

RESOLUTION NO. 16-021

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

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

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

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

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

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

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

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

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

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

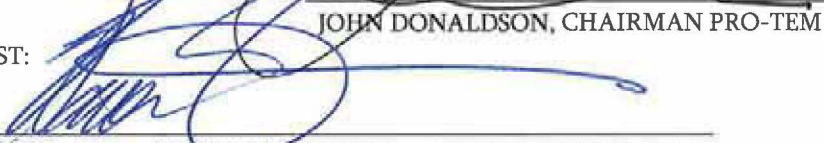
PASSED AND ADOPTED THIS 22nd day of March, 2016 by the following Roll Call Vote:


AYES: Burgett, Agredano, Davis, Donaldson, Brennan

NOES:

ABSENT: Rollins

ABSTAIN: Barth

ATTEST: 
JOHN DONALDSON, CHAIRMAN PRO-TEM


WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

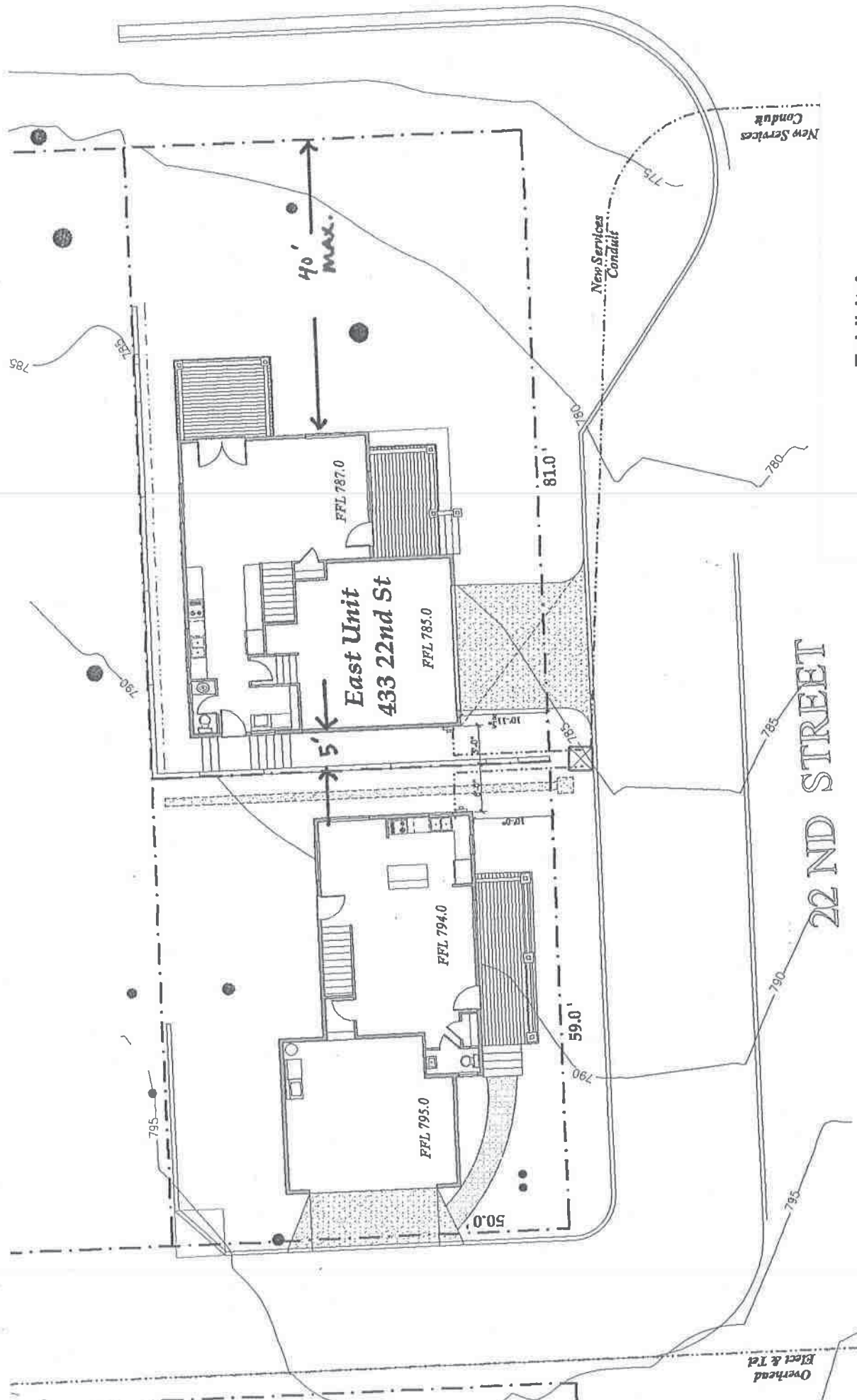


Exhibit A
Site Plan
SP 16-001
(Barth)



SITEPLAN
1" = 10'

Revisions	By
12.23.15	

Drawings By
Kendy O'Connor
 945 12th Street, C
 Paso Robles, CA 92371-1407
 805 237-1407

