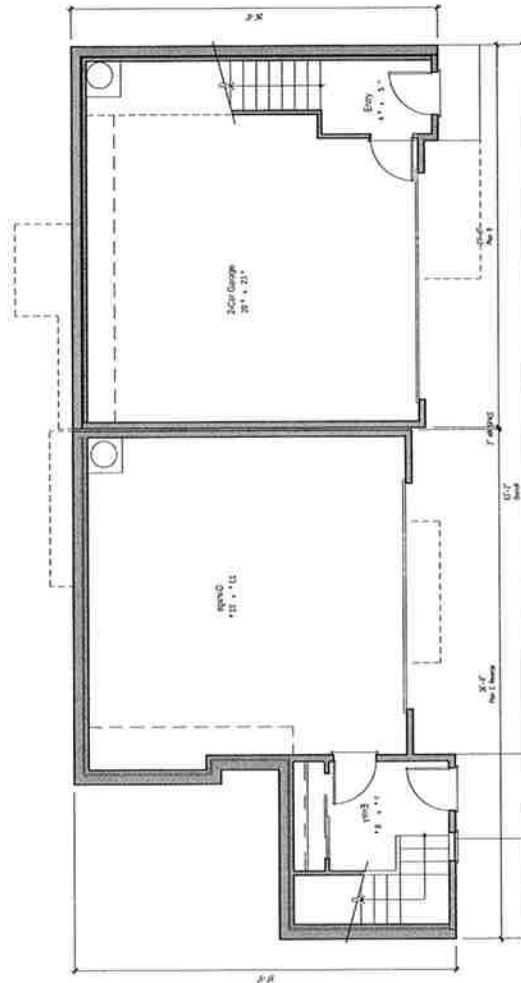
DATE	10/17/2019
SCALE	AS SHOWN
PROJECT	514 38th Street Townhomes
CLIENT	514 38th Street Townhomes
LOCATION	Paso de Robles, CA
ARCHITECT	CGDdesign, Inc.

1A.3

Exhibit I-3
Bldg. 1 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)



Second Floor Plan



First Floor Plan

**BUILDING 2 AREA
CALC BREAKDOWN**

	Plan B	Plan C
First Floor:	63 SF	104 SF
Second Floor:	640 SF	778 SF
Third Floor:	633 SF	758 SF
Total Living:		2,978 SF
Garage:	592 SF	592 SF
Deck:	113 SF	N/A
		1,174 SF
		113 SF



Exhibit J-1
Bldg. 2 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)

2A.1

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

Building 2 - Floor Plans



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DATE: September 18, 2018
SCALE: 1/8" = 1'-0"
JOB: 18-007

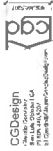
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DATE: November 13, 2013
 SCALE: 1/8" = 1'-0"
 DRAWING: 2A.2
 JOB: 12-007

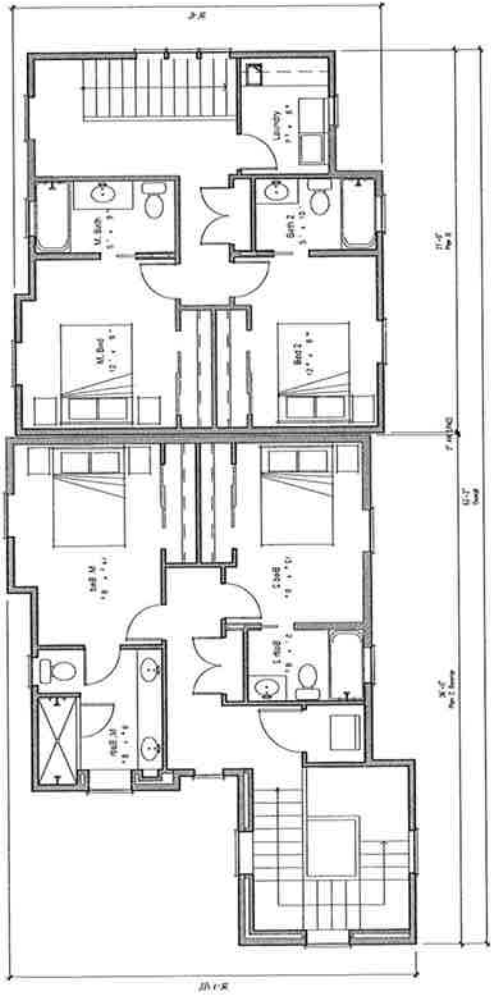
514 38th Street Townhomes
 Tract #2919
 Paso de Robles Ca

