



APPROVED

PSD 7 2021

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, July 20, 2021 – 6:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, California**

CALL TO ORDER - 6:00 p.m.

Chairperson van den Eikhof called the meeting to order at 6:01 p.m. and Vice Chairperson Keen led the Pledge of Allegiance.

ROLL CALL

Present: By Teleconference - Commissioners Anderson, Carranza, Hughes, Vice Chairperson Keen and Chairperson van den Eikhof

Absent: Commissioner Jennifer McIntyre (excused absence)
Commissioner Dennis Schmidt (unexcused absence)

Vacant: None

Others Present: By Teleconference - Recording Secretary, Annette Manier

Staff Present: By Teleconference –
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch

Staff Absent: Community Development Director, Phil Dunsmore

APPROVAL OF AGENDA

Commissioner Carranza stated for the record that the property owner listed in the agenda packet states Arris Studio Architects, and should be HASLO. Planner Gasch stated that they are both applicants, but HASLO is the owner of the property.

MOTION: By Commissioner Anderson and seconded by Vice Chairperson Keen to approve the Agenda, with the correction noted above.

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

PUBLIC COMMENT

None

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF JUNE 1, 2021

- Recommendation: Commission approve the June 1, 2021 Minutes.

MOTION: By Commissioner Carranza and seconded by Commissioner Anderson to approve the Consent Calendar.

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

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

2. AMENDMENT TO EXISTING BUILDING AT 5880 ARDILLA ROAD

The proposed project consists of the construction of an addition to an existing multi-family building. This includes adding a 2nd story onto an existing one-story building as well as the addition of a courtyard and community building. The project would increase the density from 13 units to 32 units. The applicant is proposing a density bonus and is requesting a parking reduction. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption §15332, Class 32 In-Fill Development Projects.

Ex Parte Communications:

Recommendation: The Planning Commission adopt the draft Resolution approving amendments to Conditional Use Permit 02-91 allowing an expansion to an existing multi-family development up to 32 units consistent with previously approved conditions of approval, based on findings and subject to conditions of approval. (AMND21-0054)

EX PARTE COMMUNICATIONS

Commissioner Carranza reached out to the property owner and architect, and spoke to the Housing Authority regarding the project. Chairperson van den Eikhof saw this item when it went to the Design Review Committee.

Planner Gasch presented the staff report, and she and Planner Gleason answered questions from the Commission. Planner Gasch clarified that the staff report says Ardilla Road, but it should say Ardilla Avenue.

PUBLIC COMMENT

The following members of the public spoke: Scott Smith, Michael Burke, Adrianna Cook (who shared a presentation, Exhibit A), and Greg Ravatt.

The following emails were read into the record and will be entered into the record by Recording Secretary Manier:

Robert Bass (Exhibit B)

Michael Norlock (Exhibit C)

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Vice Chairperson Keen and seconded by Commissioner Carranza to adopt PC Draft Resolution approving amendments to Conditional Use Permit 02-91 allowing an addition to add 19 units to the existing 13-unit apartment building for a total of 32-units consistent with a previously approved project based on findings and subject to conditions of approval with the following amendments:

- Applicant shall add a new 6-ft. fence along eastern property line prior to requesting a final planning inspection.
- Applicant shall work with the City Engineer to determine if frontage improvements are feasible and/or warranted
- City Engineer to review sight distance and applicant shall implement any needed modifications such as vegetation removal.
- Applicant shall work with the City Engineer on sight distance and possible street lighting for safety.
- Prior to issuance of building permits, the owner shall record a deed restriction designating the project as 100% affordable to low income households for a minimum term of 55-years.

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

This project will move forward to building permits.

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Planner Gleason stated that the next meeting may be cancelled because there are no items ready for that date. Planner Gleason gave an update on Ancient Owl Brewery, Colony Market, and the Del Rio Ranch project.

ADJOURNMENT – 7:32 p.m.

The next regular meeting is scheduled for August 3, 2021, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibits are available in the Community Development Department:

Exhibit A – Presentation from Arris Studio Architects
Exhibit B - Email from Robert Bass
Exhibit C – Letter from Michael Norlock

Adopted: 9/7/21

EMPIRE APARTMENTS

5880 ARDILLA ROAD



APRIS
ARCHITECTURAL PARTNERS
INCORPORATED
10000 N. 10TH AVE., SUITE 100
DENVER, CO 80231
TEL: 303.733.1100
WWW.APRISARCHITECTS.COM

EMPIRE APARTMENTS
5880 ARDILLA ROAD
AVONDALE, CA
CITY STANDARDS

Date: 01/27/2021
Time: N/A
Sheet: A2.2



EMPIRE APARTMENTS
5880 ARDILLA AVE
ATASCADERO, CA

CITY STANDARDS

Date: 01/27/2021
Time: 11:11
User: N.E.S.

