



CITY OF ATASCADERO CITY COUNCIL AGENDA

Consistent with Executive Order N-29-20 and N-08-21 the City Council Meeting will not be physically open to the public and City Council Members will be teleconferencing into the meeting.

HOW TO OBSERVE THE MEETING:

To maximize public safety while still maintaining transparency and public access, the meeting will be live-streamed on SLO-SPAN.org, on Spectrum cable Channel 20 in Atascadero, and on KPRL Radio 1230AM and 99.3FM. The video recording of the meeting will repeat daily on Channel 20 at 1:00 am, 9:00 am, and 6:00 pm and will be available through the City's website or by visiting https://us02web.zoom.us/webinar/register/WN_ZwJ7a031S3KXauEym9ehaA.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **805-538-2888** to listen and provide public comment via phone, or submit written public comments to cityclerk@atascadero.org by 12:00 pm on the day of the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be forwarded to the City Council and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as a part of the administrative record of the meeting but will be forwarded to the City Council the next business day. ***Please note, email comments will not be read into the record.***

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

City Council agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the City Clerk and are available for public inspection on our website, www.atascadero.org. Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the City Council. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Council meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the City Clerk's office. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO CITY COUNCIL

AGENDA

Tuesday, September 14, 2021

**City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California**

<u>City Council Closed Session:</u>	5:00 P.M.
<u>City Council Regular Session:</u>	6:00 P.M.

COUNCIL CLOSED SESSION: 5:00 P.M.

- 1. ROLL CALL**
- 2. CLOSED SESSION -- PUBLIC COMMENT**
- 3. COUNCIL LEAVES TO BEGIN CLOSED SESSION**
- 4. CLOSED SESSION -- CALL TO ORDER**
 - a. Conference with Real Property Negotiators** (Govt. Code 54956.8)
Real Property: 6009 Del Rio Road (APN 049141038 – City Property), 2000 Ramona Road (APN 049141039 – City Property), 2455 El Camino Real (APN 049151056 – People Self Help Housing Property), 6105 Olmeda Avenue (APN 029091001 – State of California Property), Atascadero, California, 93422
Agency Negotiator: Rachelle Rickard, City Manager
Negotiating Parties: People Self Help Housing and State of California
Subject of Negotiations: Purchase price and/or terms of payment.
 - b. Conference with Labor Negotiators** (Govt. Code Sec. 54957.6)
Agency designated representatives: Rachelle Rickard, City Manager
Employee Organizations: Atascadero Professional Firefighters, Local 3600; Atascadero Police Association; Mid-Management/Professional Employees; Non-Represented Professional and Management Workers and Confidential Employees
 - c. Conference with Legal Counsel – Existing Litigation**
Government Code Sec. 54956.9 (d)(1)
Name of Case: Newton v. City of Atascadero, Heather Newsom and Susan Funk
San Luis Obispo Superior Court Case No. 21CVP-0168

5. CLOSED SESSION – ADJOURNMENT

6. COUNCIL RETURNS

7. CLOSED SESSION – REPORT (IF ANY)

a. August 13, 2021

Announcement(s) of any reportable action(s) taken in Closed Session that occur(s) after the adjournment of Regular Session will be made at the beginning of the next Regular City Council meeting as Closed Session is not recorded or videotaped.

REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE: Council Member Funk

ROLL CALL:
Mayor Moreno
Mayor Pro Tem Newsom
Council Member Bourbeau
Council Member Dariz
Council Member Funk

APPROVAL OF AGENDA: Roll Call

Recommendation: Council:

1. Approve this agenda; and
2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.

PRESENTATION:

1. Commute with Confidence – October 2021 (SLOCOG)

A. CONSENT CALENDAR: (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Council or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the Consent Calendar and will be considered in the listed sequence with an opportunity for any member of the public to address the Council concerning the item before action is taken.)

1. City Council Draft Action Minutes – August 10, 2021 & August 13, 2021

- Recommendation: Council approve the August 10, 2021 Draft City Council Regular Meeting Minutes and the August 13, 2021 Draft City Council Special Meeting Minutes. [City Clerk]

2. July 2021 Accounts Payable and Payroll

- Fiscal Impact: \$6,855,314.43
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for July 2021. [Administrative Services]

3. 2022 Measure F-14 Pavement Rehabilitation Project Design Engineering Services Contract

- Fiscal Impact: \$212,500.00
- Recommendation: Council authorize the City Manager to execute a professional services agreement for \$212,500 with Rick Engineering Company to provide design engineering and construction plan preparation services for the 2022 Measure F-14 Pavement Rehabilitation Project (Project No. C2021R01). [Public Works]

4. El Camino Real South Pavement Resurfacing Project Construction Award

- Fiscal Impact: \$1,294,999.00
- Recommendation: Council award a construction contract for \$1,294,999 to Papich Construction Company Inc. for the El Camino Real South Pavement Resurfacing Project (Project No. C2020R04). [Public Works]

UPDATES FROM THE CITY MANAGER: (The City Manager will give an oral report on any current issues of concern to the City Council.)

1. Atascadero Basin Ground Water Sustainability Plan Update
2. Morro Road Striping Update

COMMUNITY FORUM: (This portion of the meeting is reserved for persons wanting to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. Comments made during Community Forum will not be a subject of discussion. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Council. Any members of the public who have questions or need information may contact the City Clerk's Office, between the hours of 8:30 a.m. and 5:00 p.m. at (805) 470-3400, or cityclerk@atascadero.org.)

B. PUBLIC HEARINGS:

1. Ordinance to Amend Title 11, Subdivisions, of the Atascadero Municipal Code Related to Dedications, Tentative Maps, Parcel and Final Maps, and Subdivision Improvement Requirements

- Fiscal Impact: Proposed amendments to Title 11 are expected to streamline parcel and final map approvals and reduce staff time. No fiscal impact will occur with continuing the public hearing to the next regular Council meeting.
- Recommendation: Council continue the public hearing to the September 28, 2021 regular City Council meeting to allow additional time for drafting and reviewing proposed amendments to Title 11, Subdivisions, of the Atascadero Municipal Code related to dedications, tentative maps, parcel and final maps, and subdivision improvement requirements. [Public Works]

C. MANAGEMENT REPORTS:

1. East Mall at Centennial Plaza Vacant Lots Study Session

- Fiscal Impact: There is no specific fiscal impact associated with the analysis of future options and disposition of the properties as surplus land.
- Recommendation: Council provide staff direction regarding and authorize staff to proceed with, a PD rezoning of the City owned vacant Centennial Plaza lots to refine the building envelope and land uses consistent with the General Plan, City Council Action Plan, and Downtown Revitalization Plan. [Community Development]

2. Title 9 Planning and Zoning Text Amendments Annual Code Update

- Fiscal Impact: Since the proposed Zoning clarifications are intended to refine consistency with the General Plan, there is a potential small savings of staff time.
- Recommendation: Council adopt, by title only, Ordinance No. 646 (as introduced on May 25, 2021), amending the Atascadero Municipal Code, Title 9 Zoning Ordinance, Section 9-2.112 Permit Time Limits, Section 9-3.230 Agriculture and residential district allowable land uses, Section 9-3.262 Property development standards – RMF, Section 9-3.330 Nonresidential district allowable land uses, Section 9-3.331 Mixed Use residential density, Section 9-3.430 Public districts allowable land uses, Section 9-3.500 Definitions, Section 9-4.107 Side setbacks, Section 9-4.112 Measurement of height, Section 9-4.113 Height limitations, Section 9-4.128 Fencing and screening, Section 9-6.103 Accessory storage, Section 9-6.105 Home Occupations, Section 9-6.106 Residential accessory uses, Section 9-6.112 Farm animal raising, Section 9-6.113 Interim agricultural uses, Section 9-2.102 General Definitions, based on findings. [Community Development]

D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS: (On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. The following represent standing committees. Informative status reports will be given, as felt necessary):

Mayor Moreno

1. City Selection Committee
2. County Mayors Round Table
3. Regional Economic Action Coalition (REACH)
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Newsom

1. City / Schools Committee
2. Design Review Committee
3. League of California Cities – Council Liaison
4. Visit SLO CAL Advisory Committee

Council Member Bourbeau

1. City of Atascadero Finance Committee
2. City / Schools Committee
3. Integrated Waste Management Authority (IWMA)
4. SLO County Water Resources Advisory Committee (WRAC)

Council Member Dariz

1. Air Pollution Control District
2. California Joint Powers Insurance Authority (CJPIA) Board
3. City of Atascadero Finance Committee

Council Member Funk

1. Atascadero Basin Ground Water Sustainability Agency (GSA)
2. Design Review Committee
3. Homeless Services Oversight Council

E. INDIVIDUAL DETERMINATION AND / OR ACTION: (Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.)

1. City Council
2. City Clerk
3. City Treasurer
4. City Attorney
5. City Manager

ADJOURN

Please note: Should anyone challenge any proposed development entitlement listed on this Agenda in court, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing. Correspondence submitted at this public hearing will be distributed to the Council and available for review in the City Clerk's office.



CITY OF ATASCADERO CITY COUNCIL

DRAFT MINUTES

Tuesday, August 10, 2021

**City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California**

City Council Closed Session: 5:00 P.M.

City Council Regular Session: 6:00 P.M.

COUNCIL CLOSED SESSION: 5:00 P.M.

Mayor Moreno called Closed Session to order at 5:01 p.m.

1. ROLL CALL

Present: **By Teleconference** - Council Members Bourbeau, Dariz and Funk, Mayor Pro Tem Newsom, and Mayor Moreno

Absent: None

Others Present: None

Staff Present: **By Teleconference** – City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Public Works Director Nick DeBar, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen, and IT Manager Luke Knight

2. CLOSED SESSION -- PUBLIC COMMENT – None

3. COUNCIL LEAVES TO BEGIN CLOSED SESSION

IT Manager Knight did not attend this portion of the meeting.

4. CLOSED SESSION -- CALL TO ORDER

5. CLOSED SESSION -- CALL TO ORDER

- a. Conference with Real Property Negotiators** (Govt. Code 54956.8)
Real Property: 6009 Del Rio Road (APN 049141038 – City Property), 2000 Ramona Road (APN 049141039 – City Property), 2455 El Camino Real (APN 049151056 – People Self Help Housing Property), 6105 Olmeda Avenue (APN 029091001 – State of California Property), Atascadero, California, 93422
Agency Negotiator: Rachelle Rickard, City Manager
Negotiating Parties: People Self Help Housing and State of California
Subject of Negotiations: Purchase price and/or terms of payment.

Public Works Director DeBar and Deputy City Manager/City Clerk Christensen left the meeting.

- b. Conference with Labor Negotiators** (Govt. Code Sec. 54957.6)
Agency designated representatives: Rachelle Rickard, City Manager
Employee Organizations: Atascadero Professional Firefighters, Local 3600; Atascadero Police Association; Service Employees International Union, Local 620; Mid-Management/Professional Employees; Non-Represented Professional and Management Workers and Confidential Employees

6. CLOSED SESSION – ADJOURNMENT

7. COUNCIL RETURNS

8. CLOSED SESSION – REPORT (IF ANY)

- a. July 13, 2021**
b. August 10, 2021

City Attorney Pierik reported that there was no reportable action from Closed Session on July 13 or August 10, 2021.

REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

Mayor Moreno called the meeting to order at 6:05 p.m. and led the Pledge of Allegiance.

ROLL CALL:

Present: Council Members Bourbeau, Dariz and Funk, and Mayor Pro Tem Newsom
By Teleconference - Mayor Moreno

Absent: None

Others Present: None

Staff Present: City Manager Rachelle Rickard, Fire Chief Casey Bryson, Community Development Director Phil Dunsmore and IT Manager Luke Knight
By Teleconference – Police Chief Bob Masterson, Administrative Services Director Jeri Rangel, Community Development Director Phil Dunsmore, Public Works Director Nick DeBar, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen

Deputy City Manager/City Clerk Christensen noted that amendments to Atascadero Municipal Code Title 11 were advertised for public hearing at this meeting, however this item did not move forward and was not placed on the agenda and would be advertised again with a new public hearing date.

APPROVAL OF AGENDA:

MOTION: By Council Member Bourbeau and seconded by Mayor Pro Tem Newsom to:

1. Approve this agenda; and,
2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.

Motion passed 5:0 by a roll-call vote.

PRESENTATIONS: None.

A. CONSENT CALENDAR: (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Council or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the Consent Calendar and will be considered in the listed sequence with an opportunity for any member of the public to address the Council concerning the item before action is taken.)

1. City Council Draft Action Minutes – July 13, 2021

- Recommendation: Council approve the July 13, 2021 Draft City Council Regular Meeting Minutes. [City Clerk]

2. June 2021 Accounts Payable and Payroll

- Fiscal Impact: \$2,703,659.29
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for June 2021. [Administrative Services]

4. Approve Final Map for Tract 3141 - Grand Oaks Micro Community (4711 El Camino Real)

- Fiscal Impact: None.
- Recommendation: Council adopt Draft Resolution approving Final Map for Tract 3141 and accepting the offer of dedication for a public pedestrian easement on behalf of the public. [Public Works]

5. Community Facilities District 2005-1 Annexation No. 23

- Fiscal Impact: None.
- Recommendation: Council adopt on second reading, by title only, Draft Ordinance, authorizing the levy of special taxes in Community Facilities District 2005-1 for certain annexation territory identified as Annexation No. 23. [Community Development]

6. Mobile and Portable Radio Replacement

- Fiscal Impact: \$480,700.00 of budgeted General Fund Measure D-20 funds.
- Recommendation: Council authorize the City Manager to execute a contract with Motorola Solutions for a total of \$480,700.00 for the purchase of mobile and portable radios for the Police and Fire & Emergency Services Departments. [Information Technology]

7. Objective Design and Small-Lot Subdivision Standards Project Contract Award

- Fiscal Impact: \$114,705.00 in grant funding.
- Recommendation: Council authorize the City Manager to execute a contract for \$114,705.00 with MIG, Inc. to provide planning consultant services for the preparation of the Objective Design and Small-Lot Subdivision Standards Project. [Community Development]

City Manager Rickard requested Item #A-3 be removed from the Consent Calendar for separate discussion and vote.

MOTION: By Council Member Bourbeau and seconded by Council Member Funk to approve Consent Calendar Items #A-1, A-2, and A-4 through A-7. (#A-3: Contract No. 2021-018) (#A-4: Resolution No. 2021-063) (#A-5: Ordinance No. 649) (#A-5: Contract No. 2021-021) (#A-7: Contract No. 2021-022)
Motion passed 5:0 by a roll-call vote.

3. Designation of Voting Delegate - League of California Cities' Annual Conference

- Fiscal Impact: None.
- Recommendation: Council designate Council Member Funk as the voting delegate for the Annual Business Meeting of the League of California Cities' Annual Conference in September 2021 and direct the City Clerk to inform the League of the designation. [City Clerk]

City Manager Rickard reported that Council Member Funk plans to attend the League of California Cities' Annual Conference however, there is a potential conflict that may come up, and Council Member Dariz has offered to be the City's voting delegate.

MOTION: By Mayor Moreno and seconded by Council Member Funk to designate Council Member Dariz as the voting delegate for the Annual Business Meeting of the League of California Cities' Annual Conference in September 2021 and direct the City Clerk to inform the League of the designation.
Motion passed 5:0 by a roll-call vote.

UPDATES FROM THE CITY MANAGER:

City Manager Rachelle Rickard gave an update on projects and issues within the City.

COMMUNITY FORUM:

The following citizens spoke during Community Forum: Geoff Auslen, Tom O'Malley, Wendy Lewis

The following citizens spoke by telephone or through the webinar on this item: Peter Henson

Mayor Moreno closed the COMMUNITY FORUM period.

B. PUBLIC HEARINGS:**1. Cascabel Accessory Structure Use Permit (USE 21-0035) Appeal – 5075 Cascabel Road**

- Fiscal Impact: The proposed project includes construction of accessory structures on the residential property. The City will gain slight increases in property tax from improvements to the property.
- Recommendations: Council:
 1. Adopt Draft Resolution A affirming the Planning Commission's approval of the Use Permit, subject to findings and conditions of approval.
 - OR**
 2. Adopt Draft Resolution B reversing the Planning Commission's action and denying the Use Permit subject to findings. [Community Development]

Ex Parte Communications

Council Member Bourbeau, Council Member Funk, and Mayor Moreno reported visiting the site.

Council Member Bourbeau and Mayor Moreno reported meeting with the applicant.

No other Council Members had anything to report.

Community Development Director Dunsmore gave the report and answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: Rick Derevan, Darcy Wetzel, Tim Wetzel, and Geoff Auslen

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Bourbeau and seconded by Mayor Pro Tem Newsom to adopt Resolution No. 2021-064 affirming the Planning Commission's approval of the Use Permit, subject to findings and conditions of approval with the following amendments:

- ***Change Condition No. 4 permits for Phase 3 from 60 months to 24 months.***
 - ***Add Condition No. 11 requiring vegetative screening.***
- Motion passed 5:0 by a roll-call vote.***

2. Confirming Cost of Vegetative Growth and/or Refuse Abatement

- Fiscal Impact: The City will receive \$66,983.19 from the 2021/2022 property tax rolls in weed abatement / refuse abatement assessments.
- Recommendations: Council adopt Draft Resolution, confirming the cost of vegetative growth (weeds) and/or refuse (rubbish) abatement. [Fire Department]

Ex Parte Communications

All Council Members had nothing to report.

Fire Chief Bryson gave the report and answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Moreno closed the Public Comment period.

**MOTION: By Council Member Bourbeau and seconded by Mayor Pro Tem Newsom to adopt Resolution No. 2021-065, confirming the cost of vegetative growth (weeds) and/or refuse (rubbish) abatement.
*Motion passed 5:0 by a roll-call vote.***

C. MANAGEMENT REPORTS:**1. 2021 Sales Tax Measure D-20 Annual Report**

- Fiscal Impact: Distribution of the 2021 Measure D-20 Annual Report is estimated to cost about \$5,000 in budgeted General Funds.
- Recommendation: Council approve the 2021 Sales Tax Measure D-20 Annual Report. [Administrative Services]

Administrative Services Director Rangel gave the report and answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: Geoff Auslen

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Funk and seconded by Mayor Pro Tem Newsom to approve the 2021 Sales Tax Measure D-20 Annual Report as revised and subject to the following additional revisions:

- ***Add percentage data labels on graph***
- ***Add additional descriptive information, where practical, to graph***

Motion passed 5:0 by a roll-call vote.

D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:

The following Council Members made brief announcements and gave brief update reports on their committees since their last Council meeting:

Mayor Moreno

1. SLO Council of Governments (SLOCOG)
2. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Newsom

1. Design Review Committee

Council Member Bourbeau

1. Integrated Waste Management Authority (IWMA)

Council Member Funk

1. Atascadero Basin Ground Water Sustainability Agency (GSA)
2. Homeless Services Oversight Council

E. INDIVIDUAL DETERMINATION AND / OR ACTION: None

F. ADJOURN

Mayor Moreno adjourned the Regular Meeting at 8:18 p.m.

MINUTES PREPARED BY:

Lara K. Christensen
City Clerk

APPROVED:

SPECIAL MEETING

ATASCADERO CITY COUNCIL

CLOSED SESSION

Friday, August 13, 2021, 3:00 P.M.

**Atascadero City Hall Council Chambers, 4th Floor
6500 Palma Avenue, Atascadero, California
(TELECONFERENCE)**

MINUTES

COUNCIL CLOSED SESSION: 3:00 P.M.

Mayor Moreno called the meeting to order at 3:05 p.m.

ROLL CALL:

Present: **By Teleconference** - Council Members Bourbeau, Dariz, Mayor Pro Tem Newsom, and Mayor Moreno

Absent: Council Member Funk

Others Present: None

Staff Present: **By Teleconference** – City Manager Rachelle Rickard, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen, and Senior Technical Support Specialist David Anastasia

1. CLOSED SESSION -- PUBLIC COMMENT – None

2. COUNCIL LEAVES TO BEGIN CLOSED SESSION

3. CLOSED SESSION -- CALL TO ORDER

a. Conference with Legal Counsel – Existing Litigation

Government Code Sec. 54956.9 (d)(1)

Name of Case: Castlerock Development et.al. v. City of Atascadero

San Luis Obispo Superior Court Case No. 16CVP-0324

4. CLOSED SESSION – ADJOURNMENT

5. COUNCIL RETURNS

6. CLOSED SESSION – REPORT

The City Attorney reported that there was no reportable action in Closed Session.

ADJOURNMENT:

Mayor Moreno adjourned the Special Meeting at 9:31p.m. to the next Regular Session on September 14, 2021.

MINUTES PREPARED BY:

Lara K. Christensen
Deputy City Manager / City Clerk

APPROVED:



Atascadero City Council

Staff Report - Administrative Services Department

July 2021 Accounts Payable and Payroll

RECOMMENDATION:

Council approve certified City accounts payable, payroll and payroll vendor checks for July 2021.