Building 2 - Floor Plans

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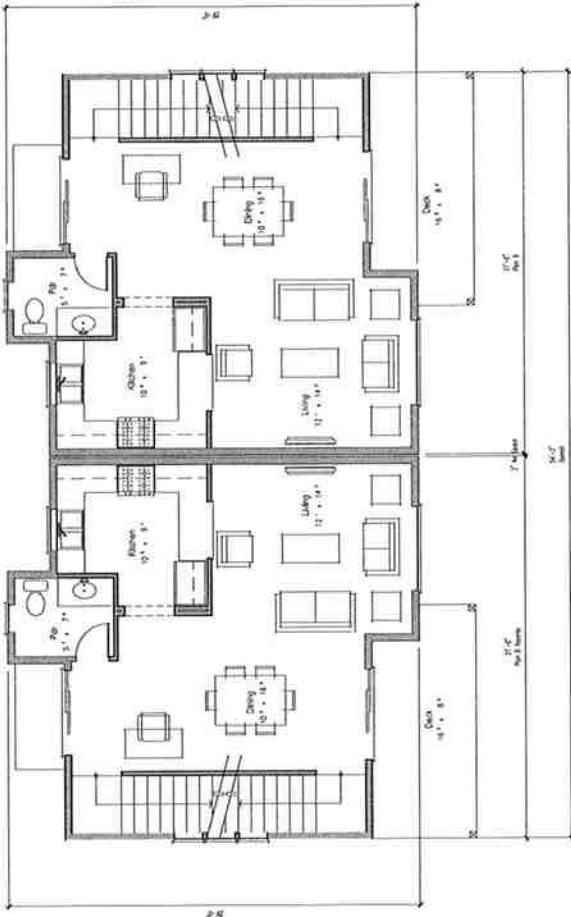


BY: [Signature]

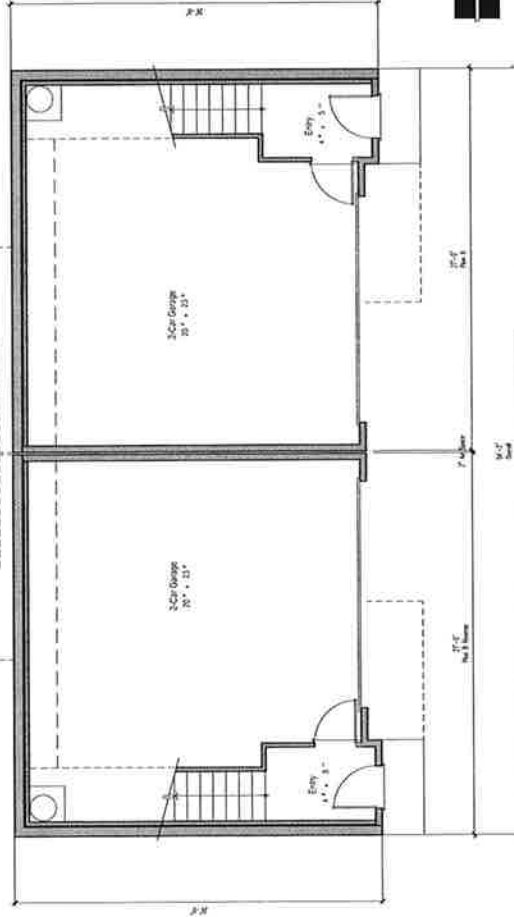


Third Floor Plan

Exhibit J-2
 Bldg. 2 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)



Second Floor Plan



First Floor Plan



**BUILDING 3 AREA
CALC BREAKDOWN**

	Plan B	
First Floor:	63 SF	128 SF
Second Floor:	640 SF	1,280 SF
Third Floor:	633 SF	1,270 SF
Total Living:		2,676 SF
Garage:	592 SF	1,184 SF
Deck:	113 SF	226 SF

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

Building 3 - Floor Plans

DATE: November 13, 2012
SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
JOB: [Signature]

3A.1

CGADesign
Civil/Architectural
11500 W. 38th Street, Suite 100
Paso Robles, CA 93426
Tel: 805.238.1100
Fax: 805.238.1101
www.cga-design.com

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Exhibit K-1
Bldg. 3 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)