A2.2

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- 100% Affordable For-Rent Apartments



EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA

CITY STANDARDS

01/27/2021
NLS
A2.2

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- 100% Affordable For-Rent Apartments
- Owned and Professionally Managed by the Housing Authority of San Luis Obispo



EMPIRE APARTMENTS
5880 ARDILLA ROAD
SAN LUIS OBISPO, CA
CITY STANDARDS

Date: 01/27/2021
Inspector: N.T.S.
Score: A2.2

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- 100% Affordable For-Rent Apartments
- Owned and Professionally Managed by the Housing Authority of San Luis Obispo
- Located near El Camino and Traffic Way, Just a Minute Close to Transportation and Amenities



ARTIS
BY APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA
95321
PHONE: 805.435.1234
WWW.ARTISBYAPARTMENTS.COM

EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA

CITY STANDARDS

DATE: 01/27/2021
NAME: NLS
PAGE: 1

A2.2

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- Adding a second story over the entire existing (13) unit building



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ATASCADERO, CA
95321
TEL: (805) 435-1111
WWW.ARTISAPARTMENTS.COM

EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA
CITY STANDARDS

DATE: 01/27/2021
DRAWN: NLS
PROJECT: A2.2

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- Adding a second story over the entire existing (13) unit building
- Increasing the total number of units from (13) to (32)



APRIS is a leading provider of apartment management software. APRIS is a leading provider of apartment management software.

EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA
CITY STANDARDS

Date: 01/17/2021
Time: 11:15
Page: 1
A2.2

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- Adding a second story over the entire existing (13) unit building
- Increasing the total number of units from (13) to (32)
- Adding a new Community Building for Residents



ADDRESS: 5880 ARDILLA ROAD, ATASCADERO, CA
OWNER: EMPIRE APARTMENTS
DESIGNER: JAMES L. HARRIS
ARCHITECT: JAMES L. HARRIS

EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA
CITY STANDARDS

Date: 01/27/2021
Scale: N.T.S.
Sheet: A2.2

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- Per State Density Bonus Law, the City is Required to Provide Four Incentives or Concessions

 ARTIS COMMUNITIES 10000 N. 10TH AVE. SUITE 100 DENVER, CO 80231 781.300.0000 WWW.ARTISCOMMUNITIES.COM	EMPIRE APARTMENTS 5880 ARDILLA ROAD ATASCADERO, CA CITY STANDARDS	DATE: 01/27/2021 NAME: N/A PAGE: 1 A2.2
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5880 ARDILLA ROAD

- | | | |
|----------------|---------|------------|
| APARTMENTS | DATE | 01/27/2021 |
| CONDOMINIUMS | STATE | N.J. |
| COMMERCIAL | CITY | ASAP |
| INDUSTRIAL | PROJECT | |
| ANALYST | | |
| ANALYST/COPIES | | |
| REVIEWER | | |
| APPROVER | | |

EMPIRE APARTMENTS

5880 ARDILLA ROAD

- Per State Density Bonus Law, the City is Required to Provide Four Incentives or Concessions

- We are Requesting the Following Concessions:

