



## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA**

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**Committee Meeting  
Wednesday, January 9, 2019  
2:00 P.M.**

**City Hall  
6500 Palma Avenue, Room 202  
Atascadero, California**

### **CALL TO ORDER**

Roll Call: Chairperson Roberta Fonzi  
Committee Member Heather Newsom  
Committee Member Duane Anderson  
Committee Member Mark Dariz  
Committee Member Jamie Jones

### **APPROVAL OF AGENDA**

### **PUBLIC COMMENT**

### **CONSENT CALENDAR**

#### **1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 28, 2018**



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**DEVELOPMENT PROJECT REVIEW****2. DESIGN REVIEW OF 7200 NAVAJOA AVE.**

<b>Property Owner/Applicant:</b>	Jerry Dawson
<b>Project Title:</b>	PRE 18-0143, new multi-family development
<b>Project Location:</b>	7200 Navajoa Ave., Atascadero, CA 93422, APN 031-043-030
<b>Project Description:</b>	The proposed project includes a new three (3) car garage and two (2) new residential units in the RMF-10 zoning district. The two new units are proposed at 410 sq. ft. and 577 sq. ft. and would be located above the new garage. Driveway access, on-site parking, landscape, and frontage improvements are included as part of the project site development. Appearance review (DRC) is required for all new structures in the multi-family zone.
<b>Proposed Environmental Determination:</b>	The project qualifies for a Class 3 CEQA exemption (CEQA Guidelines §15303) for new construction of a limited number of small structures.
<b>City Staff:</b>	Callie Taylor, Senior Planner, Phone: 805-470-3448, ctaylor@atascadero.org
<b>Staff Recommendation:</b>	Review the conceptual site plan, landscape plan, and elevation designs for two (2) new multi-family units proposed above a new 3-car garage, and provide recommendations for any potential design modifications.

**3. DESIGN REVIEW OF 13940 MORRO ROAD**

<b>Property Owner/Applicant:</b>	Don Waller
<b>Project Title:</b>	DEV18-0142
<b>Project Location:</b>	13940 Morro Road, Atascadero, CA 93422, APN 055-221-005
<b>Project Description:</b>	The applicant graded a flat pad on slopes over 30%. The grading occurred without a permit and the applicant has submitted a Precise Plan application as a step toward compliance. The newly graded pad is approximately 3,300 square feet with additional cut and fill slopes proposed as necessary to stabilize the graded area.
<b>Proposed Environmental Determination:</b>	To be determined, depending on extent of grading area.
<b>City Staff:</b>	Kelly Gleason, Senior Planner, Phone: 805-470-3446, kgleason@atascadero.org
<b>Staff Recommendation:</b>	Recommendation related to compliance with the hillside grading policy.


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## **COMMITTEE MEMBER COMMENTS AND REPORTS**

### **DIRECTOR'S REPORT**

### **ADJOURNMENT**

*The next DRC meeting is tentatively scheduled for Wednesday, January 23, 2019, at 2:00 p.m.*

***Agendas, Minutes and Staff Reports are available online at [www.atascadero.org](http://www.atascadero.org) under City Officials & Commissions, Design Review Committee.***



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ITEM NUMBER: 1

DATE: 1-9-19

## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE**

# **DRAFT MINUTES**

**Regular Meeting – Wednesday, November 28, 2018 – 2:00 P.M.  
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

### **CALL TO ORDER – 2:02 p.m.**

Chairperson Fonzi called the meeting to order at 2:02 p.m.

### **ROLL CALL**

Present: Chairperson Roberta Fonzi  
Committee Member Anderson  
Committee Member Mark Dariz  
Committee Member Jamie Jones

Absent: Committee Member Charles Bourbeau (excused absence)

Staff Present: Community Development Director, Phil Dunsmore  
Senior Planner, Callie Taylor  
Public Works Associate Engineer, Mike Bertaccini  
Recording Secretary, Annette Manier