Noted: Gilman Architect
 945 12th Street, Suite E
 Paso Robles, Calif. 92366
 805 238.3402

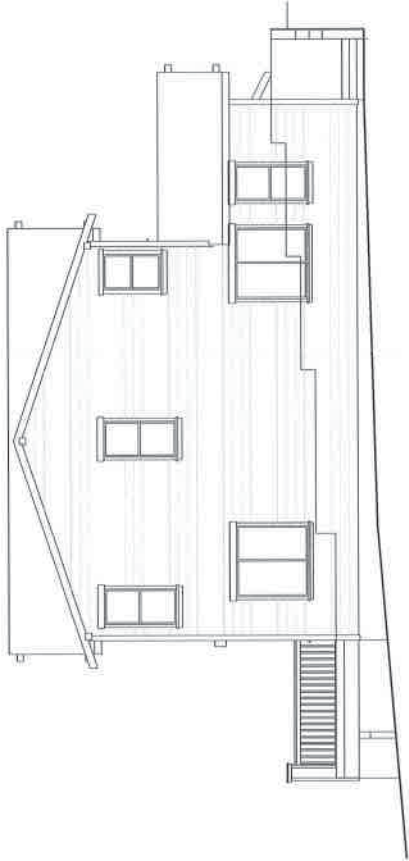
ELECTRICAL PLANS
 EAST UNIT - 433

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

Drawn
Kendy O'Connor
 945 12th Street, C
 Paso Robles, CA 92371-1407
 805 237-1407

Date 08.12.2016
 Job No.
 Sheet

A.6



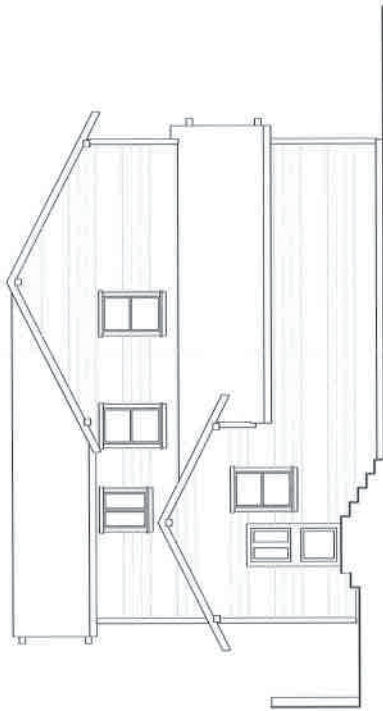
NORTH ELEVATION

1/4" = 1'-0"



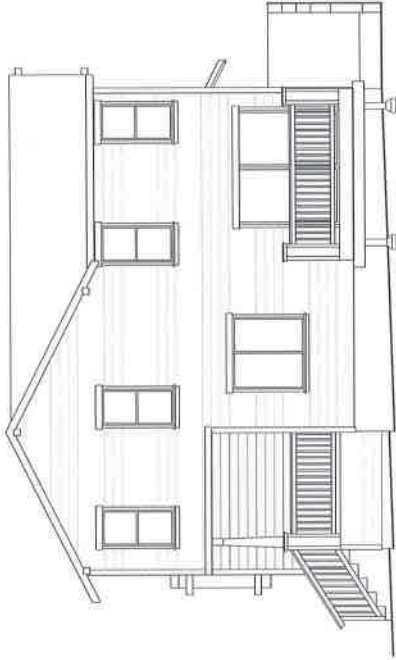
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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

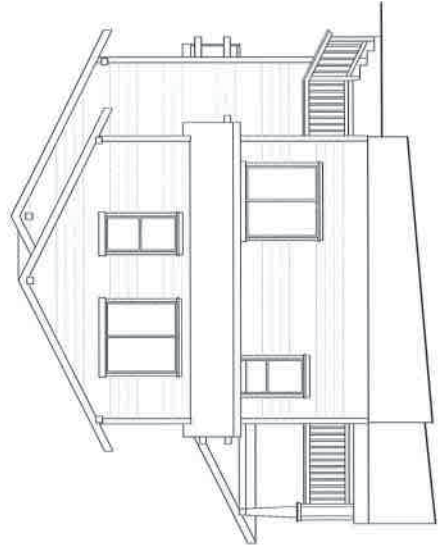
Revisions	By
12-28-15	

Drawings By
 Randy O'Connor
 945 12th Street, C
 Paso Robles, Calif.
 805.237.1407
 Nick Gilman, Architect
 945 12th Street, Suite E
 Paso Robles, Calif. 94446
 805.238.5622