- Reduced Parking
- Reduced Open Space
- Reduced Indoor Storage



APRIS
5880 ARDILLA ROAD
ATASCADERO, CA
95321-1001
(805) 435-1001
WWW.EMPIREAPARTMENTS.COM

EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA
CITY STANDARDS

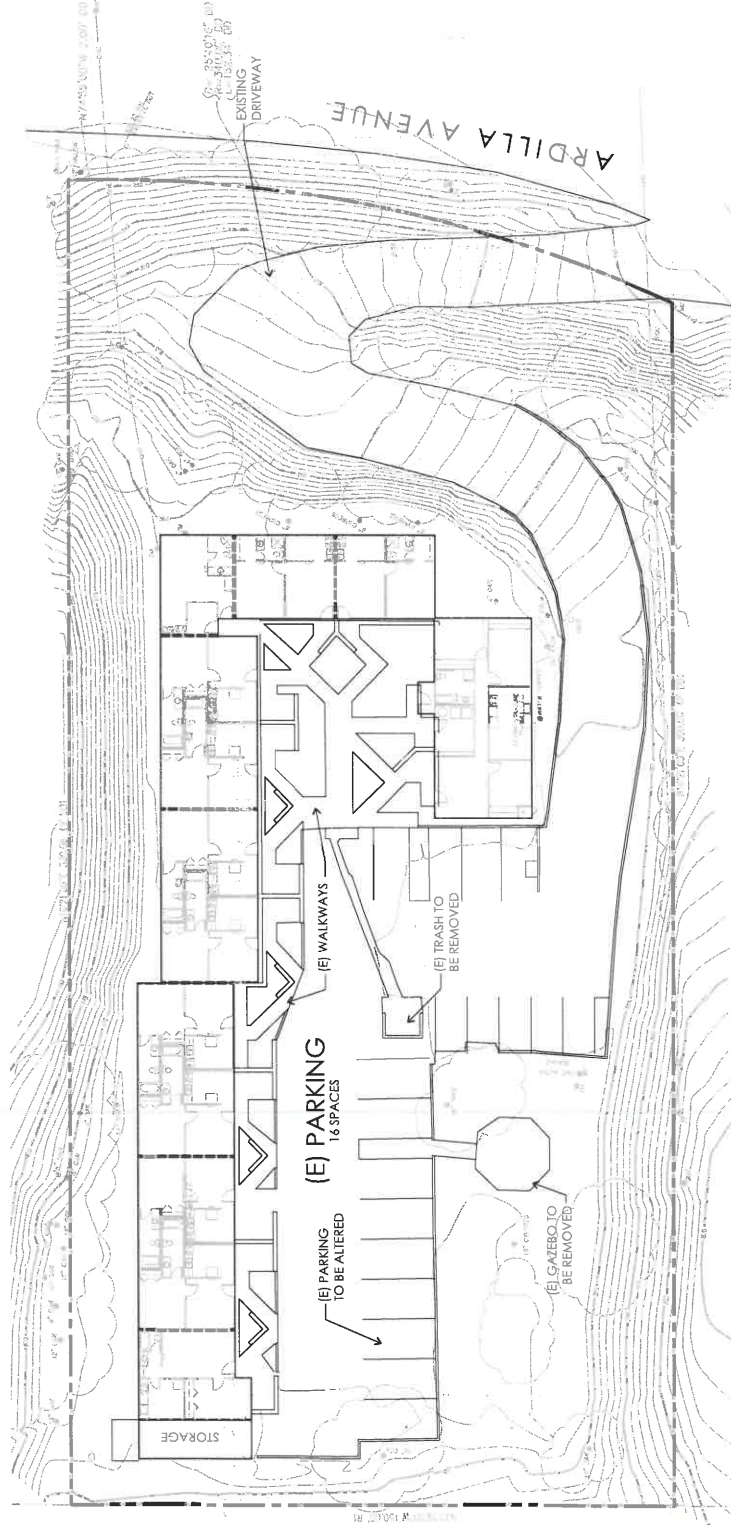
Date: 01/27/2021
Drawn: NLS
Sheet: A2.2

UNIT DATA

	STUDIO	1 BED	TOTAL
EXISTING	1	11	12
PROPOSED	11	8	19
TOTAL UNITS	12	19	31

*(1) EXISTING 3 BEDROOM MANAGER'S UNIT TO BE MODIFIED INTO
(1) 3 BEDROOM ACCESSIBLE MANAGER'S UNIT

** CONVERT ONE EXISTING 1-BED ON 1ST FLOOR TO BE FULLY ACCESSIBLE



PROJECT: ACTUAL
NORTH



EXISTING OVERALL SITE PLAN



EMPIRE APARTMENTS
5800 ARDILLA ROAD
FASCADERO, CA
DEMO SITE PLAN

Date: 01/27/2021
Scale: 1" = 10' @ 11x17
Sheet: 1" = 10' @ 24x36
A2.0

ARDILL AVENUE

NEW FIRE ACCESS
REFER TO CIVIL

EXISTING STRUCTURE

EXISTING STRUCTURE

COMMUNITY BUILDING

PARKING
(15) Spaces

COURTYARD
DECORATIVE PIERRES
OR COLORED CONCRETE

TRASH ENCLOSURE

FIRETRUCK TURNAROUND
REFER TO CIVIL

PROJECT ACTUAL
NORTH NORTH

ARRIS
STUDIO ARCHITECTS

CONTACT
650.540.2040
ARRIS-DESIGN.COM

THOMAS E. JESS
ARCHITECT [CA] #C23068
STEPHEN A. BRUGH
ARCHITECT [CA] #C23072

EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA

PROPOSED SITE PL

Date 01/27/2021
 Scale 1" = 30' @ 11x17
 1" = 15' @ 24x36
 Sheet A2.1

New Community Building and Courtyard



APFIS