DISCUSSION:

Attached for City Council review and approval are the following:

Payroll

Dated	7/8/21	Checks # 35178 - 35191	\$	12,413.53
		Direct Deposits		310,627.47
Dated	7/22/21	Checks # 35192 - 35202		11,264.92
		Direct Deposits		304,838.70

Accounts Payable

Dated	7/1/21-7/31/21	Checks # 167926 - 168351 & EFTs 4087 - 4126		6,216,169.81
TOTAL AMOUNT				\$ 6,855,314.43

FISCAL IMPACT:

Total expenditures for all funds is \$ 6,855,314.43

CERTIFICATION:

The undersigned certifies that the attached demands have been released for payment and that funds are available for these demands.

A handwritten signature in blue ink that reads "Jeri Rangel".

Jeri Rangel
Director of Administrative Services

ATTACHMENT:

July 2021 Eden Warrant Register in the amount of \$ 6,216,169.81

City of Atascadero
Disbursement Listing
For the Month of July 2021

ITEM NUMBER: A-2
DATE: 09/14/21
ATTACHMENT: 1

Check Number	Check Date	Vendor	Description	Amount
167926	07/02/2021	13 STARS MEDIA	Accounts Payable Check	1,611.13
167927	07/02/2021	A.P.S. AUTOMOTIVE	Accounts Payable Check	287.16
167928	07/02/2021	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	800.50
167929	07/02/2021	GREG L. AIELLO	Accounts Payable Check	458.00
167930	07/02/2021	ALTHOUSE & MEADE, INC.	Accounts Payable Check	465.00
167931	07/02/2021	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	489.72
167932	07/02/2021	KELLY AREBALO	Accounts Payable Check	382.16
167933	07/02/2021	AT&T	Accounts Payable Check	350.42
167934	07/02/2021	AT&T	Accounts Payable Check	1,056.22
167936	07/02/2021	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	29,952.40
167937	07/02/2021	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	19,518.77
167938	07/02/2021	TERRIE BANISH	Accounts Payable Check	254.12
167939	07/02/2021	BAY LAUREL NURSERY	Accounts Payable Check	439.31
167940	07/02/2021	BERRY MAN, INC.	Accounts Payable Check	299.35
167941	07/02/2021	BIG RED MARKETING, INC.	Accounts Payable Check	13,265.00
167942	07/02/2021	BRADS OVERHEAD DOORS, INC.	Accounts Payable Check	560.00
167943	07/02/2021	BUREAU VERITAS NORTH AMERICA	Accounts Payable Check	4,105.32
167944	07/02/2021	CARQUEST OF ATASCADERO	Accounts Payable Check	22.93
167945	07/02/2021	ANGELA CASTRO	Accounts Payable Check	452.00
167946	07/02/2021	CENTRAL COAST BREWING, INC.	Accounts Payable Check	903.00
167947	07/02/2021	CHARTER COMMUNICATIONS	Accounts Payable Check	124.98
167948	07/02/2021	CITY OF ATASCADERO	Accounts Payable Check	695.99
167949	07/02/2021	ECS IMAGING, INC.	Accounts Payable Check	27,000.00
167950	07/02/2021	FARWEST LINE SPECIALTIES	Accounts Payable Check	94.61
167951	07/02/2021	FERRAVANTI GRADING & PAVING	Accounts Payable Check	23,621.42
167952	07/02/2021	BRIAN FERRELL	Accounts Payable Check	120.00
167953	07/02/2021	FERRELL'S AUTO REPAIR	Accounts Payable Check	740.69
167954	07/02/2021	FGL ENVIRONMENTAL	Accounts Payable Check	162.00
167955	07/02/2021	FRANCHISE TAX BOARD	Accounts Payable Check	30.38
167956	07/02/2021	FRUTH GROUP, INC.	Accounts Payable Check	3,219.09
167957	07/02/2021	G. SOSA CONSTRUCTION, INC.	Accounts Payable Check	101,641.29
167958	07/02/2021	GAS COMPANY	Accounts Payable Check	562.19
167959	07/02/2021	KELLY GLEASON	Accounts Payable Check	43.96
167960	07/02/2021	KATHLEEN GROGAN	Accounts Payable Check	65.66
167961	07/02/2021	SCOTT GROOMER	Accounts Payable Check	336.99
167962	07/02/2021	HAMNER, JEWELL & ASSOCIATES	Accounts Payable Check	10,928.80
167963	07/02/2021	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	25,572.49
167964	07/02/2021	JAMES T. HARRELL	Accounts Payable Check	175.00
167965	07/02/2021	HART IMPRESSIONS PRINTING	Accounts Payable Check	131.59
167966	07/02/2021	HIGH COUNTRY OUTDOOR, INC.	Accounts Payable Check	400.00
167967	07/02/2021	CHRIS HOREJSI	Accounts Payable Check	173.99
167968	07/02/2021	LYNDA HOREJSI	Accounts Payable Check	1,600.00
167969	07/02/2021	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	127.87

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Check Number	Check Date	Vendor	Description	Amount
167970	07/02/2021	JK'S UNLIMITED, INC.	Accounts Payable Check	11,608.39
167971	07/02/2021	JUSTIN KAMP	Accounts Payable Check	200.00
167972	07/02/2021	KEY TERMITE & PEST CONTROL, INC	Accounts Payable Check	555.00
167973	07/02/2021	KIRK CONSTRUCTION	Accounts Payable Check	45,162.00
167974	07/02/2021	KMIT SOLUTIONS	Accounts Payable Check	6,630.00
167975	07/02/2021	KPRL 1230 AM	Accounts Payable Check	320.00
167976	07/02/2021	L.N. CURTIS & SONS	Accounts Payable Check	1,429.18
167977	07/02/2021	LIFE ASSIST, INC.	Accounts Payable Check	1,027.23
167978	07/02/2021	THOMAS LITTLE	Accounts Payable Check	694.64
167979	07/02/2021	MADRONE LANDSCAPES, INC.	Accounts Payable Check	387.00
167980	07/02/2021	ANNETTE MANIER	Accounts Payable Check	6.27
167981	07/02/2021	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	12,668.24
167982	07/02/2021	MID-COAST GEOTECHNICAL, INC.	Accounts Payable Check	4,200.00
167983	07/02/2021	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	1,103.63
167984	07/02/2021	MINER'S ACE HARDWARE	Accounts Payable Check	404.59
167985	07/02/2021	MATTHEW J. MIRANDA	Accounts Payable Check	41.00
167986	07/02/2021	MISSION UNIFORM SERVICE	Accounts Payable Check	440.40
167987	07/02/2021	MNS ENGINEERS, INC.	Accounts Payable Check	1,253.75
167988	07/02/2021	MOTOROLA SOLUTIONS, INC.	Accounts Payable Check	7,892.19
167989	07/02/2021	MV TRANSPORTATION, INC.	Accounts Payable Check	17,949.78
167990	07/02/2021	KYLE NAKAZAWA	Accounts Payable Check	1,600.00
167991	07/02/2021	DANIELLE NUNES-HAKANSON	Accounts Payable Check	35.62
167992	07/02/2021	OASIS EQUIPMENT RENTAL	Accounts Payable Check	165.88
167993	07/02/2021	OFFICE DEPOT INC.	Accounts Payable Check	171.46
167995	07/02/2021	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	31,502.69
167996	07/02/2021	PASO ROBLES SAFE & LOCK, INC.	Accounts Payable Check	602.20
167997	07/02/2021	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	1,911.02
167998	07/02/2021	QUINCY ENGINEERING, INC.	Accounts Payable Check	17,297.19
167999	07/02/2021	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	350.00
168000	07/02/2021	REDWOOD TOXICOLOGY LABORATORY	Accounts Payable Check	163.13
168001	07/02/2021	REVENUE & COST SPECIALISTS LLC	Accounts Payable Check	7,000.00
168002	07/02/2021	RACHELLE RICKARD	Accounts Payable Check	250.00
168003	07/02/2021	JOHN ROSSETTI	Accounts Payable Check	19,364.99
168004	07/02/2021	SLO COUNTY IWMA	Accounts Payable Check	7,714.00
168005	07/02/2021	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	106.00
168006	07/02/2021	SOUTH COAST EMERGENCY VEH SVC	Accounts Payable Check	96.92
168007	07/02/2021	SOUTHERN COMPUTER WAREHOUSE	Accounts Payable Check	2,344.52
168008	07/02/2021	STAPLES CREDIT PLAN	Accounts Payable Check	477.06
168009	07/02/2021	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	961.00
168010	07/02/2021	THOMSON REUTERS - WEST	Accounts Payable Check	175.10
168011	07/02/2021	UNITED RENTALS (NORTH AM), INC	Accounts Payable Check	2,032.54
168012	07/02/2021	TYSON VAN HORN	Accounts Payable Check	174.00
168013	07/02/2021	VERIZON WIRELESS	Accounts Payable Check	830.76

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Check Number	Check Date	Vendor	Description	Amount
168014	07/02/2021	VITAL RECORDS CONTROL	Accounts Payable Check	169.99
168015	07/02/2021	WCJ PROPERTY SERVICES	Accounts Payable Check	91.12
168016	07/02/2021	WELL SEEN SIGN CO., LLC	Accounts Payable Check	779.63
168017	07/02/2021	WEX BANK - 76 UNIVERSL	Accounts Payable Check	13,851.50
168018	07/02/2021	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	7,555.79
168019	07/02/2021	WHITLOCK & WEINBERGER TRANS.	Accounts Payable Check	9,815.00
168020	07/02/2021	WILKINS ACTION GRAPHICS	Accounts Payable Check	327.30
168021	07/02/2021	ZOOM IMAGING SOLUTIONS, INC.	Accounts Payable Check	986.91
168022	07/02/2021	13 STARS MEDIA	Accounts Payable Check	888.00
168023	07/02/2021	2ND NATURE SOFTWARE INC.	Accounts Payable Check	5,056.48
168024	07/02/2021	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	1,601.00
168025	07/02/2021	ARCHIVE SOCIAL	Accounts Payable Check	2,988.00
168026	07/02/2021	BRANCH SMITH PROPERTIES	Accounts Payable Check	362.00
168027	07/02/2021	CA POLICE CHIEF'S ASSC	Accounts Payable Check	585.00
168028	07/02/2021	CALIFORNIA JPIA	Accounts Payable Check	1,352,448.00
168029	07/02/2021	CENTRAL COAST TOURISM COUNCIL	Accounts Payable Check	425.00
168030	07/02/2021	CERTIFIED FOLDER DISPLAY SVC	Accounts Payable Check	3,035.33
168031	07/02/2021	CITY OF THREE RIVERS	Accounts Payable Check	33,000.00
168032	07/02/2021	NICHOLAS DEBAR	Accounts Payable Check	300.00
168033	07/02/2021	PHILIP DUNSMORE	Accounts Payable Check	300.00
168034	07/02/2021	JAMES T. HARRELL	Accounts Payable Check	175.00
168035	07/02/2021	ICMA	Accounts Payable Check	1,600.00
168036	07/02/2021	INTERNATIONAL CONF OF POLICE	Accounts Payable Check	125.00
168037	07/02/2021	JOURNAL PLUS MAGAZINE	Accounts Payable Check	1,000.00
168038	07/02/2021	NBS	Accounts Payable Check	6,909.66
168039	07/02/2021	RON OVERACKER	Accounts Payable Check	67.00
168040	07/02/2021	JERI RANGEL	Accounts Payable Check	300.00
168041	07/02/2021	RACHELLE RICKARD	Accounts Payable Check	500.00
168042	07/02/2021	SAMUEL RODRIGUEZ	Accounts Payable Check	67.00
168043	07/02/2021	JAMES SCOOLIS	Accounts Payable Check	375.00
168044	07/02/2021	STEVEN STUCKY	Accounts Payable Check	67.00
168045	07/02/2021	TARGET SOLUTIONS LEARNING, LLC	Accounts Payable Check	2,661.85
168046	07/02/2021	TRAINING INNOVATIONS, INC.	Accounts Payable Check	750.00
168047	07/02/2021	ULTREX LEASING	Accounts Payable Check	276.34
168048	07/02/2021	VOID	Accounts Payable Check	0.00
4087	07/08/2021	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	8,099.21
168049	07/08/2021	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	80.00
168050	07/08/2021	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,741.50
168051	07/08/2021	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,027.05
168052	07/08/2021	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	8,272.47
168053	07/08/2021	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	882.14
168054	07/08/2021	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	2,626.87
168055	07/08/2021	SEIU LOCAL 620	Payroll Vendor Payment	786.68

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168056	07/08/2021	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	357.85
168057	07/08/2021	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	5,910.25
168058	07/08/2021	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	621.00
4088	07/09/2021	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	467.07
168059	07/09/2021	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	194,673.44
168060	07/09/2021	LINCOLN NATIONAL LIFE INS CO	Payroll Vendor Payment	1,841.37
168061	07/09/2021	MEDICAL EYE SERVICES	Payroll Vendor Payment	1,722.36
168062	07/09/2021	PREFERRED BENEFITS INSURANCE	Payroll Vendor Payment	8,478.60
4089	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	21,728.69
4090	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	34,053.83
4091	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,038.63
4092	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,661.98
4093	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	6,069.21
4094	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	9,102.07
4095	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,507.01
4096	07/12/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	13,782.05
4097	07/13/2021	RABOBANK, N.A.	Payroll Vendor Payment	57,201.39
4098	07/13/2021	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	17,730.73
4099	07/13/2021	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,594.23
4100	07/14/2021	CAL PERS	Accounts Payable Check	800.80
4101	07/14/2021	CAL PERS	Accounts Payable Check	696.80
4102	07/14/2021	CAL PERS	Accounts Payable Check	722.80
4103	07/14/2021	CAL PERS	Accounts Payable Check	603.20
4104	07/14/2021	CAL PERS	Accounts Payable Check	218.40
4105	07/14/2021	CAL PERS	Accounts Payable Check	124.80
168063	07/15/2021	ESQUIRE LOGISTICS CO.	Accounts Payable Check	3,400.00
168064	07/16/2021	A SUPERIOR CRANE, LLC	Accounts Payable Check	1,620.00
168065	07/16/2021	AGP VIDEO, INC.	Accounts Payable Check	2,707.50
168066	07/16/2021	ALPHA ELECTRIC SERVICE	Accounts Payable Check	250.00
168067	07/16/2021	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	1,579.09
168069	07/16/2021	AT&T	Accounts Payable Check	1,271.44
168070	07/16/2021	AT&T	Accounts Payable Check	33.41
168071	07/16/2021	AVILA TRAFFIC SAFETY	Accounts Payable Check	51.38
168072	07/16/2021	BAUER COMPRESSORS	Accounts Payable Check	205.50
168073	07/16/2021	KEITH R. BERGHER	Accounts Payable Check	157.50
168074	07/16/2021	BUREAU VERITAS NORTH AMERICA	Accounts Payable Check	5,945.00
168075	07/16/2021	CARQUEST OF ATASCADERO	Accounts Payable Check	276.69
168076	07/16/2021	CERTIF-A-GIFT COMPANY	Accounts Payable Check	2,494.88
168078	07/16/2021	CHARTER COMMUNICATIONS	Accounts Payable Check	7,487.69
168079	07/16/2021	COASTAL COPY, INC.	Accounts Payable Check	367.34
168080	07/16/2021	JOE DEBRUIN, PH.D.	Accounts Payable Check	900.00
168081	07/16/2021	DIVISION OF STATE ARCHITECT	Accounts Payable Check	63.90
168082	07/16/2021	JENNIFER FANNING	Accounts Payable Check	96.88

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168083	07/16/2021	FARM SUPPLY COMPANY	Accounts Payable Check	340.57
168084	07/16/2021	FERGUSON ENTERPRISES, LLC	Accounts Payable Check	103.13
168085	07/16/2021	FERRAVANTI GRADING & PAVING	Accounts Payable Check	7,750.00
168086	07/16/2021	FGL ENVIRONMENTAL	Accounts Payable Check	1,100.00
168087	07/16/2021	FLICKINGER PAINTING, INC.	Accounts Payable Check	6,400.00
168088	07/16/2021	FLUID RESOURCE MANAGEMENT, INC.	Accounts Payable Check	3,300.00
168089	07/16/2021	FRANCHISE TAX BOARD	Accounts Payable Check	180.00
168090	07/16/2021	G. SOSA CONSTRUCTION, INC.	Accounts Payable Check	18,403.27
168091	07/16/2021	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	9,278.53
168092	07/16/2021	HART IMPRESSIONS PRINTING	Accounts Payable Check	675.23
168093	07/16/2021	HEALTHY FIREFIGHTERS USA, INC.	Accounts Payable Check	3,140.00
168094	07/16/2021	BRETT HILDEBRAND	Accounts Payable Check	308.00
168095	07/16/2021	HINDERLITER, DE LLAMAS	Accounts Payable Check	1,558.92
168096	07/16/2021	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	1,063.90
168097	07/16/2021	J. CARROLL CORPORATION	Accounts Payable Check	1,736.52
168098	07/16/2021	JK'S UNLIMITED, INC.	Accounts Payable Check	764.83
168099	07/16/2021	JORGENSEN COMPANY	Accounts Payable Check	1,221.29
168100	07/16/2021	JPW COMMUNICATIONS	Accounts Payable Check	600.00
168101	07/16/2021	STEVEN KAHN	Accounts Payable Check	207.18
168102	07/16/2021	KIRK CONSTRUCTION	Accounts Payable Check	46,464.64
168103	07/16/2021	KPRL 1230 AM	Accounts Payable Check	320.00
168104	07/16/2021	L.N. CURTIS & SONS	Accounts Payable Check	2,821.26
168105	07/16/2021	LAYNE LABORATORIES, INC.	Accounts Payable Check	1,852.01
168106	07/16/2021	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	1,428.00
168107	07/16/2021	LIFE ASSIST, INC.	Accounts Payable Check	549.30
168108	07/16/2021	JACKSON LIGHT	Accounts Payable Check	1,600.00
168109	07/16/2021	MAINLINE UTILITY CO.	Accounts Payable Check	3,800.00
168110	07/16/2021	MARBORG INDUSTRIES	Accounts Payable Check	62.28
168111	07/16/2021	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	3,414.33
168112	07/16/2021	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	21.68
168113	07/16/2021	MIG	Accounts Payable Check	547.00
168114	07/16/2021	MINER'S ACE HARDWARE	Accounts Payable Check	39.13
168115	07/16/2021	MISSION UNIFORM SERVICE	Accounts Payable Check	592.44
168116	07/16/2021	OFFICE DEPOT INC.	Accounts Payable Check	154.95
168117	07/16/2021	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	24,347.91
168118	07/16/2021	PASO ROBLES SAFE & LOCK, INC.	Accounts Payable Check	301.10
168119	07/16/2021	PETTY CASH-FINANCE DEPARTMENT	Accounts Payable Check	237.46
168120	07/16/2021	MIKE PIWOWARSKI	Accounts Payable Check	250.00
168121	07/16/2021	PRAXAIR DISTRIBUTION, INC.	Accounts Payable Check	59.86
168122	07/16/2021	PRO TOW	Accounts Payable Check	460.00
168123	07/16/2021	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	14,392.00
168124	07/16/2021	READYREFRESH BY NESTLE	Accounts Payable Check	265.41
168125	07/16/2021	SAN LUIS POWERHOUSE, INC.	Accounts Payable Check	1,877.61