ELEVATIONS
 WEST UNIT - 431

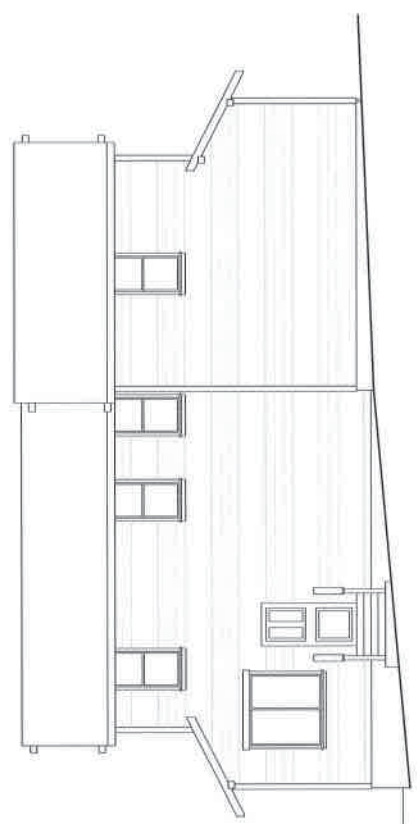
DOUG BARTH PROJECT
 2215 VINE STREET
 Paso Robles, Calif.
 APN 008-152-017

Project
 Randy O'Connor
 945 12th Street, C
 Paso Robles, Calif.
 805.237.1407
 Date 09.12.2014
 Job No.
 Sheet
A.6



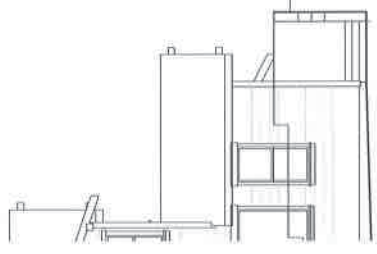
EAST ELEVATION

1/4" = 1'-0"



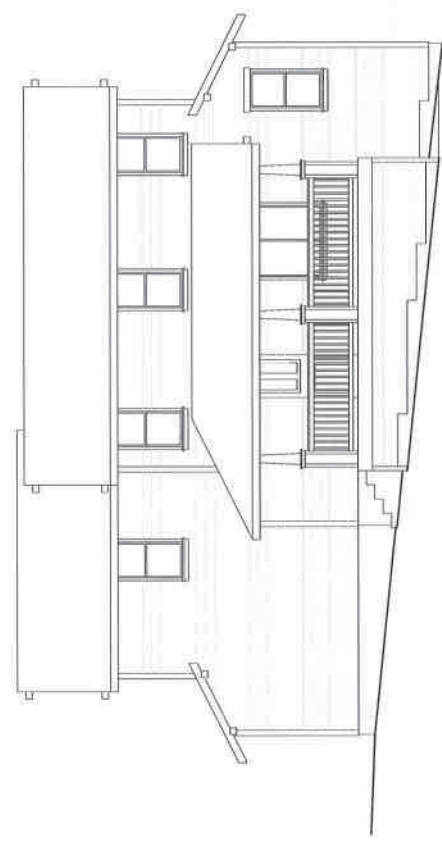
NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

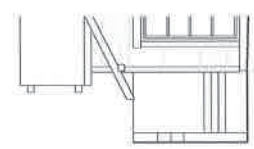
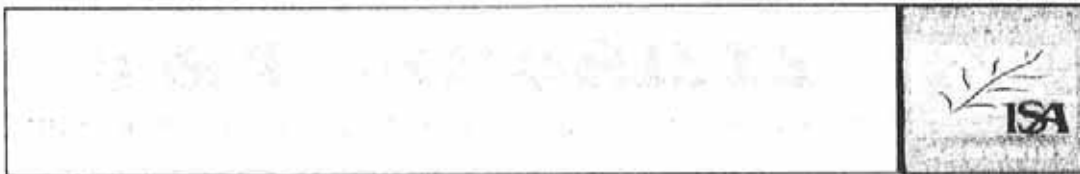


Exhibit C
 Arch. Elevations - West House
 SP 16-001
 (Barth)



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

RECEIVED

JAN 15 2016

**City of Paso Robles
Community Development Dept.**

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

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

Tract # _____

PD # _____

Building Permit # _____

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

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

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

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

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

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

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

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

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

Tree Rating System

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

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

Aesthetic quality on the spreadsheet is defined as follows:

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

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

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

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

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

Tree Protection Zone

No personnel, equipment,
materials, and vehicles are
allowed

Do not remove or re-position
this fence without calling:

A & T Arborists
434-0131

Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A

TREE PROTECTION SPREAD SHEET 22nd and Vine

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

- 1 = TREE # MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE COMMON NAME IE W O = WHITE OAK
3 = SCIENTIFIC NAME
4 = TRUNK DIAMETER @ 46"
5 = TREE CONDITION 1 = POOR, 10 = EXCELLENT
6 = CONSTRUCTION STATUS AVOIDED IMPACTED REMOVAL
7 = CRZ PERCENT OF IMPACTED CRITICAL ROOT ZONE
8 = CONSTRUCTION IMPACT TYPE GRADING COMPACTION TRENCHING
9 = MITIGATION REQUIREMENTS FENCING MONITORING ROOTPRUNING
10 = ARBORIST MONITORING REQUIRED YES/NO
11 = PRESCRIBED PRUNING CLASS 1-4
12 = AESTHETIC VALUE
13 = FIELD NOTES
14 = NORTH SOUTH/EAST WEST CANOPY SPREAD

8/1/2014