ARCHITECTS

DATE: 01/27/2021
 SCALE: 1" = 30' @ 11x17
 SHEET: 1" = 15' @ 24x36

EMPIRE APARTMENTS
 5800 ARDILLA ROAD
 ATASCADERO, CA

PROPOSED SITE PLAN

PROJECT NORTH

0 5 10 15 20 30

PROPOSED OVERALL SITE PLAN

Added Accessible
walkways along
drive aisle

Revised parking and Trash to
comply with City standards
(Including ADA Stalls)

Added Fire Access
and Turnaround



		DATE: 01/27/2021 DRAWN BY: J. B. B. 1117 SCALE: 1" = 15' & 3/4"
PROJECT: ACTUAL NORTH		EMPIRE APARTMENTS 3000 ARDILLA AVENUE ATASCADERO, CA
PROPOSED OVERALL SITE PLAN		PROPOSED SITE PLAN A2.1

Added Bike Parking
Near Community
Building (8 Stalls)

Added 6' Tall Fence
Along Eastern
Property Line

Added Bike Parking
Near Laundry /
Management (6 Stalls)



DATE: 01/27/2021
DRAWN BY: J. L. L. 11/17
CHECKED BY: J. L. L. 11/17
SCALE: 1" = 15' & 246L

EMPIRE APARTMENTS
1000 S. GARDEN AVENUE
ATASCADERO, CA
PROPOSED SITE PLAN

ARRIS
ARCHITECTS
1000 S. GARDEN AVENUE
ATASCADERO, CA 93428
TEL: 805.435.1111
WWW.ARRISARCHITECTS.COM

PROJECT: NORTH
ACTUAL: NORTH
0 5 10 15 20 30

PROPOSED OVERALL SITE PLAN

A2.1



PROPOSED WEST (FRONT) ELEVATION

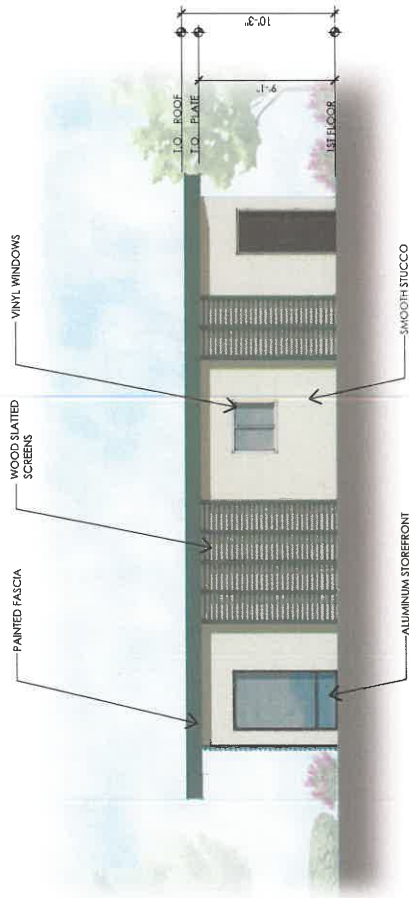


PROPOSED INTERIOR WEST (COURTYARD FRONT) ELEVATION

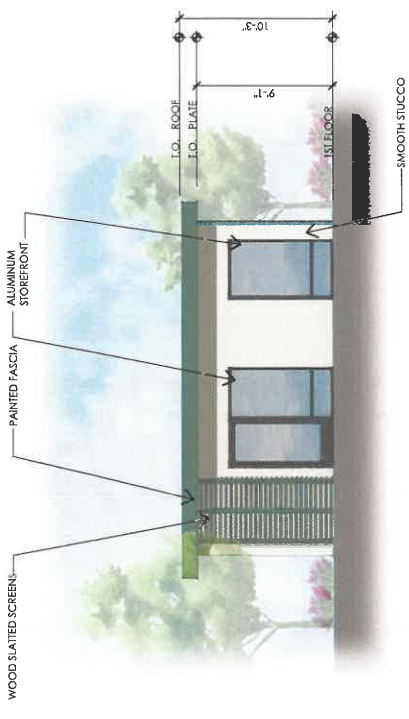
Artis
ARCHITECTS
1000 10TH AVENUE, SUITE 100
ATASCADERO, CA 93422
TEL: 805.461.1117
WWW.ARTISARCHITECTS.COM