Others Present: Tim Roberts  
Barry Ephraim  
Royce Eddings  
Joe Duhon

### **APPROVAL OF AGENDA**

**MOTION:** By Committee Member Dariz and seconded  
by Committee Member Anderson to approve the  
Agenda.

*There was Committee consensus to approve the  
Agenda.*

### **PUBLIC COMMENT**

None

***Chairperson Fonzi closed the Public Comment period.***

**CONSENT CALENDAR**

None

**PUBLIC COMMENT**

None

*Chairperson Fonzi closed the Public Comment period.***DEVELOPMENT PROJECT REVIEW****1. DESIGN REVIEW OF 9105, 9107, 9109 PRINCIPAL AND 9300 PINO SOLO**

<b>Property Owner/Applicant:</b>	ECR Principal, LLC
<b>Project Title:</b>	PLN 2014-1519 / AMND18-0053
<b>Project Location:</b>	9105, 9107, 9109 Principal and 9300 Pino Solo, Atascadero, CA 93422 (San Luis Obispo County) APN 030-491-001, 013, 019, 020
<b>Project Description:</b>	An Amendment is proposed to a previously approved housing and commercial Planned Development at the corner of El Camino Real and Principal Ave. A new subdivision (Tentative Tract) Map is proposed to allow a total of 55 dwelling units within the project area, in addition to the previously approved car wash which is currently under construction. Modifications to the site design and building designs of the residential units are proposed.
<b>Proposed Environmental Determination:</b>	To be determined.
<b>City Staff:</b>	Callie Taylor, Senior Planner, Phone: (805) 470-3448, Email: ctaylor@atascadero.org
<b>Staff Recommendation:</b>	Staff recommends the Design Review Committee <ol style="list-style-type: none"> <li>1) Review the proposed site plan and elevations, including the proposed affordable housing design, and provide comments for any recommended modifications; and,</li> <li>2) Make a recommendation to Planning Commission. The project will also be reviewed by the City Council.</li> </ol>

Planner Taylor presented the staff report and she and Director Dunsmore answered questions from the Committee.

**PUBLIC COMMENT**

An email was received from Willie Chan (Exhibit A) and was distributed to the Committee prior to the meeting.

The following members of the public spoke during public comment: Royce Eddings, Barry Ephraim, Joe Duhon, and Tim Roberts. The applicant team made a presentation (Exhibit B)

***Chairperson Fonzi closed the Public Comment period.***

**DRC ITEMS FOR DISCUSSION:**

**1. Commercial Lot 65:**

The Committee recommended approving a rock garden as an interim site improvement. Boulders, or other barrier incorporated into the design, shall be placed to prevent parking on the site. The Committee was in favor of this parcel being rezoned from RMF-10 to commercial retail to match the adjacent property zoning along the El Camino Real and allow for future commercial development. Long term maintenance should be handled by the property owner, not the residential HOA.

**2. Site Plan, Residential Building setbacks**

The Committee discussed parking for units 45-48 and recommended the applicant modify the site plan. The driveways should be deep enough to park a car, or prevent parking altogether so that cars do not hang into the road. Eliminating a unit may be an option to get the needed parking. Setbacks are okay as proposed. Lot 17/18 needs some redesign of the designated parking & entry options for the end stack flat units.

**3. Architecture**

Architectural variety - The Committee was in favor of placing emphasis on the front porch and front entryways. One way to do this might be to make them more individual and creating a larger front door with adjacent window or adding porch railings.

Architectural details - Shutter design and sizing ok as proposed, could be a different style or color. Carry stone veneer to front entry, and wrap edges to end at logical location. All visible sides shall include the upgraded architectural details, such as siding or shingles on the gabled ends.

Color Variety – The Committee was in favor of integrating some additional color and materials. Consider varying roof colors. Additional architectural designs or style varieties are not necessary.

Add traditional storefront design to live work units facing Principal – The Committee was in favor of the applicant working with staff so that it looks like a commercial storefront by possibly centering the door and adding more glass. Use traditional full length glass storefront design. Use brick in vertical application.

**4. Undergrounding of Utilities**

The Committee was in agreement with staff's recommendation to underground utilities limited to along property frontage.

**5. Trash Cans**

If the applicant builds the stacked flats, the Committee recommends a trash enclosure onsite to screen trash areas for the stacked affordable units. The Committee recommends adding storage on the other side of the trash enclosure, especially on units with no garage. The applicant will work with staff on the details.