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168126	07/16/2021	SLO CO AIR POLLUTION CTRL DIST	Accounts Payable Check	1,250.00
168127	07/16/2021	SLO CO AUDITOR CONTROLLER	Accounts Payable Check	25.00
168128	07/16/2021	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	3,599.73
168129	07/16/2021	STANLEY CONVERGENT SECURITY	Accounts Payable Check	637.53
168130	07/16/2021	STAPLES CREDIT PLAN	Accounts Payable Check	56.53
168131	07/16/2021	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	1,700.00
168132	07/16/2021	THOMSON REUTERS - WEST	Accounts Payable Check	175.10
168133	07/16/2021	TRIMOTION MEDIA	Accounts Payable Check	170.00
168137	07/16/2021	U.S. BANK	Accounts Payable Check	35,814.94
168138	07/16/2021	UNITED RENTALS (NORTH AM), INC	Accounts Payable Check	8,859.09
168139	07/16/2021	UNIVAR SOLUTIONS USA, INC.	Accounts Payable Check	7,128.91
168140	07/16/2021	USA BLUE BOOK	Accounts Payable Check	309.81
168141	07/16/2021	VERDIN	Accounts Payable Check	9,177.49
168142	07/16/2021	VERIZON WIRELESS	Accounts Payable Check	2,044.19
168143	07/16/2021	WALLACE GROUP	Accounts Payable Check	1,387.50
168144	07/16/2021	WALSH ENGINEERING	Accounts Payable Check	3,437.00
168145	07/16/2021	WCJ PROPERTY SERVICES	Accounts Payable Check	540.00
168146	07/16/2021	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	225.00
168147	07/16/2021	WHITLOCK & WEINBERGER TRANS.	Accounts Payable Check	23,072.75
168148	07/16/2021	ANNE G. WILSON	Accounts Payable Check	425.00
168149	07/16/2021	WINNER CHEVROLET	Accounts Payable Check	37,351.08
168150	07/16/2021	13 STARS MEDIA	Accounts Payable Check	2,727.23
168151	07/16/2021	A.P.S. AUTOMOTIVE	Accounts Payable Check	286.66
168152	07/16/2021	AFSS SOUTHERN DIVISION	Accounts Payable Check	60.00
168153	07/16/2021	DAVID J. BLOCK	Accounts Payable Check	350.00
168154	07/16/2021	JUSTIN M. BLODGET	Accounts Payable Check	150.00
168155	07/16/2021	BMI	Accounts Payable Check	368.00
168156	07/16/2021	CA FIRE CHIEFS ASSC.	Accounts Payable Check	960.00
168157	07/16/2021	CA PARK & RECREATION SOCIETY	Accounts Payable Check	555.00
168158	07/16/2021	CHARTER COMMUNICATIONS	Accounts Payable Check	67.41
168159	07/16/2021	CLEVER CONCEPTS, INC.	Accounts Payable Check	47.95
168160	07/16/2021	COASTAL REPROGRAPHIC SERVICES	Accounts Payable Check	43.52
168161	07/16/2021	HAROLD A. CORZIN, TRUSTEE	Accounts Payable Check	1,500.00
168162	07/16/2021	COUNTY OF SAN LUIS OBISPO	Accounts Payable Check	5,000.00
168163	07/16/2021	VOID	Accounts Payable Check	0.00
168164	07/16/2021	CREWSENSE, LLC	Accounts Payable Check	93.36
168165	07/16/2021	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
168166	07/16/2021	CULLIGAN/CENTRAL COAST WTR TRT	Accounts Payable Check	70.00
168167	07/16/2021	DESTINATION TRAVEL NETWORK	Accounts Payable Check	75.00
168168	07/16/2021	VOID	Accounts Payable Check	0.00
168169	07/16/2021	KELLI M. DOWNS	Accounts Payable Check	833.00
168170	07/16/2021	FERRELL'S AUTO REPAIR	Accounts Payable Check	604.83
168171	07/16/2021	JUSTIN S. FETZER	Accounts Payable Check	165.00

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168172	07/16/2021	FIRE CHIEFS ASSC OF SLO CO	Accounts Payable Check	325.00
168173	07/16/2021	HILLTOP MANOR ATASCADERO, LLC	Accounts Payable Check	11,000.00
168174	07/16/2021	J. CARROLL CORPORATION	Accounts Payable Check	1,405.56
168175	07/16/2021	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
168176	07/16/2021	DAREN KENNETT	Accounts Payable Check	59.80
168177	07/16/2021	LIFE ASSIST, INC.	Accounts Payable Check	1,899.54
168178	07/16/2021	ERIK M. MCCORNACK	Accounts Payable Check	350.00
168179	07/16/2021	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	2.72
168180	07/16/2021	MINER'S ACE HARDWARE	Accounts Payable Check	79.95
168181	07/16/2021	MISSION UNIFORM SERVICE	Accounts Payable Check	116.36
168182	07/16/2021	MOTION PICTURE LICENSING CORP.	Accounts Payable Check	609.69
168183	07/16/2021	PEAKWIFI, LLC	Accounts Payable Check	650.00
168184	07/16/2021	PLAY-WELL TEKNOLOGIES	Accounts Payable Check	1,347.50
168185	07/16/2021	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	329.75
168186	07/16/2021	PROSOUND BUSINESS MEDIA, INC.	Accounts Payable Check	99.00
168187	07/16/2021	SLO CO AIR POLLUTION CTRL DIST	Accounts Payable Check	4,365.80
168188	07/16/2021	SLO CO AUDITOR CONTROLLER	Accounts Payable Check	16,757.66
168189	07/16/2021	STATE WATER RESOURCES CONTL BD	Accounts Payable Check	5,300.00
168190	07/16/2021	TRIBUNE	Accounts Payable Check	1,046.18
168191	07/16/2021	KYLER P. WARREN	Accounts Payable Check	187.00
168192	07/16/2021	TED E. WATERHOUSE	Accounts Payable Check	112.50
168193	07/16/2021	HEATH T. WEST	Accounts Payable Check	102.00
168194	07/16/2021	WILKINS ACTION GRAPHICS	Accounts Payable Check	495.37
168195	07/16/2021	GEORGE P. WILLIAMS	Accounts Payable Check	350.00
4106	07/22/2021	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	8,099.21
168196	07/22/2021	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	80.00
168197	07/22/2021	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,741.50
168198	07/22/2021	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,027.05
168199	07/22/2021	ICMA-RC	Payroll Vendor Payment	125.00
168200	07/22/2021	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	6,486.59
168201	07/22/2021	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	1,012.08
168202	07/22/2021	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	2,626.87
168203	07/22/2021	SEIU LOCAL 620	Payroll Vendor Payment	834.81
168204	07/22/2021	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	357.85
168205	07/22/2021	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	5,867.02
168206	07/22/2021	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	546.00
4107	07/23/2021	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	467.07
4108	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	22,058.36
4109	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	31,788.32
4110	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,468.53
4111	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,755.67
4112	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	5,066.24
4113	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,712.36

City of Atascadero
Disbursement Listing
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Check Number	Check Date	Vendor	Description	Amount
4114	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,476.21
4115	07/23/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	13,653.73
4116	07/27/2021	RABOBANK, N.A.	Payroll Vendor Payment	54,413.97
4117	07/27/2021	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	16,593.99
4118	07/27/2021	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,617.70
4119	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	1,466,155.00
4120	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	1,061,863.00
4121	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	48,946.00
4122	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	15,440.00
4123	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	9,898.00
4124	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	8,933.00
4125	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	6,826.00
4126	07/28/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	825.00
168207	07/30/2021	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	1,124.00
168208	07/30/2021	ALPHA ELECTRIC SERVICE	Accounts Payable Check	4,295.00
168209	07/30/2021	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	893.20
168210	07/30/2021	AT&T	Accounts Payable Check	707.66
168211	07/30/2021	ATASCADERO CHAMBER OF COMMERCE	Accounts Payable Check	125,000.00
168212	07/30/2021	ATASCADERO HAY & FEED	Accounts Payable Check	1,197.13
168213	07/30/2021	VOID	Accounts Payable Check	0.00
168214	07/30/2021	ATASCADERO YOUTH SOCCER ASSC	Accounts Payable Check	325.00
168215	07/30/2021	ATHLETIC STUFF	Accounts Payable Check	367.58
168216	07/30/2021	BASSETT'S CRICKET RANCH,INC.	Accounts Payable Check	388.49
168217	07/30/2021	BERRY MAN, INC.	Accounts Payable Check	904.65
168218	07/30/2021	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	96.00
168219	07/30/2021	CA BUILDING STANDARDS COMM.	Accounts Payable Check	603.90
168220	07/30/2021	CA DEPT OF TAX AND FEE ADMIN.	Accounts Payable Check	5,688.00
168221	07/30/2021	CHARTER COMMUNICATIONS	Accounts Payable Check	4,563.93
168222	07/30/2021	MATTHEW L. CHESSON	Accounts Payable Check	120.00
168223	07/30/2021	CITY OF ATASCADERO	Accounts Payable Check	191.00
168224	07/30/2021	COLE INFORMATION SERVICES	Accounts Payable Check	317.95
168225	07/30/2021	CRYSTAL CREAMERY, INC.	Accounts Payable Check	850.01
168226	07/30/2021	DEPARTMENT OF CONSERVATION	Accounts Payable Check	3,133.41
168227	07/30/2021	DEPARTMENT OF JUSTICE	Accounts Payable Check	795.00
168228	07/30/2021	JOHN W DOUPE	Accounts Payable Check	120.00
168229	07/30/2021	EARTH SYSTEMS PACIFIC	Accounts Payable Check	790.00
168230	07/30/2021	EL CAMINO VETERINARY HOSP	Accounts Payable Check	225.50
168231	07/30/2021	RYAN ENFANTINO	Accounts Payable Check	120.00
168232	07/30/2021	JOSE R FARIAS	Accounts Payable Check	120.00
168233	07/30/2021	FERRELL'S AUTO REPAIR	Accounts Payable Check	51.70
168234	07/30/2021	CODY FERRIS	Accounts Payable Check	500.00
168235	07/30/2021	FURNITURE INSTALLATION TEAM	Accounts Payable Check	224.00
168236	07/30/2021	RYAN GABBARD	Accounts Payable Check	120.00

City of Atascadero
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For the Month of July 2021

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Check Number	Check Date	Vendor	Description	Amount
168237	07/30/2021	GOVCONNECTION, INC.	Accounts Payable Check	1,853.84
168238	07/30/2021	KATHLEEN GROGAN	Accounts Payable Check	120.00
168239	07/30/2021	CHRISTOPHER HALL	Accounts Payable Check	120.00
168240	07/30/2021	ROBERT S HAMMER	Accounts Payable Check	120.00
168241	07/30/2021	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	14,397.36
168242	07/30/2021	ROCHELLE O. HANSON-TORRES	Accounts Payable Check	120.00
168243	07/30/2021	DARIAN HENSEN	Accounts Payable Check	20.00
168244	07/30/2021	CHRISTOPHER HESTER	Accounts Payable Check	120.00
168245	07/30/2021	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	682.77
168246	07/30/2021	SETH W HUGHES	Accounts Payable Check	120.00
168247	07/30/2021	JOANN HEAD LAND SURVEYING	Accounts Payable Check	660.00
168248	07/30/2021	K & M INTERNATIONAL	Accounts Payable Check	945.17
168249	07/30/2021	MADRONE LANDSCAPES, INC.	Accounts Payable Check	680.00
168250	07/30/2021	CRAIG MARTINEAU	Accounts Payable Check	1,360.09
168251	07/30/2021	MCCLATCHY SHARED SERVICES, LLC	Accounts Payable Check	107.00
168252	07/30/2021	ADAM MEDINA	Accounts Payable Check	120.00
168253	07/30/2021	GREGG T. MEYER	Accounts Payable Check	120.00
168254	07/30/2021	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	2,037.60
168255	07/30/2021	MID-COAST GEOTECHNICAL, INC.	Accounts Payable Check	4,830.00
168256	07/30/2021	MINER'S ACE HARDWARE	Accounts Payable Check	64.60
168257	07/30/2021	MISSION UNIFORM SERVICE	Accounts Payable Check	79.76
168258	07/30/2021	MONSOON CONSULTANTS	Accounts Payable Check	9,490.00
168259	07/30/2021	KELLYE R. NETZ	Accounts Payable Check	120.00
168260	07/30/2021	MARC NOBRIGA	Accounts Payable Check	120.00
168261	07/30/2021	OFFICE DEPOT INC.	Accounts Payable Check	312.54
168262	07/30/2021	ONTRAC	Accounts Payable Check	10.96
168263	07/30/2021	ANJANETTE ORDONEZ	Accounts Payable Check	120.00
168264	07/30/2021	O'REILLY AUTOMOTIVE, INC.	Accounts Payable Check	28.24
168265	07/30/2021	JESUS ORTIZ	Accounts Payable Check	29.00
168266	07/30/2021	RON OVERACKER	Accounts Payable Check	120.00
168267	07/30/2021	PACIFIC CNTRL COAST HLTH CTRS	Accounts Payable Check	915.64
168268	07/30/2021	PENGUIN RANDOM HOUSE, LLC	Accounts Payable Check	62.91
168269	07/30/2021	SCOTT E. PIPAN	Accounts Payable Check	120.00
168270	07/30/2021	WARREN PITTINGER	Accounts Payable Check	55.00
168271	07/30/2021	JULIA POSMOGA	Accounts Payable Check	55.00
168272	07/30/2021	LAUREN-ASHLEY PURIFY	Accounts Payable Check	120.00
168273	07/30/2021	QUINCY ENGINEERING, INC.	Accounts Payable Check	19,287.48
168274	07/30/2021	RAMINHA CONSTRUCTION, INC.	Accounts Payable Check	289,533.77
168275	07/30/2021	READYREFRESH BY NESTLE	Accounts Payable Check	87.13
168276	07/30/2021	SAMUEL RODRIGUEZ	Accounts Payable Check	120.00
168277	07/30/2021	S. CARLSON'S PLUMBING, INC.	Accounts Payable Check	225.00
168278	07/30/2021	S.L.O. BILLIARDS	Accounts Payable Check	519.44
168279	07/30/2021	SAFARI PROGRAMS, INC.	Accounts Payable Check	295.32

City of Atascadero
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Check Number	Check Date	Vendor	Description	Amount
168280	07/30/2021	SAN LUIS POWERHOUSE, INC.	Accounts Payable Check	2,211.95
168281	07/30/2021	RYAN SLOAN	Accounts Payable Check	120.00
168282	07/30/2021	SPEAKWRITE, LLC.	Accounts Payable Check	240.86
168283	07/30/2021	CONNER M. SPEARS	Accounts Payable Check	4,390.00
168284	07/30/2021	STAPLES CREDIT PLAN	Accounts Payable Check	163.11
168285	07/30/2021	JOHN W. TAYLOR	Accounts Payable Check	120.00
168286	07/30/2021	TENT CITY BEER COMPANY	Accounts Payable Check	200.00
168287	07/30/2021	THRIVE TRAINING CENTER, INC.	Accounts Payable Check	36.50
168288	07/30/2021	AYLA TOMAC	Accounts Payable Check	120.00
168289	07/30/2021	RENE VASQUEZ	Accounts Payable Check	120.00
168290	07/30/2021	VERIZON WIRELESS	Accounts Payable Check	272.34
168291	07/30/2021	VIVINT SOLAR, INC.	Accounts Payable Check	66.79
168292	07/30/2021	WARM FUZZY TOYS	Accounts Payable Check	266.77
168293	07/30/2021	WEBB MUNICIPAL FINANCE, LLC	Accounts Payable Check	4,500.00
168294	07/30/2021	WILKINS ACTION GRAPHICS	Accounts Payable Check	323.04
168295	07/30/2021	JEFF WILSHUSEN	Accounts Payable Check	120.00
168296	07/30/2021	KRISTIAN V WOOD	Accounts Payable Check	120.00
168297	07/30/2021	ZACHARY J YEAMAN-SANCHEZ	Accounts Payable Check	1,368.73
168298	07/30/2021	13 STARS MEDIA	Accounts Payable Check	2,091.64
168299	07/30/2021	ALL SIGNS AND GRAPHICS, INC.	Accounts Payable Check	701.44
168300	07/30/2021	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	141.00
168301	07/30/2021	ALLSTAR FIRE EQUIPMENT, INC.	Accounts Payable Check	2,402.74
168302	07/30/2021	ATASCADERO HAY & FEED	Accounts Payable Check	1,294.18
168303	07/30/2021	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	25,232.06
168304	07/30/2021	TERRIE BANISH	Accounts Payable Check	74.64
168305	07/30/2021	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	370.63
168306	07/30/2021	BAUER COMPRESSORS	Accounts Payable Check	1,254.06
168307	07/30/2021	BELL'S PLUMBING REPAIR, INC.	Accounts Payable Check	215.00
168308	07/30/2021	JOSE R. BENITEZ	Accounts Payable Check	120.00
168309	07/30/2021	BERRY MAN, INC.	Accounts Payable Check	1,256.40
168310	07/30/2021	TOM BIRKENFELD	Accounts Payable Check	119.71
168311	07/30/2021	BRADS OVERHEAD DOORS, INC.	Accounts Payable Check	225.00
168312	07/30/2021	BRANCH SMITH PROPERTIES	Accounts Payable Check	362.00
168313	07/30/2021	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	65.00
168314	07/30/2021	CALIFORNIA MID-STATE FAIR	Accounts Payable Check	7,500.00
168315	07/30/2021	CARQUEST OF ATASCADERO	Accounts Payable Check	92.87
168316	07/30/2021	CENTRAL COAST CASA 1 & 2	Accounts Payable Check	5.00
168317	07/30/2021	COLONY MARKET & DELI	Accounts Payable Check	250.00
168318	07/30/2021	CREATIVE BRAIN LEARNING	Accounts Payable Check	59.40
168319	07/30/2021	DOC BURNSTEIN'S CREAMERY	Accounts Payable Check	1,274.36
168320	07/30/2021	EXECUTIVE INFORMATION SERVICES	Accounts Payable Check	29,530.00
168321	07/30/2021	GAS COMPANY	Accounts Payable Check	536.27
168322	07/30/2021	GOVERNMENTJOBS.COM, INC.	Accounts Payable Check	3,500.00

City of Atascadero
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Check Number	Check Date	Vendor	Description	Amount
168323	07/30/2021	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	13,287.47
168324	07/30/2021	RYAN HAYES	Accounts Payable Check	194.00
168325	07/30/2021	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	786.43
168326	07/30/2021	IMAGE TREND, INC.	Accounts Payable Check	12,880.00
168327	07/30/2021	JIFFY LUBE	Accounts Payable Check	90.92
168328	07/30/2021	JK'S UNLIMITED, INC.	Accounts Payable Check	330.00
168329	07/30/2021	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
168330	07/30/2021	JOHN G. JOHNSON	Accounts Payable Check	112.50
168331	07/30/2021	LIFE ASSIST, INC.	Accounts Payable Check	1,458.60
168332	07/30/2021	LARISSE LOPEZ	Accounts Payable Check	49.11
168333	07/30/2021	MINER'S ACE HARDWARE	Accounts Payable Check	176.31
168334	07/30/2021	MISSION UNIFORM SERVICE	Accounts Payable Check	26.60
168335	07/30/2021	KATIE MULDER	Accounts Payable Check	72.81
168336	07/30/2021	O.C. TANNER	Accounts Payable Check	667.35
168337	07/30/2021	OFFICE DEPOT INC.	Accounts Payable Check	19.84
168338	07/30/2021	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	153.01
168339	07/30/2021	MATTHEW & SARA PAULS	Accounts Payable Check	29.00
168340	07/30/2021	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	553.90
168341	07/30/2021	PROFORCE LAW ENFORCEMENT	Accounts Payable Check	10,138.22
168342	07/30/2021	PRP COMPANIES	Accounts Payable Check	95.69
168343	07/30/2021	ROLSON MUSIC & SOUND	Accounts Payable Check	1,500.00
168344	07/30/2021	SEDGWICK COUNTY ZOO	Accounts Payable Check	255.92
168345	07/30/2021	SERVICE SYSTEMS ASSC, INC.	Accounts Payable Check	2,500.00
168346	07/30/2021	SLOCOG	Accounts Payable Check	5,420.00
168347	07/30/2021	CONNER M. SPEARS	Accounts Payable Check	3,680.00
168348	07/30/2021	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	961.00
168349	07/30/2021	TRIMOTION MEDIA	Accounts Payable Check	150.00
168350	07/30/2021	VITAL RECORDS CONTROL	Accounts Payable Check	169.99
168351	07/30/2021	WILKINS ACTION GRAPHICS	Accounts Payable Check	498.61
				<u><u>\$ 6,216,169.81</u></u>



Atascadero City Council

Staff Report – Public Works Department

2022 Measure F-14 Pavement Rehabilitation Project Design Engineering Services Contract

RECOMMENDATION:

Council authorize the City Manager to execute a professional services agreement for \$212,500 with Rick Engineering Company to provide design engineering and construction plan preparation services for the 2022 Measure F-14 Pavement Rehabilitation Project (Project No. C2021R01).

DISCUSSION:

Sales Tax Measure F-14 was approved by voters in November 2014 to fund the repair, maintenance, and rehabilitation of City-maintained local roadways with a one-half cent sales tax over twelve years. A list of projects to be funded with Measure F-14 revenue is developed each budget cycle by employing the Critical Point Management technique with the City's Pavement Management Program. The following roadway segments were selected by this technique and identified to be constructed with the Measure F-14 2022 Pavement Rehabilitation Project in the Capital Improvement Program (CIP) as part of the last budget cycle. A map showing these segments is also attached for reference (Attachment 1).

Road Segments in Measure F-14 2021 Rehabilitation Project

Road Segment	From	To	Length (ft)	Area (sf)	2019 PCI
Ardilla Rd	Balboa Road	To End	2,480	49,560	40
Balboa Rd	Santa Ana Rd	San Fernando Rd	4,615	96,915	22
Cebada Rd	Santa Ana Rd	To End	2,375	49,875	41
Cenegal Rd	Laurel Rd	To End	5,340	106,800	22
Corriente Rd	San Fernando Rd	Santa Ana Rd	2,440	51,220	19

Total 17,250 354,370
 3.27 miles

The City hired Pavement Engineering, Inc. (PEI) to perform pavement deflection testing, coring and rehabilitation recommendations for each of the project's roadway segments. A report summarizing the testing and providing recommendations was

included with a Request for Proposals (RFP) to qualified engineering consulting firms to provide design services.