3A.2

DATE	November 13, 2013
SCALE	Scale: 1/4" = 1'-0"
DRAWING	3A.2
JOB	12-007

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

Building 3 - Floor Plans

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REVISIONS

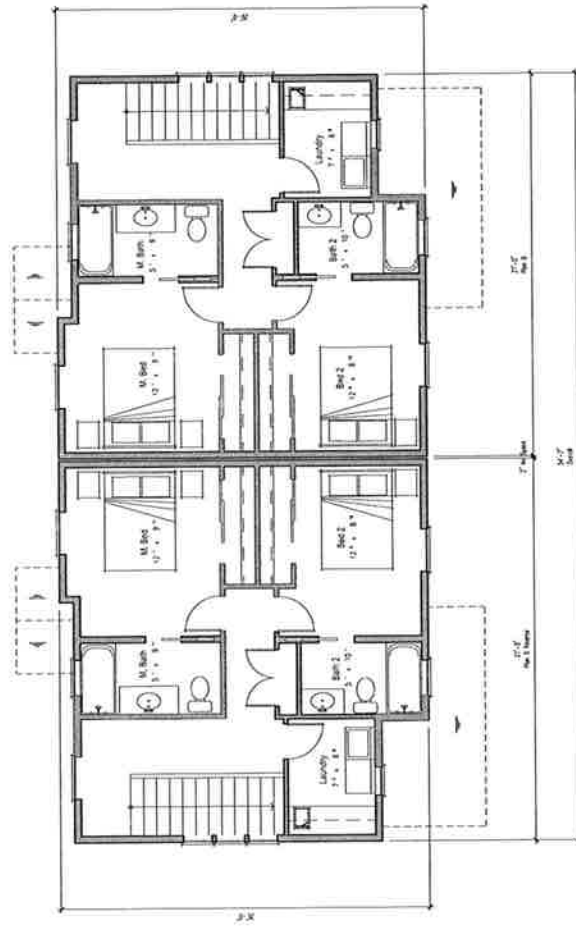


Exhibit K-2
Bldg. 3 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)

Second Floor Plan

First Floor Plan

**BUILDING 4 AREA
CALC BREAKDOWN**

Plan A	
First Floor:	566 SF
Second Floor:	802 SF
Total Living:	1,368 SF
Garage:	281 SF
	281 SF

4A.1

Exhibit L-1
Bldg. 4 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

Building 4 - Floor Plan

CCDesign
10000 10th St
Paso Robles, CA 93426
E: info@ccdesign.com

DATE: 11/15/2017
SCALE: 1/8" = 1'-0"
DRAWN: [Signature]
CHK: [Signature]

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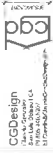
Exhibit L-2
Bldg. 4 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)

4A.2

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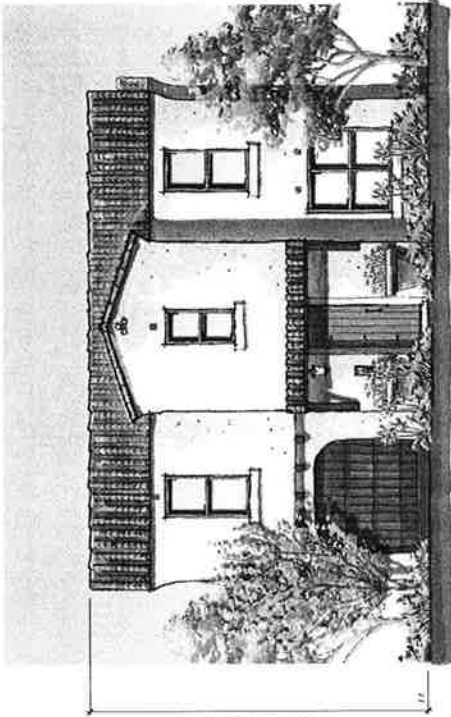
514 38th Street Townhomes
 Tract #2919
 Paso de Robles Ca

Building 4 - Elevations

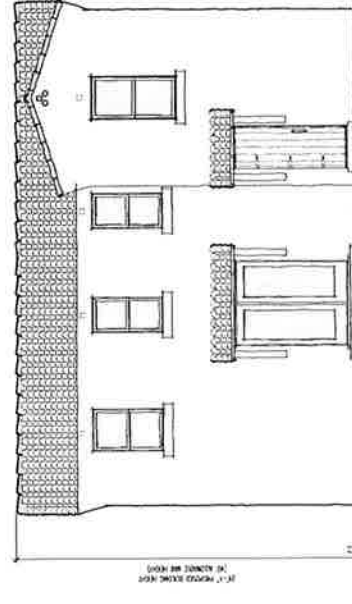


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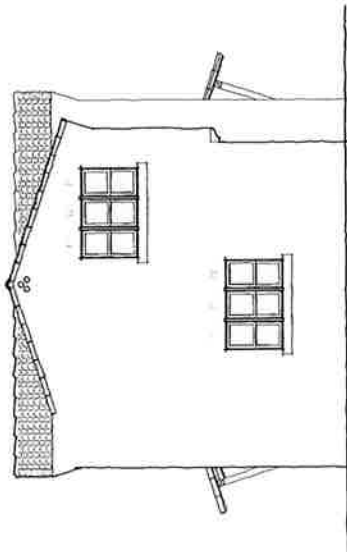
REVISIONS