**6. Landscaping**

The Committee directed staff to work with the applicant to come up with suitable landscaping that will be a buffer between urban and suburban zones. The Committee would like to make sure the project has added trees to ensure a neighborhood feel. Include variety of heights with landscape – low, medium and tall plants.

**7. Affordable Housing**

The City has met State requirements for moderate, but not for low/very low. The applicant stated he is willing to deliver more moderate units, but delivering very low is too costly.

Proposed 4 moderate, 4 low income units – The Committee was willing to consider reducing the number of affordables to 6 in order to eliminate the stacked flats, but acknowledged that the low income units are important. Affordability discussion deferred to Council.

Design: stacked flat (split upper/lower condo units) - The Committee prefers the townhouse design with garage, rather than the stacked flat affordable units, but understands it is difficult to provide low income units. Council will make a final determination.

Entry / front porch designs to be enhanced, connect private parking to lot and front entries.

Designated parking for affordable units – The Committee recommends that parking for these units have proper signage. Utilize pavers on these parking spaces to make them appear distinct and not part of common area or shared parking. Provide 2 designated spaces per affordable unit.

Carport options or request for exception to covered parking – The Committee recommends waiving the requirement for covered parking on the stacked flats in order to avoid unsightly carport designs.

**8. Consistency with Planned Development Benefits Policy**

The Committee agreed that the project is consistent with the PD Benefits Policy when pavers and landscaping are added.

The Committee agreed that it does not need to see the project again, and the project can move forward to Planning Commission, and then on to City Council

**COMMITTEE MEMBER COMMENTS AND REPORTS**

None

**DIRECTOR'S REPORT**

Director Dunsmore and Senior Planner Taylor stated there may be a meeting on December 12th or December 19<sup>th</sup>.

**ADJOURNMENT– 4:25 p.m.**

The next regular meeting of the DRC is tentatively scheduled for December 12, 2018, at 2:00 p.m.

**MINUTES PREPARED BY:**

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Annette Manier, Recording Secretary  
Administrative Assistant

The following Exhibits are available in the Community Development Dept:

Exhibit A – Email from Willie Chan  
Exhibit B – Presentation from Barry Ephraim





## ***Atascadero Design Review Committee***

### ***Staff Report – Community Development Department***

#### **MULTI-FAMILY RESIDENTIAL DESIGN REVIEW, 7200 NAVAJOA**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
1/09/2019	Callie Taylor, Senior Planner	Chris Thomas, representative Jerry Dawson, owner	<b>PRE18-0143</b>	
<b>RECOMMENDATION</b>				
<p><i>Staff recommends DRC:</i></p> <p>Review the conceptual site plan, landscape plan, and elevation designs for two (2) new multi-family units proposed above a new 3-car garage, and provide recommendations for any potential design modifications.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
7200 Navajoa	Medium Density Residential (MDR)	Residential Multi-family - 10 (RMF-10)	031-043-030	0.37 acres
<b>PROJECT DESCRIPTION</b>				
<p>The proposed project includes a new three (3) car garage and two (2) new residential units in the RMF-10 zoning district. The two new units are proposed at 410 sq. ft. and 577 sq. ft. and would be located above the new garage. Driveway access, on-site parking, landscape, and frontage improvements are included as part of the project site development. Appearance review (DRC) is required for all new structures in the multi-family zone.</p>				
<b>ENVIRONMENTAL DETERMINATION</b>				
<p>The project qualifies for a Class 3 CEQA exemption (CEQA Guidelines §15303) for new construction of a limited number of small structures.</p>				
<b>APPROVAL PROCESS</b>				
<p> <input checked="" type="checkbox"/> DRC              <input type="checkbox"/> AUP              <input checked="" type="checkbox"/> PC (tentative)              <input type="checkbox"/> CC         </p>				

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO  
 COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>  
 6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000 | (805) 461-7612