The report provided multiple options for roadway rehabilitation, but in general indicated that Balboa Road and Cenegal Road be fully reconstructed, and Ardilla Road, Cebada Road and Corriente Road include a combination of reconstruction and digouts in failed areas, combined with an asphalt overlay of the entire road length. Final determination of the most cost effective pavement rehabilitation solution for each roadway segment, (using a life-cycle cost analysis), is included in the work scope during the project design phase.

Staff solicited proposals in July 2021 from qualified consultants to perform final design services for the Measure F-14 2022 Pavement Rehabilitation Project. Services in the proposal include topographic survey services, survey monument research, pavement engineering analysis, preparing construction plans, specifications, cost estimates (PS&E), and providing engineering assistance during the bid process. Additionally, stormwater runoff and drainage analysis will be performed to remedy current issues, to ensure positive drainage on the pavement surface and proper conveyance. Finally, federal law requires that existing curb ramp facilities be upgraded to comply with ADA requirements when the adjacent roadway is rehabilitated. However, on the 2022 F-14 project there are no existing curb ramps or sidewalks, so no ADA upgrades were included in the scope of work.

Staff received three proposals from qualified consultants (Rick Engineering Company (RICK), Wallace Group, and Above Grade Engineering). Proposals were individually reviewed and scored by a technical selection committee according to experience with similar projects, responsiveness to City needs, experience of key personnel and other factors. Similar to the last several years, staff was particularly interested in the ability of the selected consultant to complete the design project on schedule in order to avoid construction late in the upcoming year. The City was fortunate to receive excellent proposals from two of the proposing companies, and after evaluating all proposals, agreed that Rick Engineering Company submitted the proposal that best combined qualifications and value to the City.

RICK provided a detailed fee estimate worksheet with their proposal that included labor hours/costs, reimbursable expenses, and subconsultant fees for the work scope identified in the City's request for proposals. Staff reviewed RICK's work scope and fee and have determined that it is reasonable given the number of roadway segments, expected detailed design work to improve drainage, and other detailed design items included. Staff is recommending awarding a contract with RICK on a time and material basis for an estimated maximum fee of \$212,500 for design engineering services for the project.

Design work is anticipated to take approximately six months to complete. Staff anticipates publicly bidding the project sometime in March 2022 with construction occurring sometime between May and November 2022.

FISCAL IMPACT:

This project is included in the adopted FY 2021-2023 budget that includes \$3,000,000 in Measure F-14 funding.

ESTIMATED EXPENDITURES	
Deflection Testing, Coring, and Recommendations (Previously Completed – Earth Systems Pacific)	\$ 30,075
Engineering Design, Topographic Survey	239,925
Construction Contract	2,100,000
Coordination, Inspection and Support @ 10%	210,000
Construction Contingency @ 20%	420,000
Total Estimated Expenditures:	\$3,000,000

BUDGETED FUNDING	
Sales Tax Measure F-14 Fund- 2022 Pavement Rehabilitation Project	\$3,000,000
Total Estimated Funding Sources	\$3,000,000

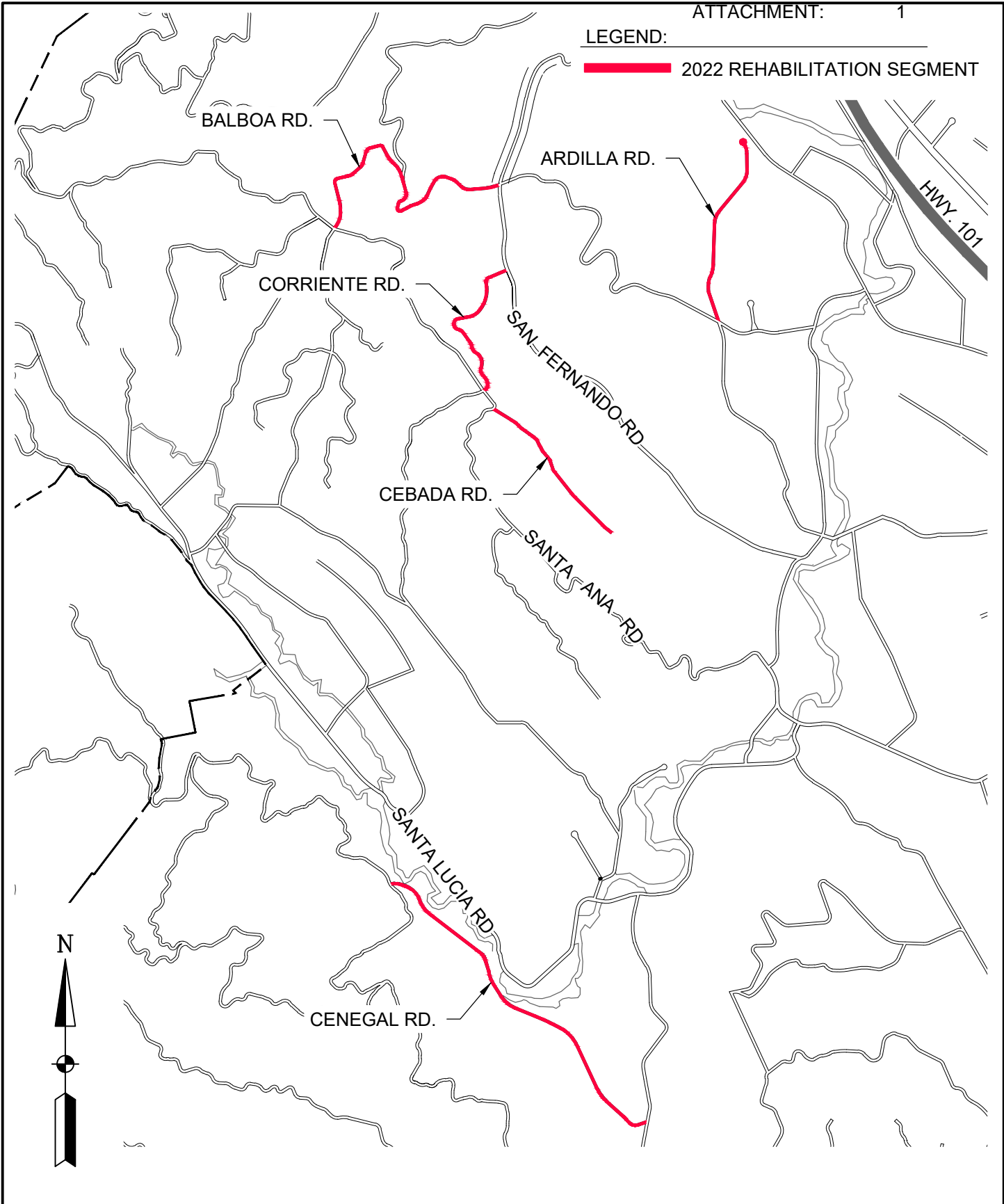
Projected Net Project Surplus / (Shortfall)	\$ -
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ALTERNATIVES:

Council may direct staff to resolicit for design engineering services for the project, but staff does not recommend this since the top proposals received were qualified and appear to be very competitive.

ATTACHMENT:

Measure F-14 2022 Project Street Locations



EXHIBIT

F-14 2022 PMP PROJECT
STREET LOCATIONS

DRAWN BY:	R. HAYES
DATE:	4/15/2021
SCALE:	1"=2000'
PAGE NO:	1 OF 1



Atascadero City Council

Staff Report – Public Works Department

El Camino Real South Pavement Resurfacing Project Construction Award

RECOMMENDATION:

Council award a construction contract for \$1,294,999 to Papich Construction Company Inc. for the El Camino Real South Pavement Resurfacing Project (Project No. C2020R04).

DISCUSSION:

El Camino Real (from El Bordo Avenue to Santa Barbara Road) is classified as an arterial roadway, providing primary access to and from the majority of the City's southeastern quadrant. El Camino Real is listed on the Five Year Capital Improvement Plan (CIP) to be resurfaced.

While this section of El Camino Real is listed in the budget as a resurfacing project, there are a variety of roadway conditions throughout and City staff has understood that multiple treatment methods would need to be implemented to provide comprehensive roadway repair. PCI's of segments through this stretch of El Camino Real range from 43 to 82, with localized sections of roadway falling outside of the segment PCI's. Subsequently, City staff worked closely with the design engineer, Eikhof Design Group, and the geotechnical testing subconsultant Pavement Engineering Inc. (PEI), to evaluate multiple rehabilitation and resurfacing options for each segment, and provide a comprehensive and cost effective overall project.

Throughout the design process, City staff was integrally involved in the selection of the preferred alternative. The final design solution includes full depth asphalt roadway replacement where the existing pavement section has failed, asphalt overlay where surface pavement has failed but the underlying structure is competent, and resurfacing treatments where the pavement is new and in good condition (southern limits near Dove Creek, portions replaced as part of the Gas Company main replacement).

Additionally, this type of work requires to the City to upgrade curb ramps where not in compliance with existing ADA regulations. As a first order of work, the design surveyor and engineer evaluated all existing curb ramps to determine compliance and included in the design replacement or upgrades of curb returns where needed.

Bid Analysis

The project was publicly bid for a minimum of 30 days, starting July 13, 2021, in accordance with State Contracting Laws and Atascadero Purchasing Policy, with the bid opening occurring on August 24, 2021. A total of four bids were received ranging from \$1,294,999 to \$1,602,386. The bids were reviewed for accuracy and compliance with the City of Atascadero bidding requirements, and the City Engineer has determined that Papich Construction Company Inc. of Arroyo Grande is the lowest responsive bidder at \$1,294,999, well below the Engineer's Estimate of \$1,944,000.

The adopted budget includes \$1,750,000 in SB1 Gas Tax monies for project funding. To date, there has been approximately \$125,000 spent for the design and bid phases of the project. State Law requires the City to maintain or re-establish existing survey monuments during road construction. The City will contract directly with a licensed land surveyor for survey monument perpetuation/preservation work, which is estimated at \$10,000. Other non-construction costs remaining include: material testing, coordination, and inspection fees that are estimated to be around \$125,750, or about 10% of construction costs. Staff is recommending contracting with a qualified material testing firm for Quality Assurance (QA) testing and a construction management firm for part-time construction inspection to supplement the Public Works Inspector on an as-needed basis. Typical construction contingency is 20%, but City staff is comfortable with and recommends a 15% contingency on this project. Construction does not include deep excavation that could result in impacts to utilities or exposing soft subgrades, so inherent risk in this project is considerably lower than other roadway rehabilitation projects.

During construction, some inconvenience is expected to vehicular and pedestrian traffic along the roadway segments. Specifically, full depth asphalt repair is expected to result in lane closures for short durations of time. Fortunately, with multiple lanes in each direction and shoulders throughout the project limits, traffic can be maintained during construction. The contractor will be required to prepare a traffic control plan, and City staff will work with the contractor to minimize travel delays and impediments to driveways. Property owners on each roadway segment will be notified of the construction schedule prior to work beginning.

ENVIRONMENTAL REVIEW:

The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, because it is limited to repair and maintenance of existing facilities. A finding of exemption is on file in the project records.

FISCAL IMPACT:

The following tables summarize the proposed expenditures and funding for the project.

ESTIMATED EXPENDITURES	
Design and Bid Phase	\$ 125,000
Construction Contract	1,294,999
Survey Monument Perpetuation	10,000
Construction Inspection / Testing / Administration @ 10%	125,750
Construction Contingency @ 15%	194,251
Total Estimated Expenditures:	\$ 1,750,000

BUDGETED FUNDING SOURCES	
SB1 Fund: 2021-2023 Budget	\$1,750,000
Total Budgeted Funding Sources:	\$1,750,000

ALTERNATIVES:

Council can direct staff to cancel or re-bid the project. This is not recommended as the roadways are in poor condition and it is anticipated that re-bidding the project would result in higher bids.


ATTACHMENT:

Bid Summary

City of Atascadero

Office of the City Clerk

Bid Summary

TO: Public Works
 FROM: Amanda Muther, Deputy City Clerk 
 BID NO.: 2021-007
 OPENED: 8/24/2021
 PROJECT: El Camino Real South Resurfacing (C2020R04)
4 Bids were received and opened today, as follows:

<u>Name of Bidder</u>	<u>Bid Total</u>
Papich Construction Co., Inc.	\$1,294,999.00
Ferravanti Garding & Paving	\$1,395,350.55
Souza Engineering Contracting, Inc. dba Souza Construction	\$1,444,474.40
CalPortland Construction	\$1,602,386.08



Atascadero City Council

Staff Report - Public Works Department

Ordinance to Amend Title 11, Subdivisions, of the Atascadero Municipal Code Related to Dedications, Tentative Maps, Parcel and Final Maps, and Subdivision Improvement Requirements

RECOMMENDATION:

Council continue the public hearing to the September 28, 2021 regular City Council meeting to allow additional time for drafting and reviewing proposed amendments to Title 11, Subdivisions, of the Atascadero Municipal Code related to dedications, tentative maps, parcel and final maps, and subdivision improvement requirements.

DISCUSSION:

Title 11 of the Atascadero Municipal Code is titled Subdivisions and is governed by the provisions of the Subdivision Map Act, Sections 66410 to 66499.58 of the Government Code of the State of California. Title 11 is a "local ordinance" to supplement the provisions of the Subdivision Map Act that applies to all subdivisions, subdivision maps, and proceedings under these regulations. Title 11 was adopted as the "Atascadero Subdivision Ordinance" in 2000 and has remained unchanged since that time.

Staff has been reviewing various chapters and sections of Title 11 against the provisions of the Subdivision Map Act in an effort to update Title 11 and incorporate amendments that will streamline approvals for parcel and final maps. Other amendments are also being evaluated to bring current Title 11 with the Subdivision Map Act. However, staff is requesting additional time to review and coordinate the proposed amendments with the City Attorney and other interdepartmental staff, and recommends continuing the public hearing for this item to the next regular Council meeting.

A public hearing was legally noticed on September 2, 2021 in the Atascadero News for the September 14, 2021 City Council meeting to discuss the proposed amendments to Title 11 of the Municipal Code. Continuing the public hearing to the next Council meeting on September 28, 2021 will allow staff additional time to ensure proposed amendments are in compliance with the Subdivision Map Act and properly reviewed by City staff.

FISCAL IMPACT:

Proposed amendments to Title 11 are expected to streamline parcel and final map approvals and reduce staff time. No fiscal impact will occur with continuing the public hearing to the next regular Council meeting.

ATTACHMENTS:

None



Atascadero City Council

Staff Report – Community Development Department

East Mall at Centennial Plaza Vacant Lots Study Session

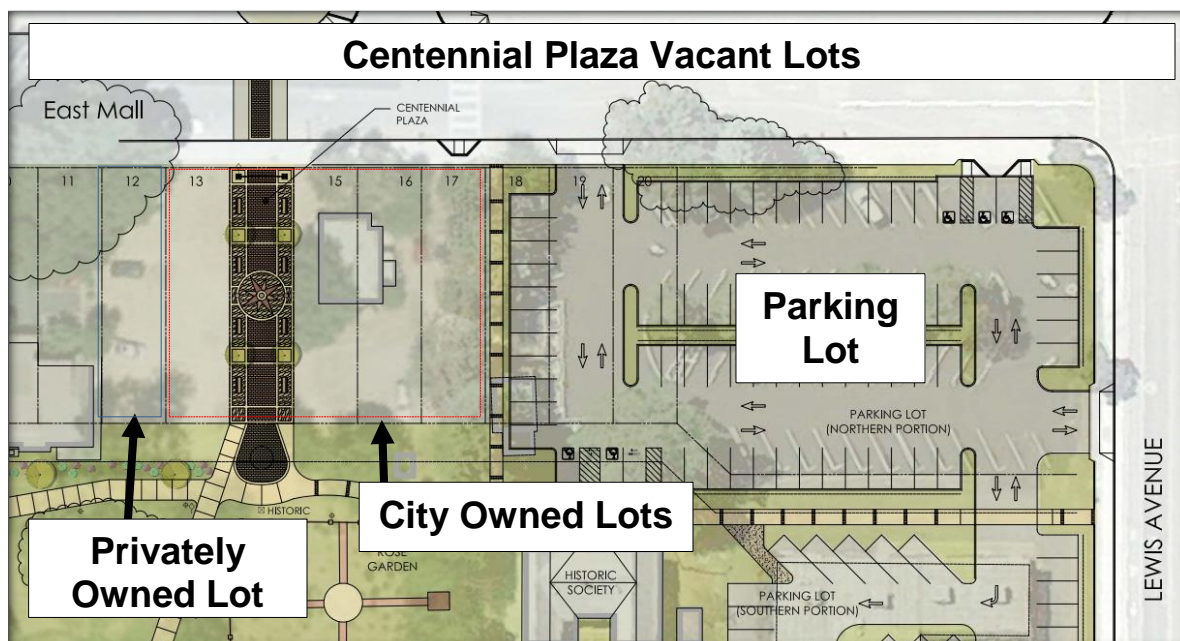
RECOMMENDATION:

Council provide staff direction regarding, and authorize staff to proceed with, a PD rezoning of the City owned vacant Centennial Plaza lots to refine the building envelope and land uses consistent with the General Plan, City Council Action Plan, and Downtown Revitalization Plan.

DISCUSSION:

Background

The City currently owns four vacant lots that surround Centennial Plaza on East Mall (see graphic on page three). Each of the lots are 25-feet wide. One lot is south of the Plaza and the other three are north of the Plaza between the Plaza and the parking lot. Two of the lots to the north of the Plaza are straddled by a vacant structure that was formerly a portion of a residence that was relocated to this site many years ago and then utilized for an office building, while the remaining lot is vacant and directly adjacent to the City parking lot. The abandoned building has been vacant for many years and is not salvageable. One additional 25-foot wide lot directly adjacent to Dr. Pambrum's orthodontist office is privately owned.



In 2005, the Downtown Revitalization Plan was envisioned to provide connectivity throughout the Downtown in an effort to support pedestrian connections, parking, and business support. The plan included a plaza and pedestrian bridge that would connect Downtown to Colony Square. One of the primary purposes of the pedestrian bridge is to connect the Sunken Gardens to Colony Square while providing a place for activities, and community enjoyment. This bridge improved pedestrian circulation throughout the Downtown, which benefits businesses and makes more public parking available for Colony Square. This creek bridge and plaza was completed in 2016-2017. In conjunction with the plaza and bridge, the City completed the expansion of the City Hall parking lot along East Mall in 2017 and 2018. These improvements have substantially upgraded the appearance and function of these spaces.

The area around Atascadero Creek and Centennial Plaza holds tremendous potential for Downtown Atascadero. This location is key to support future business attraction, quality and placemaking for the City as a complement to City Hall, the park, and surrounding private businesses. In 2018, the properties became available through a tax default sale through San Luis Obispo County. The City acquired the vacant lots surrounding Centennial Plaza in order to continue to support the economic development of the downtown. At this time, the City should determine whether the lots should be held for future public purposes such as parking area, parkland, or other uses, or whether the land should be declared as surplus and sold for uses that are consistent with the General Plan and the Downtown Revitalization Plan, while implementing the City Council Action Plan. Regardless of future ownership, a Planned Development overlay zone can help ensure that any future development follows City goals.

The purpose of this discussion is to receive community and City Council input regarding the future use of the vacant lots, while contemplating a Planned Development Overlay Zone that can help ensure that the properties are developed consistent with City goals. The City's General Plan provides Goals, Policies and programs aimed at transforming the downtown for the downtown into a vibrant dining, community gathering and civic destination.

The 2021 through 2023 City Council Action Plan provided direction towards Economic and Community Vibrancy and other topics that speak to vacant sites such as these:

2021 – 2023 City Council Action Plan excerpts

Economic and Community Vibrancy

- *Hold new/recurring events in Centennial plaza to ensure the space is shared by all in the community*
- *Assist development of new restaurants*
- *Maximize utilization of the plazas (food trucks, etc.)*
- *Pursue opportunities along East Mall*
- *Develop land use options for the adapted re-use options of the City-owned property near Centennial Plaza*

Fiscal and Infrastructure Efficiency & Sustainability

- *Explore public and private partnerships to achieve action plan goals*

Ensuring Public Safety and Providing Exceptional City Services

- *Implement strategies for ongoing areas of public concern including design of public spaces*
- *Perform vegetation management activities in the Downtown District*

All of the adopted action plan items noted above speak to potential activation of the Centennial Plaza sites. In particular, the Action plan asks to develop land use options, seek public and private partnerships, create spaces for new restaurants, and addressing design of public spaces to reduce areas of public concern.

General Plan goals and policies for Downtown

Goal LOC 4. Provide for a strong and distinctive Downtown Area.