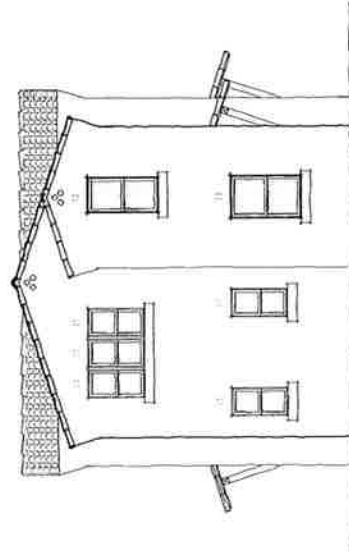
Plan A
 South Elevation



North Elevation



West Elevation



East Elevation

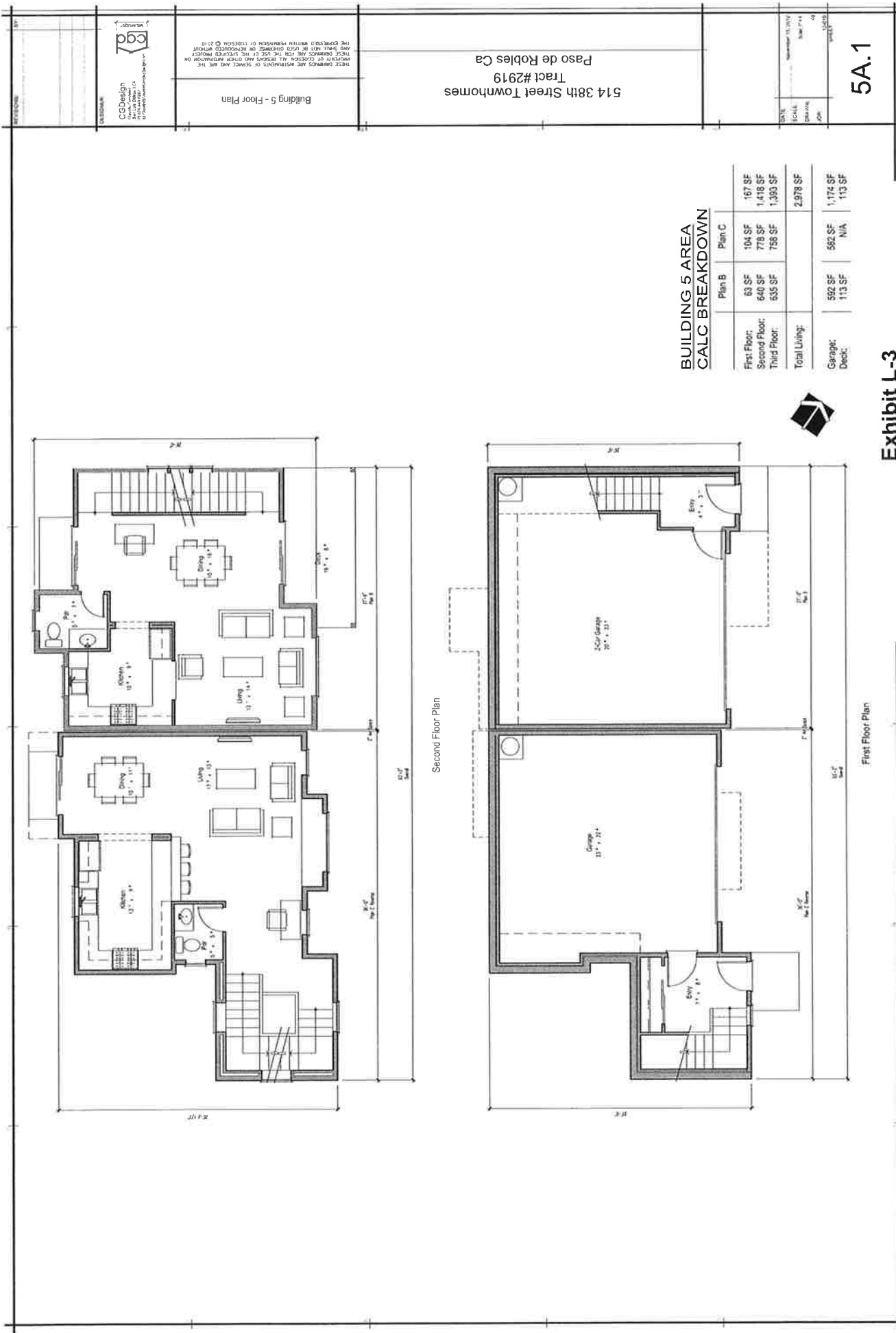
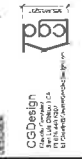


Exhibit L-3
 Bldg. 4 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)