EMPIRE APARTMENTS
5885 AVILA ROAD
ATASCADERO, CA
PROPOSED ELEVATIONS
Date: 01/27/2021
Scale: 1/8" = 1'-0" @ 11x17
1/8" = 1'-0" @ A8.0

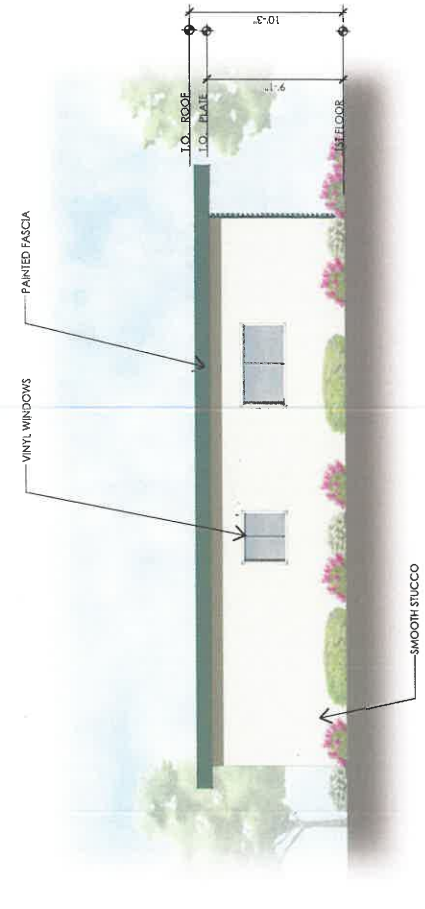
A8.0



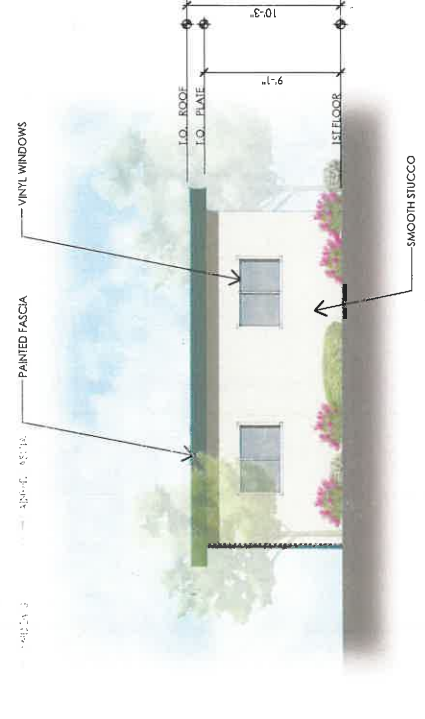
PROPOSED COMMUNITY WEST (RIGHT) ELEVATION



PROPOSED COMMUNITY NORTH (FRONT) ELEVATION



PROPOSED COMMUNITY WEST (LEFT) ELEVATION



PROPOSED COMMUNITY SOUTH (REAR) ELEVATION



 <p>ARTIS STUDIO ARCHITECTS</p>	<p>ADDRESS: 10000 COLUMBIA AVE SUITE 100 ATASCADERO, CA 94005 PHONE: (805) 435-1117 WWW.ARTISSTUDIOARCHITECTS.COM</p>	<p>DATE: 01/27/2021 PROJECT: EMPIRE APARTMENTS SHEET: A8.3</p>
	<p>EMPIRE APARTMENTS 3000 COLUMBIA AVE ATASCADERO, CA 94005</p>	<p>PROPOSED ELEVATIONS</p>

EMPIRE APARTMENTS

5880 ARDILLA ROAD



ART'S
STUDIO PROPERTIES
10000 15TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.ARTSSTUDIO.COM

EMPIRE APARTMENTS
5880 ARDILLA ROAD
ATASCADERO, CA

CITY STANDARDS

Date: 01/27/2021
Time: 11:11
User: NTS

A2.2

From: Robert Bass
Sent: Tuesday, July 20, 2021 12:03 PM
To: Planning Commission Public Comments
Subject: UNSAFE



DISTRIBUTED
PC, P.D., M.G.