Policy 4.1: *Cooperate with the Atascadero Main Street Organization to promote downtown as the City's cultural, entertainment, and commercial center, and to concentrate governmental facilities downtown.*

Programs:

- 1. Provide mixed-use/pedestrian scale zoning and development standards for the downtown. Encourage government, arts, entertainment, recreation, business facilities and residential uses to be mixed in multi-story buildings with sidewalk orientation and recessed or off-site parking.*
- 2. Continue to implement the Main Street Program and the Downtown Revitalization Plan.*
- 3. Develop a master plan for the Sunken Garden and surrounding block to establish the area as a vibrant dining, community gathering area and civic destination.*
- 4. Integrate Atascadero Creek and Stadium Park into the function and experience of Downtown.*
- 5. Encourage the relocation of the Junior High School to an area outside of the Downtown.*
- 6. Mixed-use multi-family residential development is allowed up to 20 du/ac, higher densities may be approved through a planned development process.*

The vacant lots around Centennial Plaza are extremely important sites that can provide synergy for the future of downtown. Each lot is only 25 feet wide and approximately 100 feet deep. Alone, the lots might be too small to support development, however when combined, two or more lots can create a logical development site for active uses. At least one 50-foot-wide development site on each side of the plaza could accommodate restaurant or retail uses while multi-story development could accommodate offices, housing or lodging. An additional parcel adjacent to the parking lot and pathway could be held as a landscape space between the development, plaza and parking lot as it currently contains several trees and shrubs.

Alternatives for the Centennial Plaza Sites

Various options for the area around Centennial Plaza have been contemplated, some of which were discussed during Strategic Planning. These options have included an expanded parking area to serve the future of Colony Square, expanded plaza and event space, development of commercial buildings for restaurants or other land uses, public restrooms, and other options.

Parking Expansion

Expansion of the parking lot could add up to 35 or more parking spaces that can serve downtown. Expansion of parking would serve the future potential development of other downtown properties such as Colony Square, future uses around the park, and the schools. Parking expansion would keep the properties in public ownership and reduce the need for careful planning of future land uses around the plaza. The cost of expanding the City Hall parking lot is estimated to be \$400,000 to \$500,000.

Pros

- Will add more public parking that can serve the Schools, Sunken Gardens Park and future development of Colony Square
- Will keep properties in public ownership
- Will remove vacant structure and increase visibility

Cons

- Will not reduce attractive nuisance of overnight parking
- Will not provide additional active land uses to add synergy to area around park
- Will cost City additional construction and ongoing maintenance costs
- May not be needed when Downtown Infrastructure Plan completed

Public Restrooms

Public land in the downtown, such as Sunken Gardens, or the lots adjacent to Centennial Plaza could be reserved for future public restrooms. Currently, public restrooms are accommodated in City Hall, at ECHO, and at private businesses around the downtown. Additional public restrooms may increase convenience, however, there are many considerations that must be taken into account.

Pros

- May reduce need for restrooms in City Hall lobby (currently open and available to the public Mon.- Fri. 8:30 a.m. to 5:00 p.m.)
- Will add convenience for restroom use when area businesses and City Hall is closed
- May reduce public use of creek area as restroom
- May reduce requests to use business restrooms

Cons

- Will increase safety concerns in the area. Public restrooms have historically been used for illicit activities. Unsupervised public restrooms that do not have a lot of use from the general public are typically an attractive nuisance and are often locations where crimes do occur. This safety concern would be compounded with an unsupervised restroom at the East Mall location due to the proximity to the junior high school, the high school, and the Creek.
- Will require significant construction and ongoing maintenance cost
- Will require significant police presence and oversight
- Will not provide ample restrooms for events
- Will not reduce ongoing criminal activities in plaza and creek area

Expanded Event Space/Plaza

One simple option for the vacant sites would be to demolish the existing structure and maintain the sites in a vacant status for interim uses such as events, overflow parking, and other uses until the City knows the ultimate buildout plan for Colony Square and the associated parking demand for Downtown.

Pros

- No immediate costs other than demolition of structure
- Will increase visibility to creek bridge and eliminate blighted building appearance

Cons

- Will not help to accelerate the placemaking and business synergy for Downtown
- Will not help and potentially could increase loitering, camping and vandalism in the area
- May still require significant security oversight

Prepare sites for future Private Development

The 2021 through 2023 Action plan discussed the need for additional downtown investment and finding ways to attract more restaurants and related uses. This location is prime for a land use that can provide synergy with City Hall, the park and Colony Square. A private development that includes a multi-story building with a restaurant on the ground floor and offices and/or residential on upper floors can provide 24-hour oversight in addition to enhancement of the downtown. A planned development overlay can be designed to ensure that any private development is consistent with City goals and policies.

Pros

- May provide a new commercial development site(s)
- May provide a location for a new restaurant, café, or related land use
- May provide an option for downtown housing above commercial
- May reduce City cost of developing site as a parking lot or other public use
- May provide an enhanced appearance, lighting and security to the site

Cons

- Will require that the City advertise the properties consistent with the Surplus Land Act for affordable housing (only 2-3 units could be built and all development must be consistent with zoning)
- Will take time to adopt a PD overlay, start Surplus Land Notification and release RFQ for interested development partners.

What can be Developed on these sites in Accordance with Zoning?

The parcels surrounding Centennial Plaza are within the Downtown district of the General Plan and are zoned Downtown Commercial. As described in the definition in the General Plan:

“Downtown (D) This designation allows a mix of retail, office, restaurant, personal service, commercial and residential uses. To encourage pedestrian orientation, businesses are encouraged to occupy small lots with sidewalk storefronts, and residences are allowed on upper floors. Mixed-use multi-family residential development is conditionally allowed up to 20 du/ac, higher densities may be

approved through a planned development process. Design and parking standards are different from other areas to encourage a development pattern consistent with a historic Downtown. Development within the Downtown will be consistent with the Downtown Revitalization Plan and support the Atascadero Main Street Program.”

As noted in the definition above, this location is designed to support pedestrian oriented uses and active uses such as retail and restaurants. Residential and office uses are allowed above the ground floor. Residential uses are allowed with a density up to 20 units per acre. For example, on a 5,000 square foot site, up to two residential units would be allowed. Each of the City owned parcels are approximately 2,500 square feet in size, and therefore are large enough to support one residential unit each, possibly up to two each with a density bonus. If combined, three of the parcels could support up to six units if built above commercial floor space and if parking and other features that support residential uses were to be provided.

The following uses are allowed on the ground floor:

The following uses are allowed on this site:

- | | |
|---|--|
| ✓ Amusement Services | ✓ Mobile Eating and Drinking Vendors ⁶ |
| ✓ Artisan Foods and Products ⁵ | ✓ Multifamily Dwelling² |
| ✓ ATM | ✓ Parks and Playgrounds |
| ✓ Bar/Tavern | ✓ Personal Services |
| ✓ Business Support Services | ✓ Residential Care: 6 Residents or Less ⁴ |
| ✓ Eating and Drinking Places | ✓ Single Family Dwelling¹ |
| ✓ Farmers' Market | ✓ Small Family Day Care ⁸ |
| ✓ General Retail | ✓ Tasting Room |
| ✓ Libraries, Museums | ✓ Temporary Events |
| ✓ Live/Work Unit¹ | ✓ Temporary or Seasonal Sales |
| ✓ Microbrewery – Brewpub | ✓ Winery – Boutique ² |

Any land use providing a dwelling or office as bolded above may only be allowed above the ground floor.

Other uses may be allowed with a conditional use permit:

- | | |
|--|-------------------------------------|
| ✓ Age Restricted Housing | ✓ Public Assembly and Entertainment |
| ✓ Auto Dealers (New and Used) and Supplies | ✓ Research and Development |
| ✓ Financial Services and Banks | ✓ Schools |
| ✓ General Retail Greater than 50,000 sf | ✓ Schools – Business and Vocational |
| ✓ Government Offices and Facilities ⁸ | ✓ Telecommunications Facility |
| ✓ Health Care Services ⁸ | ✓ Temporary Events ³ |
| ✓ Hotels, Motels | ✓ Transit Stations |
| ✓ Indoor Recreation Services | ✓ Utility Facilities |
| ✓ Membership Organizations | ✓ Utility Infrastructure |
| | ✓ Offices ⁹ |

Applicable Footnotes from Code

1. Residential uses allowed only on second and third floors. If a project is required to provide a unit in compliance with the Americans with Disabilities Act, the

handicapped accessible unit may be located on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space.

- 2. Multifamily dwellings permitted when located on the second floor or above, or within an existing residential structure of historical significance.*
- 3. Temporary events requiring more than 3 days for onsite setup and teardown require the approval of a conditional use permit (Section 9-2.110).*
- 5. Handcrafted and artisan food production shall be ancillary to the retail component.*
- 6. Mobile food vending permitted on private property with owner's permission and City review of parking and access on-site. Mobile food trucks used as part of an event may be permitted in the right-of-way with the issuance of an Event Permit*
- 8. Permitted when in association with conforming and legal nonconforming residences.*
- 9. Allowed above ground floor. Conditional use permit required on ground floor on Palma, East Mall, West Mall Entrada, Traffic Way and on El Camino Real north of Atascadero Creek as designated in Figure 3-1, subject to all of the following findings:*
 - a. The location and setting of the existing building is not ideal for pedestrian uses such as restaurants, retail or related uses.*
 - b. The existing building and site improvements are designed exclusively for office uses and could not accommodate other uses.*
 - c. The proposed new office use will be a significant contribution to economic development by providing new jobs, pedestrian traffic, and active uses in the downtown.*
 - d. The proposed new office will meet parking, accessibility, and property development standards and will not result in new parking along Atascadero Creek, East Mall or West Mall.*
 - e. The proposed new office building will provide a storefront and other architectural features that complement the pedestrian scale and retail environment desired within the downtown.*

How can we ensure future Development is consistent with City Goals and Policies?

As noted above, the General Plan and zoning policies dictate that this site play a key role in the enrichment of downtown Atascadero. The allowed land uses in the zoning ordinance allow for a fairly wide variety of retail and visitor serving uses on the ground floor while office and residential may be developed above. However, the zoning by itself is somewhat flexible and does not refine land use, building design, and other factors in great detail. Some of these land uses are clearly not appropriate at the plaza vicinity. Therefore, if the City wants to add another layer of refinement, the City can adopt a **Planned Development overlay zone (PD)** to these properties in order to dictate building and site design and land use in a fashion that more specifically speaks to General Plan policy along with current desired goals for these sites. The underlying zoning designation would remain, while the "overlay zone" or "planned development" could be adopted as an additional policy layer.

For example, the PD could dictate building height, building design, incorporation of outdoor dining spaces, incorporation of patios, decks, rooftop features and even signs and lighting, regardless of owner. The PD could also refine the list of allowed land uses

to ensure that the ground floor is only utilized for food and beverage services, active retail uses, or whatever other land uses are consistent with the General Plan and are desired for this location. The PD may also refine what land uses are on upper floors and specify size and design of spaces. However, the PD may not restrict or reduce the allowed residential density for upper floors in a fashion that is inconsistent with City Housing Goals or with the intent of the Surplus Land Act.

An example of the appropriate land uses might include:

- | | |
|---|----------------------------|
| ✓ <i>Artisan Foods and Products</i> | ✓ <i>Tasting Room</i> |
| ✓ <i>Bar/Tavern</i> | ✓ <i>Winery – Boutique</i> |
| ✓ <i>Eating and Drinking Places</i> | |
| ✓ <i>General Retail (retail may be further defined by a PD)</i> | |
| ✓ <i>Microbrewery – Brewpub</i> | |

The PD could also further refine the type of retail uses. For example, it could require a retail store that has particular hours of operation, and could prohibit items such as building materials and hardware or other retail uses that would not contribute to synergy of the downtown.

An example of the appropriate land uses for upper floors might be:

- | | |
|------------------------------------|-------------------------------|
| ✓ <i>Business Support Services</i> | ✓ <i>Multifamily Dwelling</i> |
| ✓ <i>Live/Work Unit</i> | ✓ <i>Personal Services</i> |
| | ✓ <i>Office</i> |

It will be important to retain residential uses as an allowed use above the ground floor just like other locations in the downtown. This is because AB 1486 (Surplus Land Act) requires that any property owned by the City that is transferred to private ownership must first be declared as surplus land and offered to affordable housing developers, subject to existing zoning, prior to offering the land to the general public. If a developer of affordable housing signals an interest in the sites, then the City would need to enter into a good faith negotiation with that developer. (Given the small site area, low number of units, and requirement to build commercial on the ground floor, these sites may not be conducive to affordable housing development.) A discussion on the Surplus Land Act will be brought to the Council at a later date should the Council determine this action is appropriate.

CONCLUSION:

In recent months, City staff has evaluated the vacant structure and determined that it is no longer salvageable. Centennial Plaza is currently closed in order to clean the concrete area, make repairs, and modify the existing benches to discourage sleeping. Now is the time to consider draft ideas for a long-term use of the vacant sites, consistent with the City Council Action Plan. Staff is suggesting the following:

Step 1 (Tonight):

Staff is seeking direction to return with a Planned Development overlay zone for these sites to help guide future development. Staff is also looking for Council direction to staff

on the general elements of the PD in terms of building design and land use. As part of this action, staff would proceed with the demolition of the existing vacant structure.

Step 2:

Adopt a PD Overlay Zone for these sites following Council direction on the general direction of the PD (design parameters, land use etc.)

Step 3:

Following adoption of a PD overlay, Council may direct staff to proceed with a declaration of surplus land to allow the properties to become available for private development. Any property owned by the City and declared as surplus land is subject to the Surplus Land Act (AB1486) signed into law by the State of California in 2019. This law does require that all surplus land be offered to affordable housing developers, subject to existing zoning. Similar to all other parcels in the downtown zone, affordable housing could be developed on the second or third floors. A more in depth analysis of the Surplus Land Act will be brought to the Council as part of the surplus land consideration.

Step 4:

Consistent with the Surplus Land Act, the City would develop an RFP/RFQ and offer the sites to both affordable housing developers and other private developers. If the City receives an offer from an affordable housing developer, the City would negotiate in good faith with the affordable housing developer prior to consideration of any offers that do not include affordable housing.

FISCAL IMPACT:

There is no specific fiscal impact associated with the analysis of future options and disposition of the properties as surplus land. The cost of demolishing the vacant structure and cleaning the site for future uses is likely to cost \$15,000-\$20,000.

ALTERNATIVES:

1. Continue the item for further discussion. Provide specific direction to staff for information to return to City Council.
2. Provide feedback towards alternative options for the sites to be further analyzed by staff.
3. Take no action at this time.

ATTACHMENTS:

None.



Atascadero City Council

Staff Report - Community Development Department

Title 9 Planning and Zoning Text Amendments Annual Code Update (ZCH21-0004)

RECOMMENDATION:

Council adopt, by title only, Ordinance No. 646 (as introduced on May 25, 2021), amending the Atascadero Municipal Code, Title 9 Zoning Ordinance, Section 9-2.112 Permit Time Limits, Section 9-3.230 Agriculture and residential district allowable land uses, Section 9-3.262 Property development standards – RMF, Section 9-3.330 Nonresidential district allowable land uses, Section 9-3.331 Mixed Use residential density, Section 9-3.430 Public districts allowable land uses, Section 9-3.500 Definitions, Section 9-4.107 Side setbacks, Section 9-4.112 Measurement of height, Section 9-4.113 Height limitations, Section 9-4.128 Fencing and screening, Section 9-6.103 Accessory storage, Section 9-6.105 Home Occupations, Section 9-6.106 Residential accessory uses, Section 9-6.112 Farm animal raising, Section 9-6.113 Interim agricultural uses, Section 9-2.102 General Definitions, based on findings.

DISCUSSION:

On May 4, 2021, the Planning Commission voted 7-0 to recommend the City Council adopt zoning text amendments consistent with the list reviewed by City Council. Staff prepared a Draft Ordinance for City Council that included a series of zoning text amendments to Title 9 of the Municipal Code. The amendments were approved by the City Council on May 25, 2021 and the second reading of the amendments was approved by City Council on June 8, 2021.

At the May 25, 2021 City Council meeting, the attached Ordinance No. 646 was introduced, amending Title 9 of the Atascadero Municipal Code. Amendments included adding clarifications and correcting inconsistencies to multiple code sections including those related to agricultural uses in residential zones, height limits in residential multi-family zones, residential density on commercial zones, detached accessory structure exemptions, scrap and junk as an accessory use, fence/ wall height standards, covered parking in multi-family residential, mortuary service locations, gate setbacks and height limits in single-family residential zones, DRC action expiration timelines, corner lot setbacks, side and rear setbacks exceptions, ground floor office uses in the Downtown Commercial zoning district, the location of the Public zones table and the definition for

Hotels, Motels. At introduction, Council made the following changes to Exhibit A of the Draft Ordinance:

1. 9-6.106(2) – changing the square feet from 3,000 to 2,000

Floor Area. The gross floor area of a detached accessory structure is not to exceed one hundred percent (100%) of the gross floor area of the principle structure, up to ~~3,000~~ 2,000 square feet.

2. 9-6.106(3) - adding Sections (viii) and (ix)

(viii) The accessory structure shall be located no closer than ten (10) feet to the side property line as measured from the nearest roof eave.

(ix) The accessory structure shall be located no closer than forty (40) feet to the nearest residential dwelling on an adjacent property.

3. 9-3.330 Table 3-2 – removing CUP requirements for Mortuary Services in the CR and CS zones

The Draft Ordinance went back to Council for second reading on June 8, 2021 and was adopted on a 5:0 vote. It has since been discovered that there was a minor misprint in Section 4 of the Ordinance, adopted as Ordinance No. 646. Due to the misprint, Ordinance No. 646 needs to return for adoption to correct the misprint.

Proposed Environmental Determination

The California Environmental Quality Act (CEQA), Section 15061(3)(b), exempts activities which are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed text amendments will not have any significant adverse environmental impacts.

FISCAL IMPACT

Since the proposed Zoning clarifications are intended to refine consistency with the General Plan, there is a potential small savings of staff time. Some of the amendments are intended to streamline processes, thereby reducing staff time and potentially reducing fiscal impact, while other amendments are intended to clarify zoning for public use, with the intent of reducing staff interpretation time.

ATTACHMENT:

Ordinance No. 646 (as introduced)

ORDINANCE NO. 646

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING TITLE 9 PLANNING & ZONING, SECTION 9-2.112 PERMIT TIME LIMITS, SECTION 9-3.230 AGRICULTURE AND RESIDENTIAL DISTRICT ALLOWABLE LAND USES, SECTION 9-3.262 PROPERTY DEVELOPMENT STANDARDS – RMF, SECTION 9-3.330 NONRESIDENTIAL DISTRICT ALLOWABLE LAND USES, SECTION 9-3.331 MIXED USE RESIDENTIAL DENSITY, SECTION 9-3.430 PUBLIC DISTRICTS ALLOWABLE LAND USES, SECTION 9-3.500 DEFINITIONS, SECTION 9-4.107 SIDE SETBACKS, SECTION 9-4.112 MEASUREMENT OF HEIGHT, SECTION 9-4.113 HEIGHT LIMITATIONS, SECTION 9-4.128 FENCING AND SCREENING, SECTION 9-6.103 ACCESSORY STORAGE, SECTION 9-6.105 HOME OCCUPATIONS, SECTION 9-6.106 RESIDENTIAL ACCESSORY USES, SECTION 9-6.112 FARM ANIMAL RAISING, SECTION 9-6.113 INTERIM AGRICULTURAL USES, SECTION 9-9.102 GENERAL DEFINITIONS, AND DETERMINING THIS ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(ZCH21-0004)

WHEREAS, an application has been received from the City of Atascadero (6500 Palma Ave., Atascadero, CA 93422), to consider Zone Change Text Amendments to Title 9 Zoning Ordinance, (ZCH21-0004); and

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact amendments to Title 9 Planning and Zoning of the Atascadero Municipal Code for consistency with the General Plan and to maintain a clear and legible set of Zoning Regulations that is easily interpreted by the public and staff; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Planning and Zoning Text Change application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Planning and Zoning Text Amendments; and

WHEREAS, the Planning Commission of the City of Atascadero, at a Public Hearing held on May 4, 2021, studied and considered said amendments; and

WHEREAS, the Planning Commission of the City of Atascadero has recommended approval of proposed amendments to Title 9 Zoning Ordinance, of the Atascadero Municipal Code as presented to them on May 4, 2021; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Zoning Text Change application was held by the City Council of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Zoning Text Amendments; and

WHEREAS, the City Council of the City of Atascadero, at a Public Hearing held on May 25, 2021, studied the Planning Commission's recommendation and considered the proposed zoning text amendments.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing. The City Council of the City of Atascadero, in a regular session assembled on May 25, 2021, resolved to introduce for first reading, by title only, an Ordinance that would amend the City Zoning Code Text as shown in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 3. Facts and findings. The City Council makes the following findings, determinations and approvals with respect to the Zone Text Amendment:

A. Findings for Approval of a Zone Text Change

FINDING: (i) The Planning and Zoning Text Change is consistent with General Plan policies and all other applicable ordinances and policies of the City.

FACT: The proposed zone text amendments align the code requirements with the vision, intent, and policies of the adopted General Plan.

FINDING: (ii) This amendment of the Zoning Ordinance will provide for the orderly and efficient use of lands where such development standards are applicable.

FACT: The proposed text amendment provides for orderly development within the commercial zoning districts in accordance with the adopted General Plan and will allow for the orderly use of residential land for the raising of farm animals associated with youth projects.