**ITEM 2**  
**MULTI-FAMILY RESIDENTIAL, 7200 NAVAJOA**  
**PRE18-0143 / DAWSON**

USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Multi-family Residential	<input type="checkbox"/> Allowed, subject to design review  <input checked="" type="checkbox"/> Conditional – size of garage to be discussed by DRC	<input type="checkbox"/> No <input checked="" type="checkbox"/> Colony Home <input type="checkbox"/> Registered Building <input type="checkbox"/> Yes, but not deemed historically significant	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input type="checkbox"/> Paloma <input type="checkbox"/> Boulder <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A
<b>EXISTING USES</b>			
One (1) single-family residence (Colony Home)			
<b>SURROUNDING ZONING DISTRICTS AND USES</b>			
<i>North:</i> Multi-family residential (RMF-10) <i>South:</i> Multi-family residential (RMF-10) <i>East:</i> Single-family Residential and Atascadero Creek <i>West:</i> Multi-family residential (RMF-10), Commercial Professional / Offices / Highway 41			
<b>ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES</b>			
<b>City Standards</b>	<b>Meets Requirements</b>	<b>Notes</b>	
Setback standards (AMC 9-4.103-.110)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Height Standards (AMC 9-4.112-113)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Parking Standards (AMC 9-4.114-121)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Landscaping (AMC 9-4.124-127)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Grading Standards (AMC 9-4.138-145)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Lighting Standards (AMC 9-4.137)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Water Efficient Landscaping (AMC Title 8, Chapter 10 )	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Creek setbacks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Use Classification Standards: Multi-family residential dwellings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		



## **DISCUSSION:**

### ***Project Description***

The subject site is a multi-family residential lot (RMF-10), which would allow up to 4 units on the 0.37-acre site. One existing Colony home is located on site and proposed to remain. The existing detached carport at the front of the site is proposed to be demolished to provide driveway access to a new three car garage and two new upstairs residences with parking at the back of the lot. The two new units are proposed at 410 and 577 sq. ft. each, and include one 1-bedroom unit, and one 2-bedroom unit. Paved driveway access, landscape, and frontage improvements will be installed with the new development.

### ***Analysis***

#### **1. Size of Proposed Garage**

The new 3-car garage is proposed at approximately 1050 sq. ft. and includes a workshop with restroom. A deed restriction will be required to record prior to issuance of the building permit to identify the ground floor workshop and restroom as non-habitable U occupancy (not an additional living unit.) The garage and workshop are proposed for exclusive use by the property owner, who resides in the existing Colony home on site. Parking for the tenants in the new upstairs units is proposed at the back of the site with a carport. Private storage areas for each of the two new units are provided at the back of the structure in exterior closets on the ground floor.

Atascadero Municipal Code section 9-6.106 (Residential accessory uses) includes standards for detached residential accessory structures. The code limits the size of detached accessory structures to a maximum of fifty percent (50%) of the gross floor area of the principal structure, unless a Conditional Use Permit (CUP) is approved to allow a larger accessory structure.

The applicability of this code section for the proposed project may be discussed by DRC. At 1050 sq. ft., the proposed 3 car garage plus workshop exceeds 50% of the size of the existing 1629 sq. ft. Colony home. However, there are two multi-family residential units proposed to be attached to the garage, so it is not solely an accessory structure. If the garage were designed to be utilized by the new second floor residences, it is clear that this code section would not apply as the garage would be accessory to the attached units rather than the Colony home. However, because the garage is for the exclusive accessory use of the Colony home, necessitating an additional carport and paved parking area on site for the two new units, it is unclear whether this code section applies and would trigger a CUP for the oversized garage.

Design review consideration regarding the size, height and proportions of the garage in relation to the existing Colony home should be considered to ensure compatibility, regardless of whether code section 9-6.106 applies to limit the size of the proposed garage.



## **2. Architectural Design**

The existing Colony Home on the subject site is identified on the Historical Society's list of historical structures built between 1913 and 1927. The structure's integrity has been preserved over the years and still has many key historic features, including the deep porch, front dormer, wide window trim, groupings of double and triple hung windows, and horizontal siding. With development of any lot that includes a historic structure, it is important that the new structures compliment and do not distract from the historic building.