Dear Planning commission folks-----first i want to point out that i respect the work of this commission for our wonderful city of Atascadero....i have lived here in same apartment at 588o Aridlla Ave. Atascadero--unit A...since February 1992....almost 30 years...

I love our city and our people and because i am a follower of Jesus Christ i am to honor with authenticity the authority over me which includes city government and planning.....i just want you folks to know i dont come with an axe to grind.....so here are my serious concerns.....both the driveway and the blind corner at bottom of driveway are serious safety concerns if you are driving a car....if you are a pedestrian or in wheelchair such as myself this driveway blind corner is always super safety concern....in 2011 i happened to have been driving my van equipped for wheelchair down the driveway ...of course looking both ways as usual and creaped out as i do to see better around blind corner ...and BAM i was what they call T-jackknifed by a car speedily rounding the bend....luckily the car that hit me hit farther in back of van and not driver seat area ...but i still suffered head injury and concussion and was transferred to twin cities by ambulance....if i had been in my wheelchair and for whatever reason not hugging against the bushes as i normally do...i would surely be dead now....this whole driveway blind corner is a death trap waiting to happen....mark my words...and i am 1000% against adding more units and more people to an already super unsafethere is zero safe lighting for that area at night it is so so so dark at night...i have gone off into bushes on right side in my electric wheelchair because it was so dark i could not see where i was going at all.....i got stuck could not get out and fortunately one of my Samaritan neighbors just happened to be driving by and saw me

waving from the bushes and pulled me out.....the the whole area is so so unsafe....

if the city does not aggressively make that area safe with stop signs and Lighting

there will be more serious bodily injury or death.....its death waiting to happen..

if i could be more than 100% AGAINST ADDING MORE UNITS I WOULD...First

make the area safe for current residents....many pedestrians walk up that driveway

and its so dark....people fly up the driveway too like its a speedway at times also

you all understand the picture i am trying to paint

Thank you all for your consideration in this matter...i stand with authority of our city

government....and i hope and pray adding units to an already very unsafe area

will be DECLINED

sincerely,

Robert L Bass 62 year old grandfather, father and husband and resident close to 30 years
of beautiful Atascadero

ATTENTION:

This email originated from outside the City's network. Use caution when opening links and attachments.

PC Meeting of 7/20/2021



These comments are regarding the proposal @ 5880 Ardilla Ave.
(AMND21-0054)

Please note, this proposal is marked for 5880 Ardilla Road although that address does not exist. It is actually 5880 Ardilla Avenue. They are two different streets. In addition, the “community building” is fraudulently misleading as it is not going to be available the Atascadero community, but rather the proposed building residents only.

The proposal presents numerous safety and well-being issues that will greatly impact the area surround this project.

Within approximately 100 yds of the project entrance lies the following:

- 3 residential driveways
- 2 church entrances/exits
- Freeway offramp
- Freeway onramp
- The convergence of 3 major Atascadero roads, Ardilla Ave., Traffic Way and Santa Lucia Ave.
- This is within 100 yds of this proposal!

DISTRIBUTED
P.C., P.D., M.G.

This convergence is *currently* hazardous. Monday-Friday it is the major thoroughfare to Atascadero High School as well as Saturday and Sunday St. Williams Church services.
This project will unquestionably increase the difficulty of traversing this area.

The much needed and well done renovation projects in the immediate downtown area has already, noticeably increased the congestion and traffic in the area and it simply cannot safely support additional hazards.

How will the current proposed 15 parking spaces accommodate 146% increase in traffic(13 to 32 sites)? The proposal suggests that one half of the residents will be driving although there is absolutely *zero* data on the actual number of drivers that could live there The 20 year old traffic assessment fails to account for the increased traffic at this site.

This proposal hinders an increasingly dangerous area and seeks to add to that without forethought of consequences to those that travel and live in that area. The site does not *and* cannot accommodate the vehicle needs of the residents and there isn't any current studies to suggest otherwise.

Additionally, city services must be considered. The approach, curvature of the driveway and it's steep angle do not meet Atascadero's current building codes and are insufficient for providing emergency services.

In conclusion, the proposal does more to harm to Atascadero and its residents than the additional housing would benefit.

Thank you,
Michael Norlock, :