FINDING: (iii) The Text Change will not, in itself, result in significant environmental impacts.

FACT: The proposed text changes are minor and do not trigger any environmental impacts.

SECTION 4. Approval. Atascadero Municipal Code Title 9 Planning & Zoning is amended as detailed in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 5. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA), Public resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3)).

SECTION 6. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7. Preservation. Repeal of any provision of the AMC or of any previous Code Sections, does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8. Effect of Invalidation. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the AMC or other City Ordinance by this Ordinance will be rendered void and cause such previous AMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 9. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of Atascadero's book of original ordinances, make a note of the passage and adoption in the records of this meeting and within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11. Effective Date. This Ordinance will take effect on the 30th day following its final passage and adoption.

SECTION 11. Approval. Atascadero Municipal Code Title 9 Zoning Regulations is amended as detailed in Exhibit A, attached hereto and incorporated herein by this reference.

INTRODUCED at a regular meeting of the City Council held on May 25, 2021 and **PASSED**, **APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on _____ 2021.

CITY OF ATASCADERO, CA

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

EXHIBIT A

9-2.112 Permit time limits.

(a) An approved plot plan is valid for the time limits established by Title 8 governing building permits. An approved precise plan or conditional use permit, when not part of a planned development with an approved corresponding tentative map, is valid for twenty-four (24) months after its effective date, unless otherwise provided by adopted conditions. At the end of the twenty-four (24) months the approval shall expire and become null and void unless:

- (1) Building permits have been applied for and have not expired;
- (2) The project is completed (Section 9-2.114);
- (3) An extension has been granted (Section 9-2.117); or
- (4) A building moratorium is imposed on the project site.

(b) If a conditional use permit has been approved as part of a planned development with a corresponding tentative map, the life of the conditional use permit shall run with the map and shall only expire if the map expires. Time extensions for the map shall also extend the time of the corresponding conditional use permit. Conditional use permits which correspond with a tentative map shall remain active and shall not expire once the map is recorded. This provision shall apply retroactively and, as a result, any conditional use permit which expired prior to the effective date of the ordinance codified in this section, but which was approved as part of a planned development with a corresponding tentative map that is still active, shall no longer be considered expired but shall instead be deemed active and subject to expiration only if and when the corresponding map expires without having been recorded.

(c) Endorsement or approval by the Design Review Committee shall be valid for a period of 12-months, unless otherwise provided by adopted conditions. At the end of the 12-months, the endorsement/approval shall expire and become null and void unless:

- (1) A complete construction permit for the majority of the development has been applied for and has not expired;
- (2) The project is completed (Section 9-2.114);
- (3) An extension has been granted consistent with the following:
 - (i) The Planning Director may grant two (2) six (6) month extensions. Additional exceptions may be granted by the Design Review Committee.
 - (ii) An extension shall be requested in writing on or before the date of expiration of the approval/endorsement.
 - (iii) The following findings shall be made to grant an extension:
 - a. There have been no changes to the provisions of the General Plan or zoning regulations applicable to the project since the approval/endorsement of the project; and
 - b. There have been no changes in the character of the site or its surroundings which affect how the standards of the General Plan or zoning regulations apply to the project.
- (d) Nothing in this title shall be construed as affecting any time limits established by Title 8 of this code regarding work authorized by a building permit or other construction permit issued pursuant to Title 8, or time limits relating to the expiration of such permit.

9-3.230 Agriculture and residential district allowable land uses.

Table 3-1 identifies the uses of land allowed this Zoning Code in each agriculture and residential district, and the planning permit required to establish each use, in compliance with Section 9-1 and Section 9-2 of this code. Where the last column in the tables (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this article may also apply.

Table 3-1 – Agriculture and Residential Land Uses
Allowed Land Uses and Permit Requirements

Agriculture/Residential Zones	A Allowed Use, Zoning Clearance Required					
	AUP Administrative Use Permit					
	CUP Conditional Use Permit Required					
	☐ Not Permitted					
	Permitted Uses By Zone					Special Use Regulation(s)
A	RS	RSF	LSF	RMF		
Natural Resources and Processing						
Resource Extraction	CUP	CUP				9-6.147— 9.6-161
Residential Uses						
Multifamily Housing					A	9-3.175
Manufactured Home/Mobile Home	A	A	A	A	A	9-6.143
Mobile Home Parks		CUP	CUP	CUP	CUP	9-6.142, 9-6.143
Organizational Houses		CUP	CUP	CUP	CUP	9-3.175
Residential Accessory Uses		A	A	A	A	9-6.106
Single-Family Dwelling		A	A	A	A	9-6.143, 9-6.184
Secondary Residential Units		A	A	A		9.5
Temporary Dwelling		A	A	A	A	9-6.175
Recreation, Education, and Public Assembly						
Churches and Related Activities		CUP	CUP	CUP	CUP	9-6.121
Parks and Playgrounds		AUP	AUP	AUP	AUP	

Agriculture/Residential Zones	A Allowed Use, Zoning Clearance Required					
	AUP Administrative Use Permit					
	CUP Conditional Use Permit Required					
	<input type="checkbox"/> Not Permitted					
Permitted Uses By Zone						Special Use Regulation(s)
	A	RS	RSF	LSF	RMF	
Schools		CUP	CUP	CUP	CUP	9-6.125
Schools – Business and Vocational		CUP	CUP	CUP	CUP	9-6.125
Temporary Events	A	A	A	A	A	9-6.177
Tourism, Lodging, and Dining						
Bed and Breakfast		CUP	CUP	CUP	CUP	
Services-Professional						
Day Care – Small Family Day Care Home		A	A	A	A	9-6.125
Day Care – Large Family Day Care/Child Care Center		CUP	CUP	CUP	CUP	9-6.125
Kennels		CUP	CUP			9-6.111
Medical Extended Care Services, 6 Clients or Less		A	A	A	CUP	9-6.134
Medical Extended Care Services, 7 Clients or More		CUP	CUP	CUP	CUP	9-6.134
Residential Care, 6 Clients or Less		A	A	A	A	9-6.135
Residential Care, 7 Clients or More		CUP	CUP	CUP	CUP	9-6.135
RCFE – Assisted Living, 6 Clients or Less		A	A	A	A	9-6.135
RCFE – Assisted Living, 7 Clients or More		CUP	CUP	CUP	CUP	9-6.135
RCFE – Independent Living Center/Senior Apartments					CUP	
RCFE – Retirement Hotel					CUP	
Transportation, Infrastructure and Communication						
Pipelines Utility Infrastructure	CUP	CUP	CUP	CUP	CUP	

Agriculture/Residential Zones	A Allowed Use, Zoning Clearance Required					
	AUP Administrative Use Permit					
	CUP Conditional Use Permit Required					
	<input type="checkbox"/> Not Permitted					
	Permitted Uses By Zone					Special Use Regulation(s)
	A	RS	RSF	LSF	RMF	
Utility Transmission Facilities	A	A	A	A	A	
Wireless Communication Facilities	CUP	CUP	CUP	CUP	CUP	

Zoning Districts Abbreviations

A – Agriculture

LSF – Limited Single-Family Residential

RS – Residential Suburban

RMF – Residential Multifamily

RSF – Residential Single-Family Residential

9-3.262 Property development standards—RMF.

In addition to the standards specified in Chapter 4 of this title, General Site Design and Development Standards, the following development standards shall apply to mobile home and multiple-family residential projects:

(a) Percent Coverage. The maximum percent of a lot that may be covered by structures (excluding decks less than thirty (30) inches from the ground) shall be forty percent (40%) for low density multiple-family projects and fifty percent (50%) for high density multiple-family projects.

(b) Enclosed Storage. Each dwelling unit shall be provided a minimum of one hundred (100) cubic feet of enclosed storage space, exclusive of closets, which may be located in either a principal or accessory building.

(c) Outdoor Recreation Areas. For developments of four (4) to seven (7) dwelling units, outdoor recreational open space shall be provided at a ratio of three hundred (300) square feet per unit. This open space may be provided either as: (1) a private amenity designed for exclusive use of a dwelling unit; or (2) as common open space provided that no individual open space is less than one thousand (1,000) square feet. For developments of eight (8) or more dwelling units, outdoor recreational open space shall be provided at a ratio of three hundred (300) square feet per unit. This common open space may be provided in more than one (1) location provided that no individual open space area is less than one thousand (1,000) square feet.

(d) Screening Wall. A solid wall or fence not less than six (6) feet in height shall be placed and maintained on interior lot lines abutting property zoned for single-family residential use.

(e) Laundry Facilities. Laundry facilities shall be provided in the form of either: (1) laundry hook-ups within each individual dwelling unit; or (2) a shared laundry facility equipped with washers and dryers.

(f) Appearance Review. All projects shall be consistent with the multifamily design and landscape requirements of the Appearance Review Manual.

(g) Maintenance Requirement. A maintenance agreement for all landscaping, building exteriors, accessory structures, parking areas and other common facilities shall be approved by the Community Development Director and City Attorney prior to final occupancy.

(h) RMF-24 properties identified in Appendix 1, Table V-45 (Vacant Residential Parcels RMF-20), of the General Plan Housing Element shall be permitted “by right” and will not be subject to conditional use permit or specific plan. Proposed planned development projects or other relief from property development standards on these parcels shall be subject to discretionary review per the requirements of the Municipal Code.

9-3.330 Nonresidential district allowable land uses.

Table 3-2 identifies the uses of land allowed by this Zoning Code in each nonresidential district, and the planning permit required to establish each use, in compliance with Chapters 9-1 and 9-2 of this code. Where the last column in the tables (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this article may also apply.

Table 3-2 – Nonresidential Use Table
Allowed Land Uses and Permit Requirements

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s)
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Accessory Storage		A ⁴	CUP ⁴	A ⁴	CUP ₄	CUP ₄			A ⁴	A ⁴	9-6.103
Adult Day Care Facility	A	A	A					CUP			
Adult Oriented Business			A	A					A	A	9-16
Age Restricted Housing							CUP				
Agricultural Produce Stands	A	A			A	A					9-6.117

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s))
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Amusement Services		A	A	A		A	A			A	
Animal Hospitals		CUP ₇	CUP	A		CUP					9-6.110
Artisan Foods and Products			A	A		A	A5		A	A	
ATM	A	A	A	A	A	A	A	A	A	A	
Auto Dealers (New and Used) and Supplies			CUP	CUP	CUP	CUP	CUP				9-6.163
Auto Repair and Services			CUP	A	A	CUP			A	A	9-6.168
Bar/Tavern			CUP		CUP	CUP	A				
Bed and Breakfast			CUP	CUP	CUP	CUP					
Brewery – Production				CUP		CUP			A	A	
Broadcast Studios			A	A							
Building Materials and Hardware w/ outdoor sales or storage area 10,000 sf or greater		CUP	CUP	CUP		CUP			CUP	CUP	9-6.165
Building Materials and Hardware w/ outdoor sales or storage area less than 10,000 sf		A	A	A		A			A	A	9-6.165
Business Support Services		A	A	A		A	A	A	A	A	
Caretaker's Residence/ Employee Unit		CUP	CUP	CUP							

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s))
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Childcare Center	A	A	A					CUP			9-6.125
Churches and Related Activities		CUP	CUP								9-6.121
Collection Stations	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴			A ⁴	A ⁴	9-6.130
Contract Construction Services (Indoor)				A		A			A	A	
Contract Construction Services (Outdoor)				CUP					CUP	CUP	
Data and Computer Services Center		AUP		AUP		CUP			A	A	
Day Care											
Drive-Through Sales or Services	CUP	CUP	CUP	CUP	CUP	CUP					9-4.122
Eating and Drinking Places	A	A	A	A	A	A	A	A	A	A	
Farm Equipment and Supplies w/ outdoor storage or sales area 10,000 sf or greater			CUP	CUP		CUP			CUP	CUP	
Farm Equipment and Supplies w/ outdoor storage or sales area less than 10,000 sf			A	A		A			A	A	
Farmers' Market	CUP	CUP	CUP		CUP	CUP	A	A			
Financial Services and Banks	A	A	A	A	A	A	CUP	A			
Fuel Dealer				A ⁴		CUP			A ⁴	A ⁴	9-6.129

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s))
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
General Retail	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴				
General Retail Greater than 50,000 sf	CUP	CUP	CUP	CUP	CUP	CUP	CUP				
Government Offices and Facilities	A	A	A	A	A	A	CUP ₉	A	A	A	
Health Care Services		A	A	A	CUP	A	CUP ₉	A			
Horticultural Specialties w/ outdoor storage or sales area 10,000 sf or greater		CUP	CUP	CUP	CUP	CUP			CUP	CUP	9-6.116
Horticultural Specialties w/ outdoor sales or storage area less than 10,000 sf		A	A	A	A	A					9-6.116
Hotels, Motels		CUP	A	A	A		CUP				
Indoor Recreation Services		CUP	CUP	CUP	A	A	CUP		CUP	CUP	
Kennels			CUP	A							9-6.111
Large Family Day Care		CUP ₈	CUP ⁸								9-6.125
Large Scale Ag Manufacturing				CUP					CUP	A	9-6.103
Laundries and Dry Cleaning Plants				A		A			A	A	
Laundromat/Coin- Operated Laundry	CUP	CUP	CUP	CUP	CUP	CUP			A	A	
Libraries, Museums		A	A	A	A		A	A			

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s))
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Live/Work Unit							A ¹				
Manufacturing and Processing – High Intensity ⁴				CUP		CUP			AUP	AUP	
Manufacturing and Processing - Low Intensity		CUP	CUP	A		A			A	A	
Medical Extended Care Services: 6 Residents or Less	CUP	CUP	CUP	CUP	CUP	CUP					9-6.134
Medical Extended Care Services: ⁷ Resident s or More			CUP								9-6.134
Medical Research		CUP		A		A		CUP	A	A	
Membership Organizations			A	A		CUP	CUP				
Microbrewery – Brewpub	A	CUP	A	A	A	A	A	A	A	A	
Mini-Storage				CUP		CUP			A	A	
Mobile Eating and Drinking Vendors ⁶	A	A	A	A		A	A		A	A	
Mortuary Services			CUP A	CUP A					A	A	
Multifamily Dwelling	CUP ₂	CUP ₂	CUP ²	CUP ²			A ¹	A ¹			
Offices	A	A	A	A	A	A	CUP ₉	A			
Outdoor Recreation Services			CUP	CUP	A						9-6.123
Parking Lots	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s))
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Parks and Playgrounds							A	A			
Personal Service Restricted				A	CUP	CUP					
Personal Services	A	A	A	A	A	CUP	A				
Printing and Publishing		CUP	CUP			A ⁴			A ⁴	A ⁴	
Public Assembly and Entertainment			CUP	CUP	A	CUP	CUP				
RCFE – Assisted Living			CUP								9-6.135
RCFE – Independent Living/Senior Apartments	CUP		CUP	CUP							9-6.135
RCFE – Retirement Hotel	CUP		CUP	CUP							9-6.135
Recreational Vehicle Parks					A						9-6.180
Recycling and Scrap									CUP	CUP	9-6.131
Recycling Centers									CUP	CUP	9-6.132
Research and Development		CUP		A		A	CUP	A	A	A	
Residential Care: 6 Residents or Less							A ²	A ²			9-6.135
Retail Sales— Restricted				A	CUP	CUP					
Sales Lots					CUP	CUP			CUP	CUP	9-6.139
Schools		A	A	A			CUP	CUP			9-6.125

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s))
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Schools – Business and Vocational		A	A	A		A	CUP	CUP	CUP	CUP	9-6.125
Service Stations	CUP		CUP	CUP	CUP						9-6.164
Single-Family Dwelling							A ¹	A ¹			
Single-Room Occupancy Units			CUP								9-6.184
Small Family Day Care		A ⁸	A ⁸	A ⁸		A ⁸	A ⁸				
Social and Service Organizations		A	A	A							
Sports Assembly			CUP	CUP	A						
Storage, Recycling and Dismantling of Vehicles and Material				CUP					A	A	9-6.131
Tasting Room	A	CUP	A	A	A	A	A	A	A	A	
Telecommunication Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Temporary Events	A/ CUP ₃	CUP	A/ CUP ³	A/ CUP ³	A/ CUP ³	A/ CUP ³	A/ CUP ₃	A/ CUP ₃	A	A	9-6.177
Temporary Offices		A	A	A							9-6.176
Temporary or Seasonal Sales	A	A	A	A	A	A	A		A	A	9-6.174
Transit Stations			CUP	CUP	A	CUP	CUP	CUP	CUP	CUP	
Utility Facilities		CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility Infrastructure	A	A	CUP	A	A	A	CUP	CUP	A	A	

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted										
	Permitted Uses By Zones										Special Regulation(s)
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Vehicle and Equipment Storage (Indoor) ⁴				A		CUP			A ⁴	A ⁴	9-6.183
Vehicle and Equipment Storage (Outdoor) ⁴				CUP ⁴					CUP ₄	CUP ₄	9-6.183
Vehicle and Freight Terminals				CUP					CUP	CUP	
Warehousing				CUP		CUP			A	A	
Wholesaling and Distribution Center ⁴		AUP	AUP	A ⁴		A ⁴			A ⁴	A ⁴	
Winery – Boutique			A ⁴	A ⁴	A ⁴	A ⁴	A ⁴		A ⁴	A ⁴	
Winery – Production				CUP		CUP			A ⁴	A ⁴	

Notes: (These notes apply only to Table 3-2).

1 Residential uses allowed only on second and third floors. If a project is required to provide a unit in compliance with the Americans with Disabilities Act, the handicapped accessible unit may be located on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space.

2 Multifamily dwellings permitted when located on the second floor or above, or within an existing residential structure of historical significance.

3 Temporary events requiring more than 3 days for onsite setup and teardown require the approval of a conditional use permit (Section 9-2.110).

4 Outdoor commercial and industrial sales and storage developments (as defined by Section 9-9.102) of 10,000 square feet or more require the approval of a conditional use permit (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.

5 Handcrafted and artisan food production shall be ancillary to the retail component.

6 Mobile food vending permitted on private property with owner's permission and City review of parking and access on-site. Mobile food trucks used as part of an event may be permitted in the right-of-way with the issuance of an Event Permit.

7 When no overnight stays of animals are included.

8 Permitted when in association with conforming and legal nonconforming residences.

9 Allowed on ground floor south of Atascadero creek. Conditional use permit required on ground floor on Palma, East Mall, West Mall Entrada, Traffic Way and on El Camino Real north of Atascadero Creek as designated in Figure 3-1, subject to all of the following findings:

- The location and setting of the existing building is not ideal for pedestrian uses such as restaurants, retail or related uses.
- The existing building and site improvements are designed exclusively for office uses and could not accommodate other uses.
- The proposed new office use will be a significant contribution to economic development by providing new jobs, pedestrian traffic, and active uses in the downtown.
- The proposed new office will meet parking, accessibility, and property development standards and will not result in new parking along Atascadero Creek, East Mall or West Mall.

- e. The proposed new office building will provide a storefront and other architectural features that complement the pedestrian scale and retail environment desired within the downtown.

Zoning District Abbreviations

CN – Commercial Neighborhood
CP – Commercial Professional
CR – Commercial Retail
CS – Commercial Service
CT – Commercial Tourist
CPK – Commercial Park
DC – Downtown Commercial
DO – Downtown Office
IP – Industrial Park
I – Industrial

Figure 3-1



9-3.331: Mixed Use residential density

Mixed-Use developments within commercial zoning districts that allow for multi-family uses shall have a maximum base density of 24 dwelling units per acre.

9-3.430 Public districts allowable land uses.

Table 3-3 identifies the uses of land allowed this Zoning Code in each public district, and the planning permit required to establish each use, in compliance with Chapters 9-1 and 9-2 of this code. Where the last column in the tables (“Specific Use Regulations”) includes a section number, the

regulations in the referenced section apply to the use. Provisions in other sections of this article may also apply.