**Existing Colony Home at 7200 Navajoa**



The proposed garage and multi-family units incorporate some of the details of the existing Colony home, including two street facing dormer windows, groupings of hung windows, and decorative brackets. The entrances to the two new units are proposed at the back of the building, next to the rear parking area. Typically, the City encourages front porches and entryways to face the street to enhance neighborhood character. However, the design for this lot is proposed with rear access to the upstairs units in order to maintain privacy for the existing Colony home. A shared staircase is proposed at the back of the building next to the new side driveway to provide access to the upstairs units.

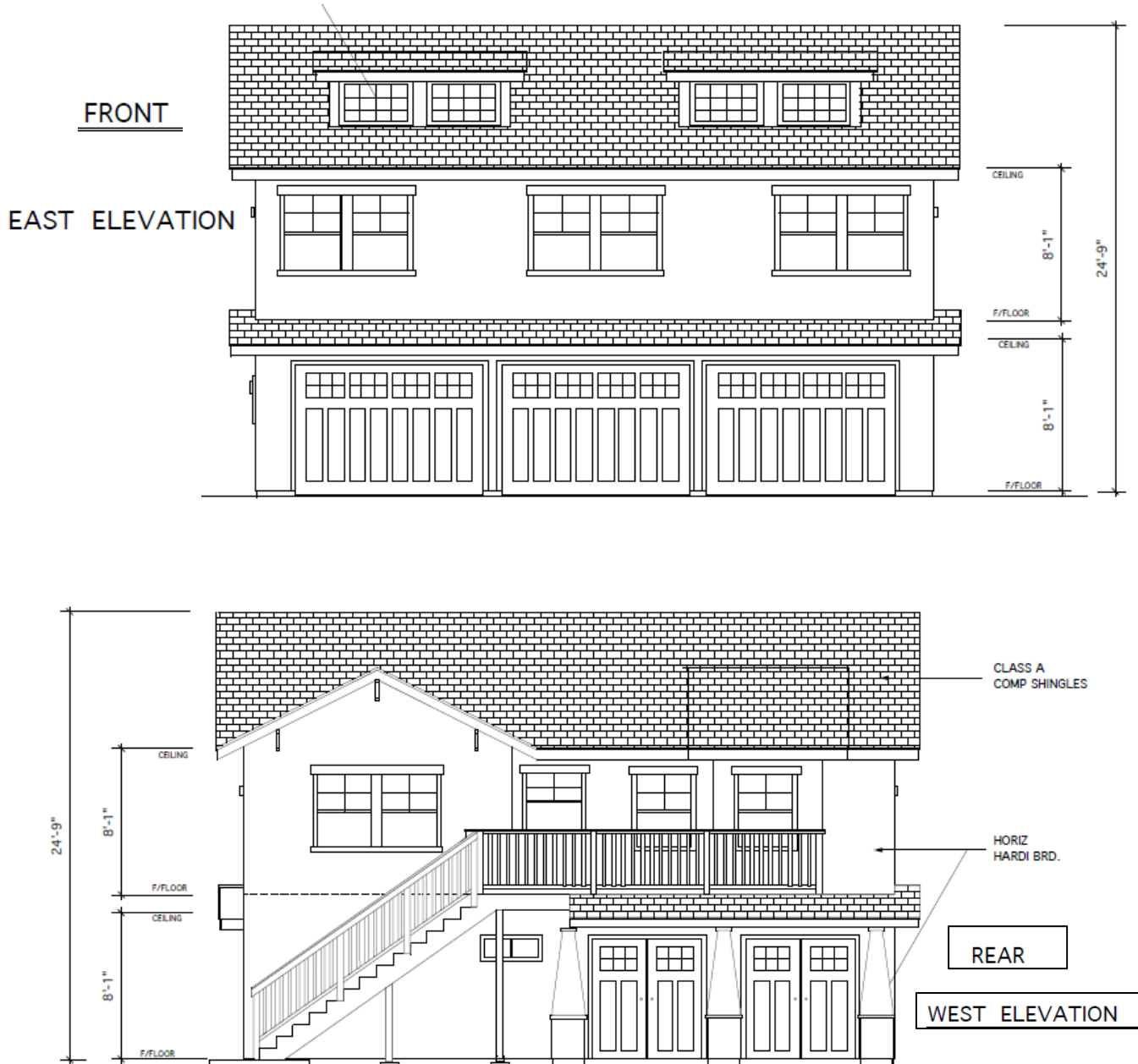
The elevation drawing notes hardiboard siding for the new structures. City staff recommends that this be used on the all sides of the exterior to match the existing Colony home. A color and material board has not yet been provided. City staff recommends a color scheme that will complement the existing Colony home, such as a deep earth toned base color and white trim.