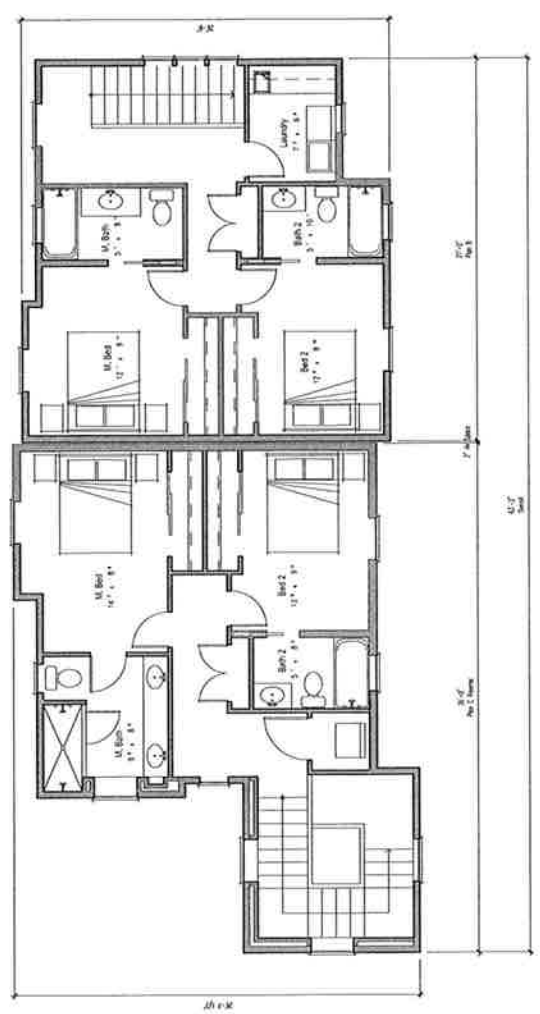
5A.1

514 38th Street Townhomes
 Tract #2919
 Paso de Robles Ca

Building 5 - Floor Plan



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Third Floor Plan

Exhibit M-1
 Bldg. 5 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)

Plan B

Plan C Reverse

South Elevation

East Elevation

North Elevation

West Elevation

5A.3

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

Building 5 - Elevations

CCDesign
Pasadena, CA 91104
Tel: 626-799-1111
www.ccdesign.com

DATE: 04/27/2014
SCALE: 1/8" = 1'-0"
DRAWN BY: JRM
CHECKED BY: JRM

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Exhibit M-2
Bldg. 5 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)



Building 6 - Floor Plans

514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

6A.1

Exhibit M-3
Bldg. 5 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)



Second Floor Plan

First Floor Plan

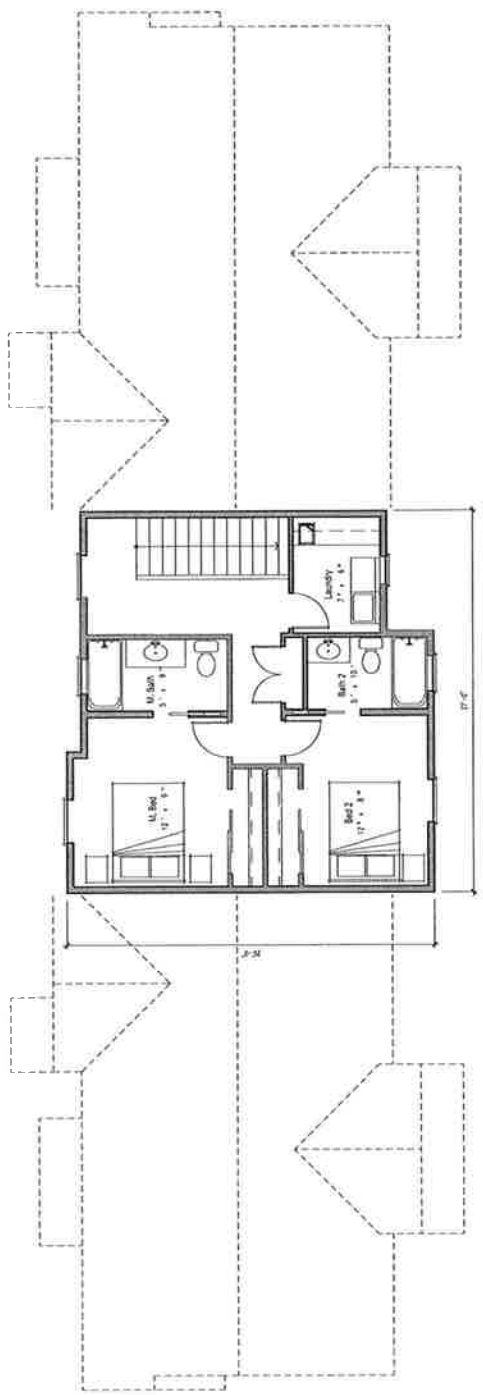
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 SCALE: 3/8" = 1'-0"
 DRAWING: 6A.2
 JOB: 12-007