Table 3-3 Public Zone Uses
Allowed Land Uses and Permit Requirements

Public Zones	A Allowed Use, Zoning Clearance Required				
	CUP Conditional Use Permit Required				
	AUP Administrative Use Permit Required				
	<input type="checkbox"/> Not Permitted				
	Permitted Uses By Zones				Special Use Regulation(s)
	L	LS	P	OS	
Accessory Storage	A	A			9-6.103
Adult Day Care Facility			CUP		
Agricultural Accessory Uses		A			
Amusement Services	A	CUP			
Animal Hospitals			CUP		
ATM			A		
Bed and Breakfast	A	A			
Broadcast Studios			A		
Caretaker's Residence/Employee Unit	CUP				9-6.184
Cemeteries	CUP	CUP	CUP		
Childcare Center			CUP		9-6.125
Churches and Related Activities			CUP		9-6.121
Collection Stations	A	A	A		9-6.130
Day Care					
Eating and Drinking Places	CUP	CUP			
Farmers' Market	A	A	A		
Government Offices and Facilities			A		
Health Care Services			CUP		
Home Occupation		A			
Horticultural Specialties		CUP			
Hotels, Motels		CUP			
Indoor Recreation Services	CUP	CUP	A		

Public Zones	A Allowed Use, Zoning Clearance Required				
	CUP Conditional Use Permit Required				
	AUP Administrative Use Permit Required				
	<input type="checkbox"/> Not Permitted				
	Permitted Uses By Zones				Special Use Regulation(s)
	L	LS	P	OS	
Libraries, Museums	A	A	A		
Medical Extended Care Services: 6 Residents or Less			CUP		9-6.134
Medical Extended Care Services: 7 Residents or More			CUP		9-6.134
Membership Organizations	A		CUP		
Mini-Storage			CUP		
Mortuary Services			CUP		
Outdoor Recreation Services	A	CUP	A		9-6.123
Parking Lots			A		
Parks and Playgrounds	A	A	A	A	
Recreational Vehicle Parks	CUP	CUP	CUP		9-6.180
Residential Accessory Uses		A			9-6.106
Residential Care: 6 Residents or Less			CUP		9-6.125
Residential Care: 7 Residents or More			CUP		9-6.125
Schools			A		9-6.125
Schools—Business and Vocational	A		CUP		9-6.125
Single-Family Dwelling		A	CUP		
Sports Assembly	CUP				
Telecommunication Facilities	CUP	CUP	CUP		
Temporary Dwelling		A			9-6.176
Temporary Events	A	A	A		9-6.177
Temporary Offices			A		
Transit Stations	CUP		CUP		
Utility Facilities	A	A	A	CUP	
Utility Infrastructure	CUP	CUP	CUP	CUP	

Zoning Districts Abbreviations

L – Recreation

LS – Special Recreation

P – Public

OS – Open Space

9-3.500 Definitions.

Amend the following land-use definitions in AMC 9-3.500 as follows:

Agricultural Accessory Uses. Residential accessory uses that are part of small-scale and/or hobby agricultural activities incidental to the primary residential use of the property including structures that are designed to house farm implements, hay, grain, poultry, livestock, or other horticulture products. This does not include garages, workshops, or other similar residential accessory structures for non-agricultural uses.

Hotels, Motels. Commercial transient lodging establishments, including hotels, motor hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging for less than 30-days, with or without meals, for the general public. Such establishments shall not provide kitchen facilities in more than twenty-five percent (25%) of the units.

9-4.107 Side setbacks.

The side setback is measured at right angles to the side property line to form a setback line parallel to the side property line, which extends between the front and rear setback areas. The minimum side setback is to be as follows:

(a) A, RS, RSF, LSF and RMF Zones and Residential Uses in Commercial and Industrial Zones. All residential uses except for second story dwellings over commercial and industrial uses shall have a minimum side setback of five (5) feet, except as follows:

(1) Corner Lots. The side setback on the street side of a corner lot is to be a minimum of ten (10) feet.

(2) A Corner Lot Adjacent to a Key Lot. A side setback equal to one-half (1/2) the depth of the required front setback of the key lot shall be provided, except that:

(i) Where the corner lot is less than fifty (50) feet in width, the setback is to be a minimum of ten (10) feet;

(ii) Where an alley is between the corner lot and a key lot, the setback on the street side of the corner lot is to be five (5) feet.

(3) Accessory Buildings. A side yard may be used for an accessory building no greater than twelve (12) feet in height, provided that it is not used for human habitation or the keeping of animals and is either:

(i) Located no closer than five (5) feet to any property line;

(ii) Located on the rear half of the lot; or

(iii) Established on the property line as a common wall structure pursuant to subsection (a)(4) of this section, or as a zero lot line structure, provided that all applicable Uniform Building Code requirements are satisfied for a property line wall.

(4) Common Wall Development. Any two (2) dwelling units, and/or their accessory garages, may be constructed on adjoining lots without setbacks between them provided that:

- (i) The setback has been eliminated through subdivision map or conditional use permit approval;
 - (ii) A common wall or party wall agreement, deed restriction or other enforceable restriction has been recorded;
 - (iii) The side setbacks opposite the common wall property line are not less than two (2) times the minimum width required by this section; and
 - (iv) Common wall construction is in compliance with the Uniform Building Code.
- (5) Zero Lot Line Development. A group of dwelling units on adjoining lots may be established so that all units abut one (1) side property line, provided that:
- (i) The setback has been eliminated for an entire block through subdivision map or conditional use permit approval;
 - (ii) The modified setback requirements for the block are recorded as part of a land division map, deed restriction, or other enforceable restriction;
 - (iii) The side setback shall not be eliminated or reduced on the street side of a corner lot; and
 - (iv) Side setbacks opposite the zero setback property line are not less than twice the minimum required by this section.
- (6) Access Easements. All access easements shall have a minimum setback of five (5) feet, measured from the edge of the easement.
- (7) Additional height for buildings in RMF. Multifamily dwellings exceeding twenty-five (25) feet in height shall have a ten (10) foot setback for all portions of the building over twenty-five (25) feet in height.
- (b) CN, CP, CR, CS, CT, CPK, IP, I and P Zones. No side setbacks are required. Ground floor residential uses are subject to the setback requirements of subsection (a) of this section.
 - (c) L and LS Zones. A minimum five (5) foot side setback is required.

9-4.112 Measurement of height.

The height of a building or structure is to be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the finish grade. The measurement of heights for fencing, walls, arbors or hedges shall be subject to Section 9-4.128.

9-4.113 Height limitations.

The maximum height for new structures is as follows:

- (a) Limitation by Zone.

Zone	Maximum Height
A, RS, RSF, LSF	30 feet
CN, CP, CR, CS, CT	35 feet
CPK, IP, I	45 feet

Zone	Maximum Height
LS, L, P	35 feet
RMF	35 feet (portions of buildings exceeding 25' shall require additional setbacks in accordance with Section 9-4.107)

(b) Exceptions to Height Limitations.

(1) Planning Commission Waiver. The height limitations of this section may be modified through conditional use permit approval, provided the Planning Commission first finds the project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

(2) Height Adjustment. The height limitations specified by subsection (a) of this section may be adjusted by approval of an administrative use permit (Section 9-1.112) for a single-family residential building to allow additional height, to a maximum of forty (40) feet, provided that the required side and rear setbacks are increased one (1) foot in width for each foot of height over thirty (30) feet.

(3) Downhill Lot. Where the average front-to-back slope of a lot is greater than one (1) foot of fall in seven (7) feet of distance from the centerline of the street to the rear face of the proposed building, up to ten (10) feet may be added to the rear building face, which is to be excluded from the height measurement (Section 9-4.112).

(4) Uninhabited Structures. The height limits specified in subsection (a) of this section do not apply to the following structures (measurement of height is to be from the ground, as set forth in Section 9-4.112):

(i) Radio and television receiving antennas of the type customarily used for home radio and television receivers, when fifty (50) feet or less in height.

(ii) Transmitting antennas used by licensed amateur (ham) radio operators when fifty (50) feet or less in height.

(iii) Flagpoles fifty (50) feet or less in height.

(iv) Grain elevators, silos, water tanks, windmills, wind generators and all other similar structures not containing residential uses and located in the A, RS, CR, CS, CPK, IP and I Zones.

(v) Chimneys no more than one hundred (100) feet in height located in the CPK, IP and I Zones and all other chimneys and roof vents extending no more than two (2) feet above the height limit specified in subsection (a) of this section.

(vi) Industrial towers, nonportable equipment and other uninhabited structures no more than sixty (60) feet in height located in the CPK, IP and I Zones.

(vii) All portable construction equipment.

(viii) Public utility poles and structures for providing electrical and communications services.

(ix) Solar collectors not more than five (5) feet above the height limit specified in subsection (a) of this section.

(x) Satellite receiving and similar communication dishes and devices in commercial and industrial zones, when no more than ten (10) feet above the maximum height in the zone.

(5) Architectural Projections/Features. The height limitations of this section may be increased up to forty (40) feet through administrative use permit approval to allow for non-habitable architectural features including, but not limited to, varied roof forms, tower elements, and cupolas with the intent of encouraging creative building design.

(i) To approve an administrative use permit to increase height the following findings shall be made:

- a. The additional height provides architectural interest and adds to a varied roofline.
- b. The added features will not block solar access to adjacent properties.

9-4.128 Fencing and screening.

Standards for fencing and screening are established by this section to protect certain uses from intrusion, to protect the public from uses that may be hazardous, and to increase compatibility between different land uses by visual screening. Fencing is the enclosure of an area by the materials identified in subsection (c) of this section. Screening is the enclosure of an area by a visual barrier, which may include solid fencing or other materials, as specified in subsection (c) of this section.

(a) Fencing and Screening—Where Required. Within the urban services line, the uses and areas listed in this subsection shall be fenced and/or screened, as indicated. Unless otherwise specified, fencing and screening are to be a minimum height of six (6) feet. Fencing and screening materials of a height greater than three (3) feet shall not be located within a required front setback or side setback adjacent to a street.

(1) Mechanical Equipment. When located outside of a building, support equipment, including air conditioning and heating devices, but not including plumbing or exhaust vents, or chimneys, shall be screened to the height of the particular piece of equipment, as follows:

(i) Roof-Mounted Equipment. To be screened by architectural features from the view of abutting streets.

(ii) Equipment at Grade. When located on the ground adjacent to a building, mechanical equipment shall be screened by landscaping, a solid wall or fencing from the view of the street or surrounding properties.

This subsection does not apply to single-family residential uses.

(2) Outdoor Storage. To be screened on all sides by a wall or fencing.

(3) Public Utility Substations. To be screened on all sides in a manner that will provide an effective visual barrier as well as the necessary safety clearances required by order of the California Public Utilities Commission.

(4) Side and Rear Lot Lines. The side and rear property lines of all nonresidential uses are to be screened as follows:

(i) Adjacent to a Residential Use or Zone. A solid wall or fencing shall be located on side and rear property lines of any nonresidential or nonagricultural use abutting a residential use or zone.

(5) Swimming Pools. Yard areas with private swimming pools are to be fenced to discourage unsupervised access and use by small children. Such fencing is to be constructed per building code requirements.

(b) Exceptions to Fencing and Screening Requirements.

(1) Buildings Abutting Property Lines. Required screening or fencing may be omitted along any lot line where a building wall exists immediately abutting the lot line.

(2) Location Adjustment. Where property fencing or screening is required, the location may be adjusted by approval of an administrative use permit (refer to Section 9-1.112 of this title), so the fencing may be constructed at or within the setback line, provided the areas between the fence and the property lines are landscaped, or in rural areas, retained in their natural vegetative state.

(3) Planning Commission Modification. Any of the requirements of this section may be waived or modified through conditional use permit approval, provided the Planning Commission first finds that specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

(c) Standards for Fencing and Screening Materials. All fencing and screening shall be allowed as follows:

(1) Height. Fence and screen height shall be permitted as follows:

(i) RS/RR/RSF-Z/RSF-Y (with one (1) acre net or larger) Zones.

a. Fencing within a required front or corner yard setback may be up to five (5) feet in height, provided that the top two (2) feet remain a minimum of eighty percent (80%) visibility. The fence shall not impair safe sight distance for vehicular traffic nor result in any other potential adverse impact on human health and safety (refer to engineering standard: Minimum Sight Distance for Driveways and Intersecting Roads with Stop Control).

b. Fencing associated with agriculture type activities including, but not limited to, “deer fencing” and other fencing that is a minimum of eighty percent (80%) visible may be up to seven (7) feet in height. Chain link fencing, wrought iron fencing, and any other decorative type of fencing is not considered “agriculture” type fencing for the purposes of this subsection.

c. Fencing within a required side or rear setback may be a maximum of six (6) feet in height.

(ii) RSF-Y (less than one (1) acre net) /RSF-X/LSF-Z/LSF-Y/LSF-X/RMF-10/RMF-20.

a. Fencing within a required front or corner yard setback can be a maximum of four (4) feet in height.

b. Fencing within a required side or rear yard setback shall be a maximum of six (6) feet in height.

(iii) Residential Gates:

a. Gates are permitted in single-family residential zoning districts for private driveways

b. Gates shall be setback a minimum of 20-feet from the right of way in accordance with Engineering standards.

c. Gates shall be a maximum of 12-feet in height and shall remain residential in nature

d. Gateposts and other superstructures over site entrances and exits may be up to twelve (12) feet in height.

e. Gates shall comply with emergency access standards

f. Gates shall not swing open toward the street unless the maximum swing is not closer than 16 feet from the edge of the right of way.

g. Gates or associated structures shall comply with minimum sight-distance standards.

h. A construction permit shall be required for all gates that exceed 6-feet in height or contain electrical components.

(iv) Height Measurement. Fence height shall be measured from the adjacent grade of the downhill side of the wall, fence, or hedge.

- a. Where fences or walls are located on retaining walls or berms, the height of the retaining wall or berm shall be considered as part of the overall height of the fence or wall if the retaining wall or berm exceeds 2-feet in height.
- b. If a retaining wall is terraced and separated by five (5) feet of horizontal space or greater, they shall be considered individual walls for the purposes of measuring height.

(2) The Design Review Committee (DRC) may grant an exemption to the front setback fencing requirement to a maximum of six (6) feet in height if proposed fence would be consistent with the neighborhood character and does not impair site distance for vehicular traffic, as reviewed by the City Engineer.

(3) Permit to Exceed Height. A minor conditional use permit approval is required where fencing is proposed to be greater than six (6) feet in height within or outside any required setback, with the exception of fencing described in subsection (c)(1)(i)(b) or subsection (c)(1)(iv)(a).

(4) Screening Materials Substitution. Where screening is required to be a solid wall or fence, the following materials may be substituted through adjustment (see Section 9-1.112 of this title), except where screening is required adjacent to a residential use or zone:

- (i) Landscape Screen. Screening plant materials may be substituted for a wall or fence, where:

- a. Proposed plant materials are certified in writing by a registered landscape architect as having the capability of achieving sixty percent (60%) of total view blockage within eighteen (18) months of planting, and one hundred percent (100%) of total view blockage within thirty-six (36) months of planting; and

- b. The applicant agrees in writing to install solid fencing after the expiration of thirty-six (36) months, in the event that the landscaping has not totally blocked the view of areas required to be screened.

- (ii) Berms. A landscaped berm may be substituted for a wall or fence, provided that the combination of berm and landscaping is no less than the required height of the fence or wall, and that the berm is constructed with a maximum slope of three to one (3:1), with side slopes designed and planted to prevent erosion, and with a rounded surface a minimum of two (2) feet in width at the highest point of the berm, extending the length of the berm. The berm shall be planted with shrubs, lawn or groundcover.

- (iii) Chain-Link Fencing. Vinyl-coated, chain-link fencing with evergreen landscape screen planting may be substituted for a solid wall or fence in commercial and industrial zones, except where screening fencing is required adjacent to residential uses and zones.

9-6.103 Accessory storage.

Where the principal building or use on a site is some use other than storage, and storage accessory to that use is also located on the site, the accessory storage is subject to the following standards (see also Section 9-6.140). A zoning approval is not required to establish accessory storage except when subsections (b) and (g) of this section requires such approval for a specific type of storage.

Where the principal building or use on a site is some use other than storage, and storage accessory to that use is also located on the site, the accessory storage is subject to the following standards (see also Section 9-6.140). A zoning approval is not required to establish accessory storage except when subsections (b) and (g) of this section requires such approval for a specific type of storage.

- (a) Outdoor accessory storage is limited to ten percent (10%) of the floor area of the principal building.

(1) Any size modification for outdoor accessory storage over ten percent (10%) of principal floor area will require a conditional use permit.

(b) Building Materials and Equipment. Building materials and equipment being used in a construction project on the same or adjacent site may be stored on or adjacent to the construction site as long as a valid building permit is in effect for construction on the premises. Building materials and equipment include stockpiles of construction materials, tools, equipment, and building component assembly operations. When storage is proposed on a lot adjacent to the construction site, the application for the project is to also describe the storage site. Temporary storage of construction materials on a site not adjacent to the construction is subject to Section 9-6.175.

(c) Commercial Vehicles. This subsection applies to the accessory storage of vehicles used for shipping and/or the delivery of freight and products in support of a business or used for other commercial activity, when such vehicles are larger than a standard passenger car, pickup truck or van. Storage means parking a commercial vehicle longer than for a single weeknight, weekend or holiday. The storage of vehicles as a principal use is subject to the standards of Section 9-6.183.

(1) Commercial vehicles are to be stored in an enclosed building unless otherwise allowed by the provisions of this code.

(2) The storage of agricultural vehicles in the A Zone is unrestricted.

(3) Commercial vehicles may be allowed in residential zones where the resident of the premises can show that:

(i) The site is of sufficient size to allow parking of the vehicle in the buildable area of the site; and

(ii) The number of such vehicles is limited to a maximum of one (1); and

(iii) The vehicle can be maintained on the site in a manner which will not be disturbing to nearby residents as a result of unsightly appearance, excessive noise, or operation between 9:00 p.m. and 7:00 a.m.; and

(iv) The vehicle due to its size, length or weight will not damage streets leading to the site beyond normal levels and will not create traffic safety problems due to maneuvering necessary to enter and exit the site; and

(v) There are no other suitable locations available to store the vehicle.

(d) Inoperative Vehicles. The storage or keeping of inoperative vehicles is subject to the following. Nothing in this title shall be construed as preventing the abatement of an inoperative vehicle which is found to be a nuisance:

(1) Vehicles Under Commercial Repair. The repair of vehicles is allowed only in commercial or industrial zones as provided by Chapter 9-3, except for repair of a personal vehicle by the vehicle owner on a site owned or rented by the vehicle owner. The storage of inoperative vehicles in a commercial or industrial zone for the purposes of repair, alteration, painting, impoundment or temporary storage by a towing service is subject to Section 9-6.168.

(2) Wrecked and Abandoned Vehicle Dismantling or Storage. Any area used for the dismantling of inoperative vehicles or for the storage of wrecked or abandoned vehicles not being dismantled or repaired is subject to Section 9-6.131.

(3) Automobiles Stored in Residential Areas. The storage of inoperative vehicles in a residential zone is limited to one vehicle when stored outdoors. Such storage may be located only where it is within the buildable area of the site. Inoperative vehicles may be abated as set forth in Chapter 9-8. Storage of

such vehicles within an approved accessory building (Section 9-6.106) is not subject to limitation on the number of vehicles.

(d) Accessory Storage of Flammable and Combustible Liquids. The accessory storage of flammable and combustible liquids is subject to the following standards:

(1) Limitations on Quantity. The quantity of flammable or combustible liquids stored on a site shall be limited as follows:

(i) Residential Zones. Ten (10) gallons, unless authorized through precise plan approval. Excluded from this requirement is the storage of flammable liquids in the fuel tanks of self-propelled vehicles, mobile power or heat generators or similar equipment and the storage of paints, oils, varnishes or combustible mixtures when such liquids are stored for maintenance, painting or similar purposes. The storage of propane or other fuels which provide energy to heat a residence is also excluded from this limitation, when such storage is in tanks directly connected to the residence for consumption or when the quantity is limited to a reasonable reserve for personal use which is stored in an approved manner.

(ii) Agricultural, Commercial and Industrial Zones. Storage shall be limited to the following quantities on any single building site, unless greater quantities are authorized through conditional use permit approval:

Type of Storage		
Type of Liquid	Above Ground	Underground
Combustible	1,000 gallons	Unlimited
Flammable	1,000 gallons	20,000 gallons

(2) Setbacks. Aboveground storage facilities for flammable or combustible liquids shall be set back a minimum of fifty (50) feet from any property line and from any residential use on the same property.

(3) Additional Standards.

(i) All storage of bulk flammable liquids shall be underground; except as specified by subsection (d)(1)(i) of this section; except where a refining or similar industrial use has been allowed in the CPK, IP or I Zone; and except, where an automobile service station or other approved vendor of flammable liquids stores such liquids for sale in approved quantities and containers.

(ii) All aboveground storage of flammable and combustible liquids shall be within types of containers approved by the Fire Department.

(iii) Access, circulation and emergency fire equipment requirements of the Fire Department shall be provided or installed within thirty (30) days where such need has been identified and posted by the Fire Department.

(f) Recreational Vehicles in Residential Zones. The storage of recreational vehicles or dependent trailers or RV equipment (camper shells, etc.), airplanes, and boats is permitted as an accessory use in the RSF, LSF, RMF, RS, or A Zones as follows (the storage of recreational vehicles in other zones is subject to Section 9-6.183; the storage of mobile homes is subject to Section 9-6.142(c)):

(1) Location of Storage. Recreational vehicles are not to be stored in the required front setback area.

(2) Use. Recreational vehicles are not to be used for living, sleeping or housekeeping purposes except as provided by Section 9-6.176.

(g) Scrap and Junk. The outdoor storage of scrap, junk and miscellaneous articles and materials accessory to another use is limited to a maximum area of two hundred (200) square feet, with a maximum height of five (5) feet except that the outdoor storage of scrap, junk and miscellaneous articles and materials accessory to another use may be allowed up to one thousand (1,000) square feet when completely screened from neighboring properties and from the public right-of-way. Such storage shall be located only where it is within the buildable area of the lot. The storage of scrap and junk as a principal use is subject to the standards of Section 9-6.131.