**ITEM 2**  
**MULTI-FAMILY RESIDENTIAL, 7200 NAVAJOA**  
**PRE18-0143 / DAWSON**

The new garage and multifamily residential structure is proposed at 25 feet in height, which will be at least a few feet taller than the Colony home. The garage is setback approximately 35 feet from the edge of the right-way, at approximately the same setback as the Colony home.

**Proposed Elevations**

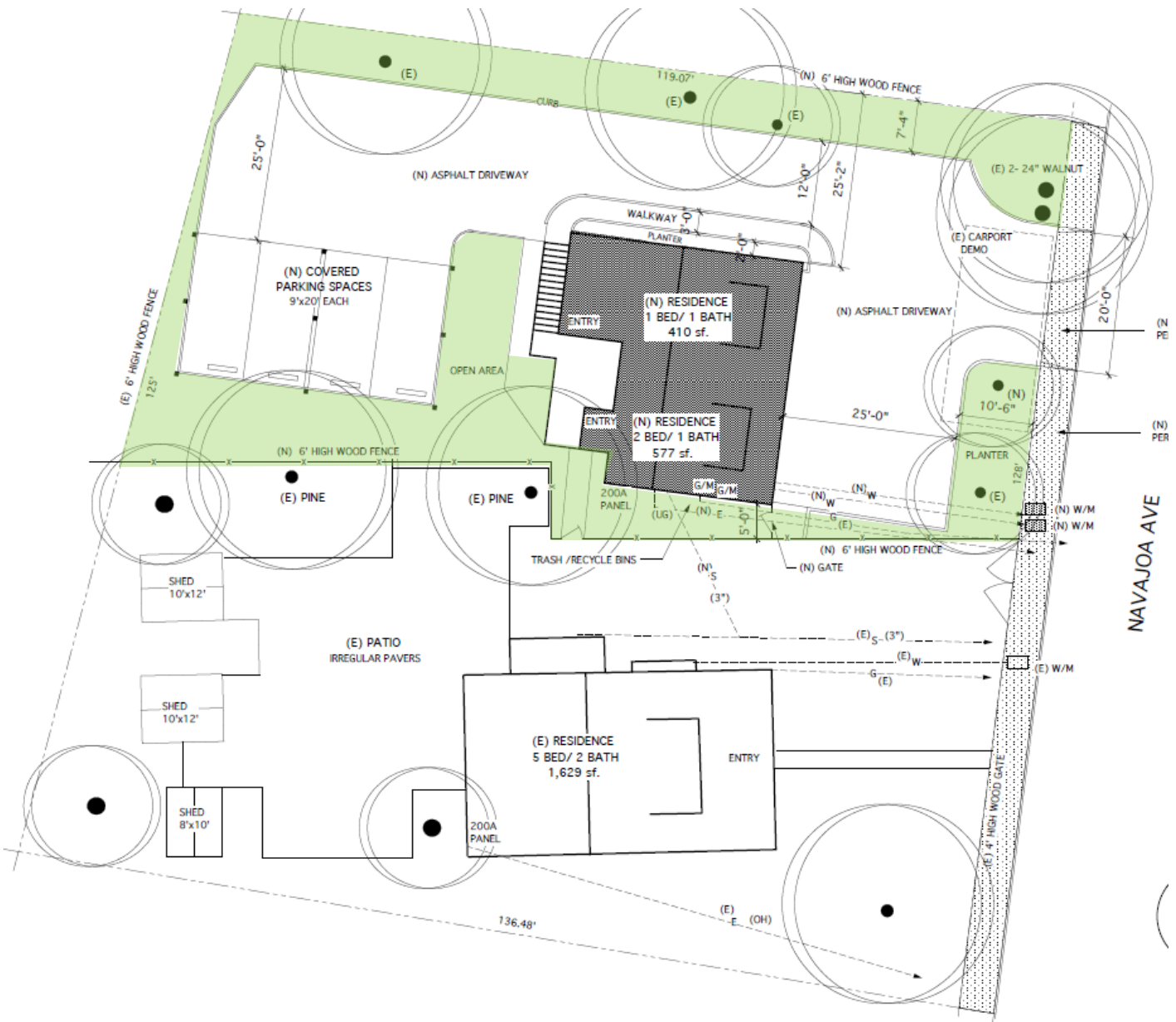




### 3. Site Design, Parking, and Landscape

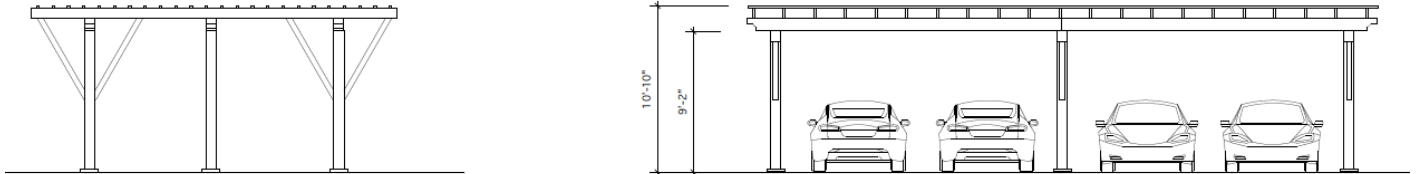
One new driveway approach is proposed on the north side of the parcel to provide driveway access to the back of the lot and the new garage. A 10 foot wide landscape planter would be installed between the garage and the public frontage on Navajoa to minimize the appearance of the new asphalt driveway and provide some screening in front of the garage. A landscaped setback is provided along the north side property line consistent with AMC requirements.

**Site Plan**



The new 3-car garage will be for the exclusive use of the property owner, and it will provide designated and covered parking for the Colony home. The two new upstairs units are provided parking at the back of the lot. Four (4) paved spaces are provided, and at least two (2) spaces will be covered by a new carport structure, consistent with Municipal Code requirements.

### **Proposed Carport**



Landscape areas are being proposed on the north half of the lot in conjunction with the new construction. As a multi-family parcel, the whole site will need to be brought into conformance with landscape standards of the code in conjunction with the site development. This would include street trees along the whole length of the frontage, and drought tolerant landscape added to the front yard of the existing Colony home. As identified in AMC section 9-4.125, 25% of the lot must be landscaped in multi-family zones. The plans note that 2270 sq. ft. of landscape is proposed, which is approximately 28% of the area of construction. Areas of landscape should be discussed by DRC to ensure a complete multi-family development.