514 38th Street Townhomes
 Tract #2919
 Paso de Robles Ca

Building 5 - Floor Plans

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 11700 Via Arroyo, Suite 100
 San Juan Capistrano, CA 92675
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Third Floor Plan

6A.2

Exhibit N-1
 Bldg. 6 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)

PROJECT: Building 6 - Elevations

DATE: 08/17/2015

SCALE: 1/8" = 1'-0"

DRAWING: ELEVATIONS

SHEET: 6A.3

514 38th Street Townhomes
 Tract #2919
 Paso de Robles Ca

6A.3

Plan A Reverse

Plan B Reverse
West Elevation

East Elevation

Plan A Reverse

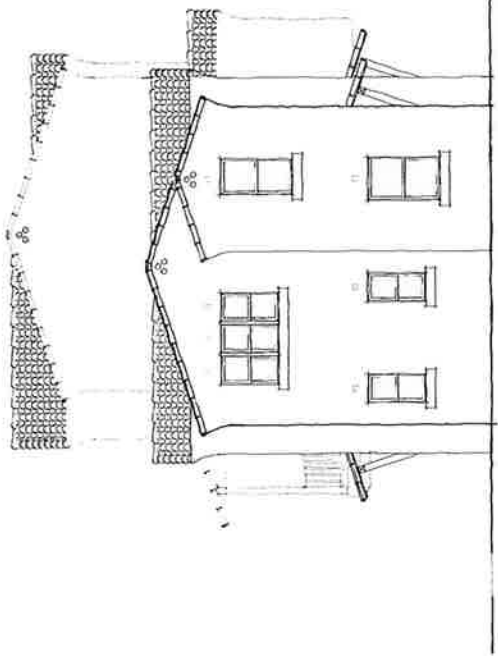
Plan B Reverse
West Elevation

East Elevation

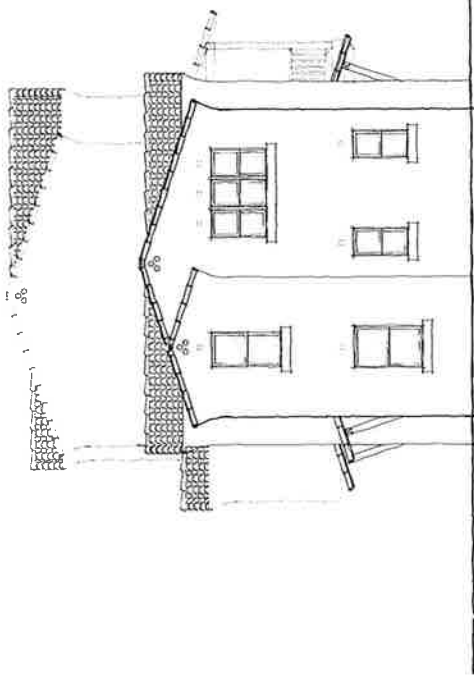
Exhibit N-2
 Bldg. 6 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)

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North Elevation



South Elevation

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 Tract #2919
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Building 6 - Elevations

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 (760) 439-0000
 www.ccmdesign.com

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SCALE	1/8" = 1'-0"
DRAWN BY	CCM
CHECKED BY	CCM

6A.4

Exhibit N-3
 Bldg. 6 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)