(h) Cargo Containers. Cargo containers (also referred to as “Seatrains” or shipping containers) are defined as a prefabricated metal structure designed for use as an enclosed truck trailer in accordance with Department of Transportation (DOT) standards. This does not include architecturally modified cargo containers used as a building material. The use of cargo containers for accessory storage purposes is permitted based on the following standards:

(1) Use of Cargo Containers.

(i) Cargo containers shall be utilized for accessory storage only. Occupancy shall be limited to a “U” occupancy consistent with the California Building Code (CBC) or its successor title.

(ii) Cargo containers shall not be used for permanent or temporary human occupancies, including, but not limited to, living, sleeping or other residential uses.

(2) Number of Cargo Containers Permitted.

(i) One (1) cargo container may be permitted on a commercial, industrial or single-family residential lot over one (1) gross acre in size, subject to Design Review Committee (DRC) review for neighborhood compatibility and approval of a building permit.

(ii) Two (2) or more cargo containers may be permitted with a minor conditional use permit (CUP) on a commercial, industrial, or single-family residential lot over one (1) gross acre in size, subject to Planning Commission review for neighborhood compatibility and approval of a building permit.

(3) Standards for Cargo Containers.

(i) Building Permit. A building permit is required for cargo containers over one hundred twenty (120) square feet in size. A cargo container which is one hundred twenty (120) square feet or less, is exempt from building permit requirements provided it meets property line and structure setbacks required by this title and does not have any utility connections.

(ii) Setbacks. Cargo containers shall be located in the rear half of the property in commercial, industrial and residential zones. Cargo containers shall not be permitted within the front or street facing side yard setback of a residential property. Setbacks shall be consistent with underlying zone setback requirements and is consistent with the preceding subsections (1) and (2).

(iii) Foundation. Cargo containers shall be anchored on a foundation system capable of withstanding all imposed vertical and horizontal loads and consistent with all applicable codes. Any alterations to the container shall be designed and detailed by a licensed design professional. All foundations and alterations shall be approved by the Chief Building Official.

(iv) The cargo container may not occupy any required parking areas or obstruct any Fire Department access ways.

(4) Exemptions.

(i) Use of cargo containers for temporary on-site storage associated with a construction project is exempt from this section (refer to subsection (b)).

(ii) Use of cargo containers for temporary commercial storage may be allowed with the approval of an administrative use permit for a period not to exceed four (4) months.

9-6.105 Home occupations.

An accessory use of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods or services is subject to the standards of this section.

(a) Appearance, Visibility and Location. The standards of this section determine what physical changes may occur in a dwelling unit to accommodate a home occupation and where on a residential site a home occupation may be conducted.

(1) Changes to the Dwelling. The home occupation is not to change the residential character of the outside appearance of the building, either:

(i) By the use of colors, materials, lighting, signs or by the construction of accessory structures or garages visible from off-site and not of similar character as the residence; or

(ii) By the emission of noise, glare, flashing lights, vibrations or odors not commonly experienced in residential areas.

(2) Display of Products. The display of home occupation products for sale, in a manner visible from the public street or adjoining properties, is prohibited.

(3) Outdoor Activities. On sites of less than one (1) acre, the use shall be conducted entirely within a principal or accessory structure except instructional activities that may be performed outdoors. Outdoor storage of materials related to the home occupation is allowed only on parcels one (1) acre or larger (except as otherwise provided by Section 9-6.103), where such storage is to be screened from view of any street or adjacent property.

(4) Use of Garage or Accessory Structure. The use of a garage or accessory structure is allowed subject to Section 9-6.106, except that the conduct of the home occupation shall not preclude the use of the garage for vehicle parking unless any required replacement parking can be accommodated on-site.

(b) Area Devoted to a Home Occupation. The home occupation shall be incidental and subordinate to the principal use of the site as a residence.

(c) Employees. No person other than members of the household residing on the premises may be employed and working on the site, except that employees, including independent contractors, partners, and similar employee-type relationships, may be permitted through administrative use permit approval (refer to Section 9-1.112) as follows:

(1) The number of employees shall be unlimited, if the following criteria can be complied with:

(i) The employees do not work at or report to the site of the home occupation during, or immediately before or after, the normal operating hours of the business.

(ii) No additional vehicles, equipment, or outside storage shall occur at the residence as a result of the increased number of employees.

(2) A maximum of two (2) employees, if the following criteria can be complied with:

(i) No additional client vehicles are generated to the premises as a result of the increased number of employees.

(ii) The function of the employees in working on the site is to provide direct service to the employer rather than to the clients of the business.

(iii) It is necessary for the operation of the business to have the employees working at the site of the home occupation.

(iv) Any additional vehicles, equipment, or outside storage can be maintained on the site in compliance with subsection (a) of this section.

(v) The allowance of employees will not have any adverse effect on the surrounding residential area.

(d) Hours of Operation. Hours of operation are unrestricted except that home occupations which generate sounds audible from off-site shall be limited to the hours from 7:00 a.m. to 7:00 p.m., provided that such home occupation complies with the standards of Chapter 9-14.

(e) Limits on the Kinds of Home Occupations Allowable. Subject to all of the standards of this section, allowable home occupations consist of:

(1) Office-type personal or business services (including personal instruction such as music lessons or contracting services not involving on-site storage of materials or equipment) that do not involve the presence of more than one (1) client vehicle at any one (1) time;

(2) Handcraft or artwork production, including but not limited to pottery and ceramics, artistic glass or metalwork, electronic components, woodcarving and woodworking (except for mass-production operations such as cabinet shops), antique furniture restoration, painting and photography, except when such use involves on-site use of equipment requiring more than standard household electrical current at one hundred ten (110) or two hundred twenty (220) volts or that produces noise (refer to Chapter 9-14), dust, odor or vibration detrimental to occupants of adjoining dwellings.

(3) The personal sale of cosmetics, personal or household products (except appliances), or other goods or products; when such sales occur on the premises of the purchaser, provided that wholesale sales may occur pursuant to subsection (f) of this section, or occur off the premises in some other approved location.

(4) Small-scale agricultural accessory uses and horticultural specialties.

(f) Sale of Products. On-site retail sales of the products of a home occupation are prohibited, except:

(1) Garage sales or the sale of handcrafted items and artwork produced on-site are allowed not more than twice per year, for a maximum of two (2) days per sale; and

(2) Home distributors of cosmetics and personal or household products may supply other approved home occupation proprietors.

(3) Agricultural produce stands are permitted consistent with section 9-6.117

(g) Signing. One (1) identification sign with a maximum area of two (2) square feet may be erected pursuant to Chapter 9-15. A commercial vehicle carrying any sign identifying the home occupation and parked on or adjacent to the residential site visible from the public street is included in determining the maximum allowable area of on-site fixed signs.

(h) Parking and Traffic. Traffic generated by a home occupation is not to exceed the volume normally expected for a residence in a residential neighborhood. All parking needs of the home occupation are to be met off the street. For purposes of this section, normal residential traffic volume

means up to ten (10) trips per day. This subsection does not apply to garage or handcraft sales pursuant to subsection (f)(1) of this section.

9-6.106 Residential accessory uses.

The standards of this section apply to the specific types of residential accessory uses and structures as listed. Standards for agricultural accessory structures are subject to section 9-6.109. Agricultural accessory structures for the keeping of animals are subject to Section 9-6.112.

(a) **Swimming Pools.** Swimming pools, including hot tubs, spas, and related equipment, may be located within any required side or rear setback, provided that they are no closer than eighteen (18) inches to a property line (additional setbacks may be required by the adopted building code), and provided that they are fenced as required by Section 9-4.128.

(b) **Detached Accessory Structures.** Any detached accessory structure intended for residential accessory uses and accessory storage.

(1) **Limits on Use.** An accessory structure may be constructed or used solely for noncommercial hobbies or amusements; for maintenance of the principal structure or yards; for artistic endeavors such as painting, photography or sculpture; for maintenance or mechanical work on vehicles owned or operated by the occupants; for an approved home occupation; or for other similar purposes.

(2) **Floor Area.** The gross floor area of a detached accessory structure is not to exceed one hundred percent (100%) of the gross floor area of the principal structure, up to ~~3,000~~ **2,000** square feet.

(i) The floor area may be increased by approval of an administrative use permit (Section 9-1.112) to allow additional floor area over the specified limits, when consistent with the appearance and design criteria in section 9-6.106 (3) and when additional findings can be made to support an increased size.

(3) **Appearance and Design.** An accessory structure that exceeds fifty percent (50%) of the gross floor area of the principle structure shall adhere to the following criteria:

- (i) Accessory structure shall not be located between the primary structure and the public roadway
- (ii) Accessory structure shall be compatible with the pattern of development in the neighborhood (there are similar structures on adjacent properties, and properties are of a size, nature and topography so as to not create a significant aesthetic impact)
- (iii) Accessory structure is compatible or complementary with the architectural style of the primary structure.
- (iv) The floor area of the accessory structure is equal or lesser than the floor area of the primary structure
- (v) The accessory structure is located on a conforming lot.
- (vi) The accessory structure can be built to avoid substantial grading and the removal of significant native trees
- (vii) The accessory structure does not block sunlight for adjacent properties, alter site distance for roads or driveways, nor substantially alter the visual quality of the property.

(viii) The accessory structure shall be located no closer than ten (10) feet to the side property line as measured from the nearest roof eave.

(ix) The accessory structure shall be located no closer than forty (40) feet to the nearest residential dwelling on an adjacent property.

(4) Residential accessory structures one hundred twenty (120) square feet or less are exempt from requiring a permit if the structure is incidental to the primary use and meets the following requirements:

- (i) The structure does not create a nuisance;

- (ii) The use of the structure is permitted under its zoning;
 - (iii) The structure meets the property's rear and side yard minimum setback requirement of three (3) feet if the structure is less than twelve (12) feet in height;
 - (iv) If the structure is more than twelve (12) feet in height, standard setback shall be required regardless of exemption;
 - (v) The accessory structure is located outside of the required front yard setback;
 - (vi) A minimum (5) foot setback is required between structures. If structures are abutting, the aggregate area of the buildings shall be considered one (1) building and shall require a building permit.
 - (vii) Hoop structures/greenhouses: Limited to two (2) per residential property. Additional structures may be approved with DRC approval.
- (5) Number of Structures. The number of non-exempt accessory structures requiring a building permit shall be limited to two (2) structures.
- (c) Mini-bike, motorcycle, dirt bike or similar two (2) or more wheel motor vehicle riding is allowed subject to the following limitations:
 - (1) No more than two (2) such vehicles shall be operating at the same time.
 - (2) Operation is limited to a maximum of two (2) hours in a day—Limit applies even if only one (1) such vehicle is being operated.
 - (3) Operation is limited to a maximum of eight (8) hours in a week:
 - (i) This limit applies even if only one (1) such vehicle is operated;
 - (ii) A week shall be measured from Monday through Sunday.
 - (4) Notwithstanding the above, no such use shall be allowed prior to noon on Sundays.
 - (6) Any violations to the above-mentioned limitations are subject to cost recovery for responses to disturbances, as listed in Section 9-14.14.
 - (d) Exceptions to Accessory Structure Standards.
 - (1) Detached accessory structures that deviate from requirements are subject to the approval of a minor conditional use permit.
 - (2) Any detached accessory structure in excess of the two (2) structures permitted or when multiple exempt accessory structures (less than one hundred twenty (120) square feet) are constructed on the premises that are no longer accessory uses to the primary unit as determined by the Community Development Director is subject to the approval of a minor conditional use permit.
 - (e) Agricultural accessory uses. This subsection applies to small-scale agricultural uses that are incidental to a primary use in residential zoning districts.
 - (1) Hobby crop production and processing. Incidental crop production and small-scale processing is permitted subordinate to the residential use of the property. Any accessory structures used for this purpose must comply with accessory structure standards of this section.
 - (i) Agriculture intended for commercial use must also comply with Home Occupations standards as listed in Section 9-6.105.
 - (2) Produce stands are permitted in compliance with Section 9-6.117.
 - (3) Farm Animal Raising is permitted in compliance with Section 9-6.112.

9-6.112 Farm animal raising.

The raising or keeping of farm animals incidental to a residential use is allowed subject to the standards of this section, provided that these standards do not apply to domesticated household pets such as cats and dogs, which are governed under section 4-1.119.

(a) Minimum Site Area. The minimum site area of a parcel used for farm animal raising shall be as specified in this subsection, unless a smaller site area is allowed as set forth in subsection (h) of this section. Adjacent parcels may be used to achieve the minimum site area by administrative use permit approval (Section 9-1.112) provided that there is a written agreement with the owner of the adjacent parcel(s); that said adjacent property is accessible for use by the animals for corrals, pens, pasturing or similar activity; that said adjacent property is not necessary to comply with minimum site area or animal density requirements for animals on its own site; and that any such adjustment shall only be valid for the duration of the agreement.

(1) Large Animals.

(i) Horses, burros, donkeys, and similar equines: One (1) acre.

(ii) Cows, steer, and similar bovines: One (1) acre.

(iii) Pigs and swine: One (1) acre.

(2) Small Animals.

(i) Goats, sheep and similar ovines: One-half (1/2) acre.

(ii) Poultry (and similar ground birds): None.

(iii) Rabbits (and other non-carnivorous animals of similar size): None.

(iv) Turkeys: One-half (1/2) acre.

(v) Birds (including pigeons and other caged birds): None.

(b) Setbacks. All buildings used to house farm animals including livestock and poultry buildings, barns, stables, lofts, coops, and similar accessory structures are subject to the setback requirements of Section 9-6.109. All other animal enclosures including corrals, pens, feed areas, paddocks, uncovered stables and similar enclosures are subject to the setback requirements of this subsection. The occasional grazing of domestic animals in these setbacks is allowed provided that the pasture area is adequately fenced or that the grazing animal is securely restrained. Setbacks shall be measured from the nearest building used for residential purposes on adjacent property. Animals may be maintained at lesser setbacks when they were established prior to the residence on the adjacent property provided that the animals are continuously in compliance with subsection (c) of this section. If the animals are not so maintained, they may be required to comply with these setbacks.

(1) Large Animals.

(i) Equines: Fifty (50) feet.

(ii) Bovines: Fifty (50) feet.

(iii) Swine: One hundred (100) feet.

(2) Small Animals.

(i) Ovines: Fifty (50) feet.

(ii) Poultry: Twenty-five (25) feet.

(iii) Rabbits: Twenty-five (25) feet.

(iv) Turkeys: Fifty (50) feet.

(v) Birds: None.

(c) Maintenance. All buildings housing domestic animals, all animal enclosures, and all pasture areas shall be maintained free from litter, garbage and the accumulation of manure. Premises shall be maintained in a neat and sanitary manner. If farm animals are not maintained in compliance with these standards, or are otherwise allowed to become a nuisance, the Planning Department shall initiate enforcement proceedings as provided by Chapter 9-8.

(d) Special Requirements. The keeping of specific domestic animals is subject to the special standards in this subsection in addition to other standards set forth in this section.

(1) Equines. None.

(2) Bovines. None.

(3) Swine. The maximum number of swine allowed on any parcel is three (3) sows and one (1) boar regardless of animal equivalency units.

(4) Ovine. None.

(5) Poultry. The maximum number of poultry allowed on any parcel is forty (40) regardless of animal equivalency units.

(6) Rabbits. All rabbits shall be contained in coops or pens and not be allowed to run free on a site. The maximum number of rabbits allowed on any parcel is forty (40) regardless of animal equivalency units.

(7) Turkeys. All turkeys shall be contained in coops or pens and not be allowed to run free on a site. The maximum number of turkeys allowed on any parcel is eight (8) regardless of animal equivalency units.

(8) Birds. None.

(e) Establishment of Animal Equivalency Units. Animal equivalency units are established in this subsection in order to define relationships among domestic animals of various sizes for use in determining allowable animal density.

(1) Large Animals.

(i) Equines: Each equine equals one (1) animal equivalency unit.

(ii) Bovines: Each bovine equals one (1) animal equivalency unit.

(iii) Swine: Each swine equals one (1) animal equivalency unit.

(2) Small Animals.

(i) Ovine: Two (2) ovine equal one (1) animal equivalency unit.

(ii) Twenty (20) poultry equal one (1) animal equivalency unit.

(iii) Rabbits: Twenty (20) rabbits equal one (1) animal equivalency unit.

(iv) Turkeys: Two (2) turkeys equal one (1) animal equivalency unit.

(v) Birds: Not applicable.

(f) Allowable Animal Density. The maximum allowable animal density for a site is established by this subsection, unless a larger number is allowed as set forth in subsection (h) of this section.

(1) A Zone. No density limitations.

(2) RS Zone. Three (3) animal equivalency units per acre, provided that, for the first two (2) acres, no more than one (1) large animal shall be allowed for each full one-half (1/2) acre.

(3) RSF Zone. Two (2) animal equivalency units per acre, provided that no more than one (1) large animal shall be allowed for each full one-half (1/2) acre.

(g) Method of Calculating Animal Density. The method of calculating animal density is established by this subsection. The lot size (in gross acres) is multiplied by the allowable animal density (in animal equivalency units per acre) for the particular zoning district. The product is the maximum number of animal equivalency units allowed on the site. As an example, a 1.9 acre parcel in the RS Zone would allow 5.7 animal equivalency units which can be rounded off to six (6) as provided by Section 9-1.109(b)(4). This would allow two (2) equivalency units for large animals and four (4) equivalency units for small animals.

(1) Birds. Birds shall not be restricted as to density and shall not affect the allowable animal density on a parcel.

(2) Fraction of an Equivalency Unit. Since rounding off to whole numbers is provided for (Section 9-1.109), there will be no fractional equivalency units. Small animal equivalency units may not be divided between the various small animal subcategories. For example, ten (10) rabbits does not equal one-half (1/2) animal equivalency units and ten (10) rabbits and ten (10) poultry do not add together as one (1) animal equivalency unit.

(3) Unweaned Offsprings. Unweaned offsprings are permitted and shall not affect the allowable animal density on a parcel.

(h) Modification of Certain Standards. The minimum site area and allowable animal density standards set forth in this section may be adjusted subject to compliance with the criteria set forth in this section, except that these standards may also be modified through conditional use permit approval (refer to Section 9-2.110) if these criteria cannot be satisfied. The setback, maintenance and special requirements standards may not be modified by conditional use permit.

(1) Youth Projects. An adjustment not to exceed one (1) additional animal equivalency unit per acre or an adjustment to reduce the minimum site area by no more than twenty-five (25) percent may be granted for a youth project sponsored by a recognized organization, subject to the following criteria:

(i) The project is for a limited duration with a known termination date at which time the project animal will be removed from the site and the site brought into conformance with all applicable standards; and

(ii) There is an adult project supervisor who has reviewed and approved, in writing, the project and who can take corrective action if necessary regarding the project; and

(iii) All other standards of the section including setbacks, maintenance and special standards applicable to the project are and will be continuously satisfied; and

(iv) The site otherwise conforms to the standards set forth in the section; and

(v) All animals maintained on the site are owned by the residents of the premises; and

(vi) The youth involved in the project has demonstrated in prior adjustments, if applicable, the responsibility to maintain the project in a satisfactory manner.

(2) Small-Scale Breeding. An adjustment not to exceed one (1) animal equivalency unit for each of the first two (2) acres and two (2) animal equivalency units for each remaining acre may be granted for

small-scale breeding for commercial purposes which does not exceed the special standards of subsection (d) of this section, subject to the following criteria:

- (i) The site is located outside the urban services line; and
 - (ii) The site contains a minimum of three (3) acres; and
 - (iii) Secure enclosures are provided for any stud animals; and
 - (iv) Setbacks for any agricultural accessory buildings and animal enclosures are one hundred (100) feet from adjacent property lines; and
 - (v) A business license and home occupation permit (Section 9-6.105) can be secured.
- (i) Other Animals. Domestic animals not specified in this section shall be reviewed by the Planning Director and shall be placed in the category which the animals most closely resemble.
- (j) The grazing of animals is permitted when an individual property adheres to the density regulations of this section and may occur regardless of establishment of a primary use.

9-6.113 (Reserved).

9-9.102 General Definitions.

Amend the definition of Agricultural Accessory Uses in AMC 9-9.102 as follows:

Lot, corner: side and front. A corner lot is located immediately adjacent to the intersection of two (2) public vehicular rights-of-way, including railroads.

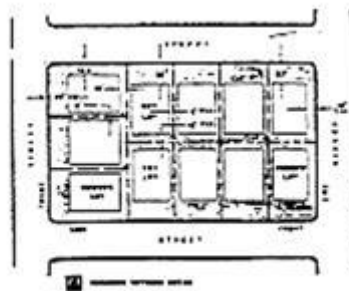


FIGURE 9-D: CORNER LOT AND KEY LOT