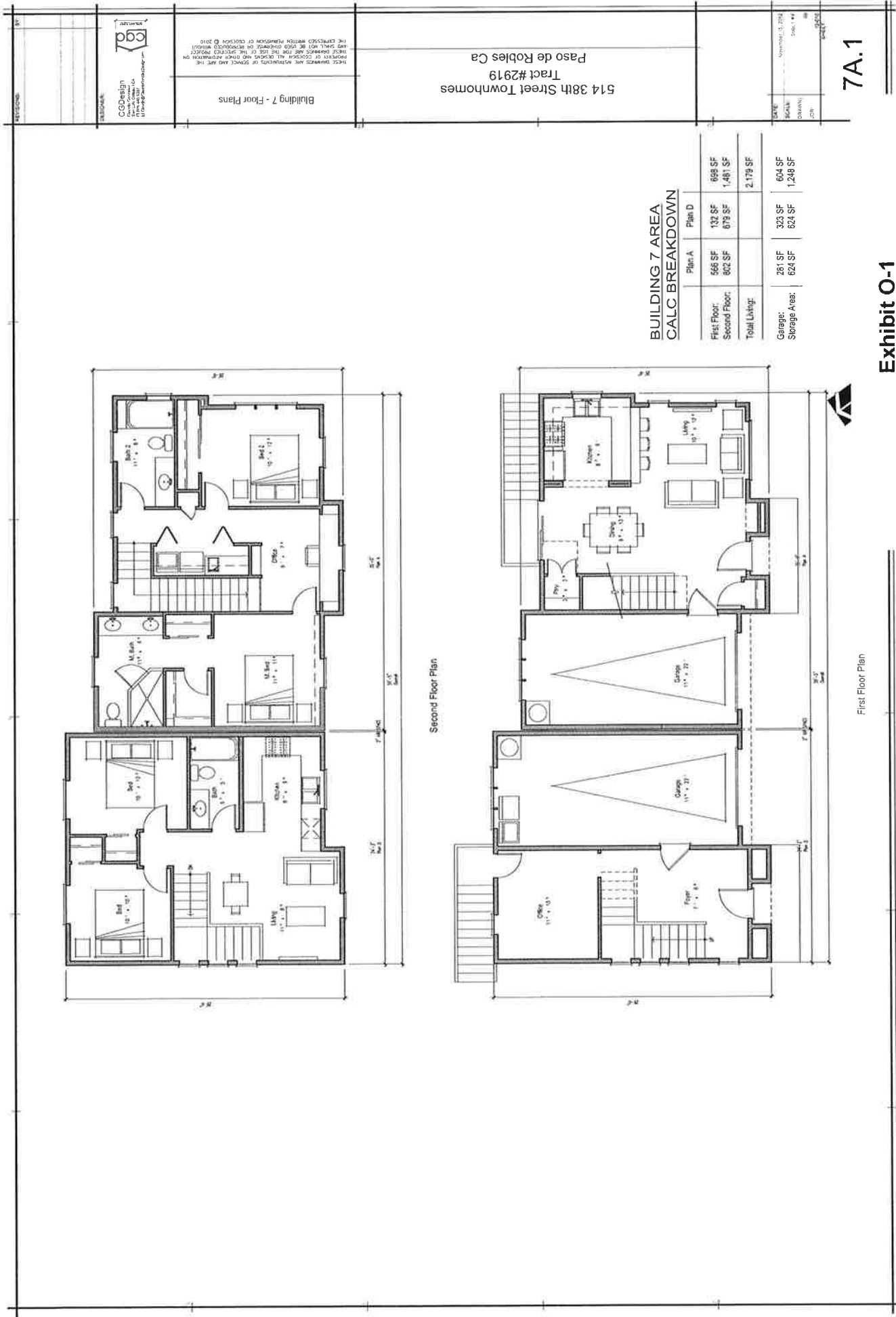


Exhibit O-1
 Bldg. 7 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)

7A.1

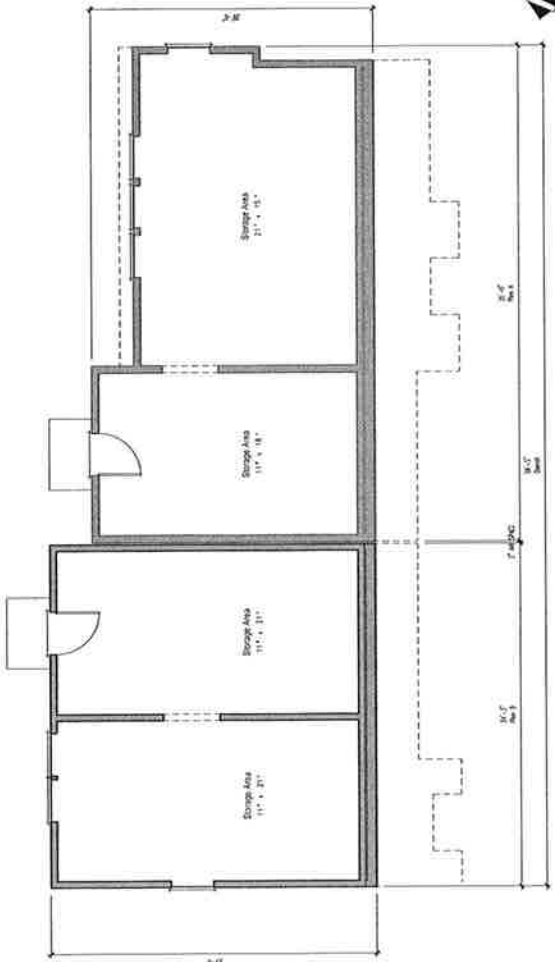


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Building 7 - Floor Plans

Second Floor Plan

First Floor Plan



Basement Floor Plan

Building 7 - Basement Plans

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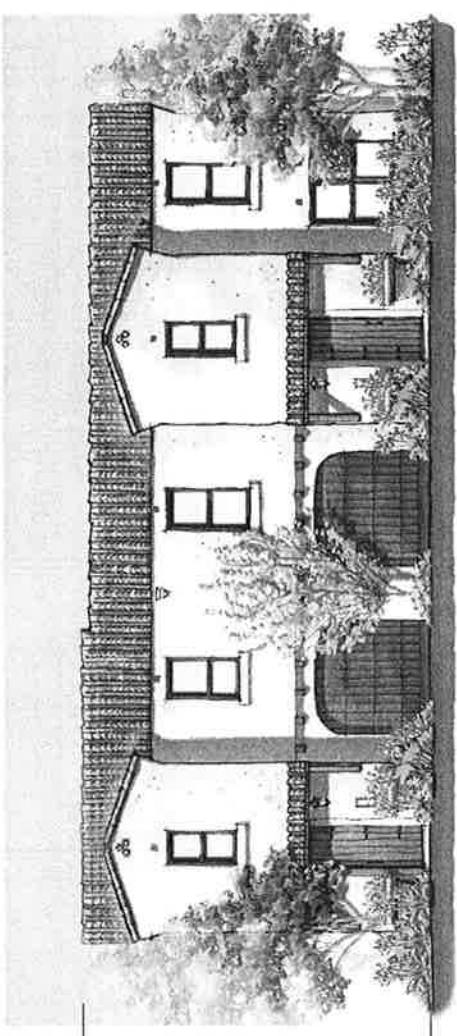


514 38th Street Townhomes
Tract #2919
Paso de Robles Ca

DATE	November 20, 2014
SCALE	1/8" = 1'-0"
DRAWN	EMANN
POC	EMANN

7A.2

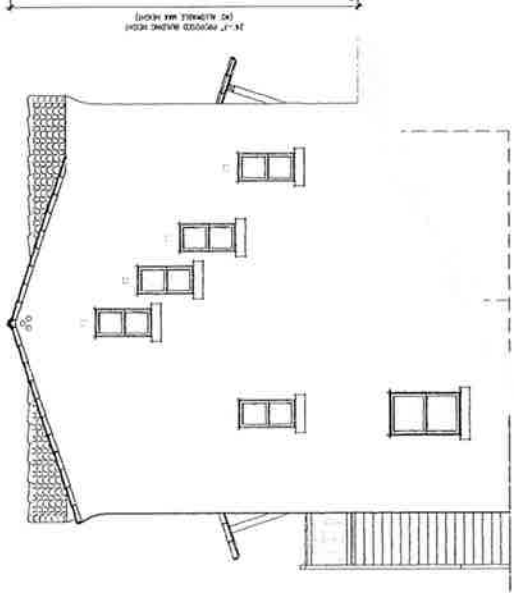
Exhibit O-2
Bldg. 7 Floor Plans/Elev.
PD 12-007 & Tract 2919
(Vernon)



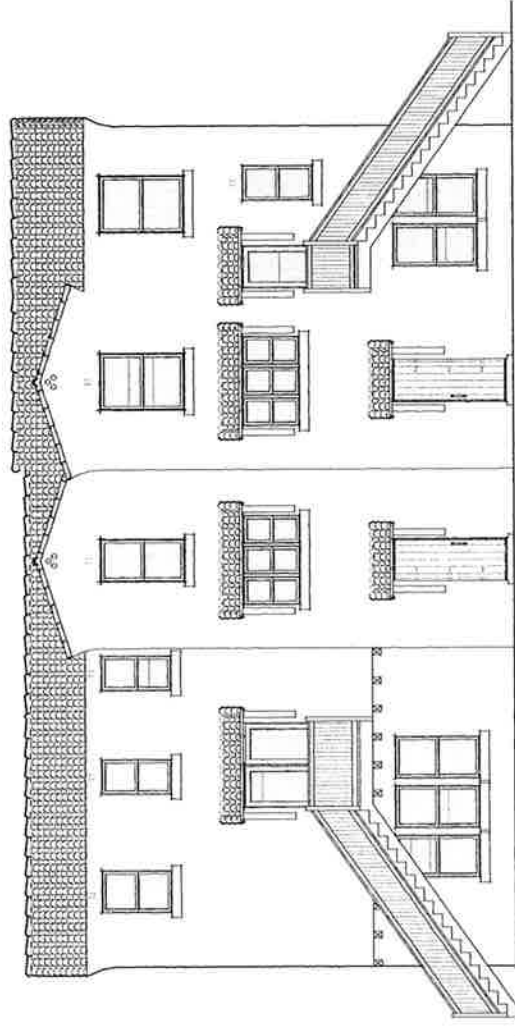
Plan A

Plan D

West Elevation



North Elevation



East Elevation



South Elevation

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 10000 E. 1st Street, Suite 100
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Building 7 - Elevations
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DATE: 08/27/2019
 SCALE: 1/8" = 1'-0"
 DRAWING: 7A.3
 PLOT: 7A.3

7A.3

Exhibit O-3
 Bldg. 7 Floor Plans/Elev.
 PD 12-007 & Tract 2919
 (Vernon)