The existing driveway to the back of the Colony home is proposed to remain with the new site development. A new driveway approach will be necessary to be installed with frontage improvements. The driveway is a mixture of dirt and pavers, and provides access to the back of the Colony Home, but does not lead to any garages or designated parking. DRC may recommend consolidation of access driveways if deemed necessary.

Trash storage has not yet been identified on the site plan. Trash cans for the existing home were stored on the side of the existing home (see attached photos.) Staff recommends that designated trash storage areas be identified on the site plan with building permits, and adequate screening be provided for trash storage for all three units.



## **DRC DISCUSSION ITEMS:**

- Size of garage (AMC section 9-6.106, Residential accessory uses.)
- Architectural design of proposed structure and compatibility with Colony home, including size and height of structure, and design of entrances to upstairs units.
- Colors and materials - Staff recommends horizontal siding on all sides, and architectural grade comp shingles.
- Carport designs.
- Site design, driveway approaches, trash storage, and paving.
- Landscaping in front of existing residence – not proposed; however, required for site development of multi-family lot.

### Recommended conditions:

- Color scheme shall be compatible with existing Colony home, subject to staff approval.
- With building permit, provide landscape and irrigation plan with list of plant species to be used. Shall include London Plane street trees every 30' along frontage, and drought tolerant plants. Density of plantings shall be appropriate to fill planter beds.
- Identify trash storage location for both new units and the existing Colony home. Trash to be located in designated, screened enclosure area.
- Site lighting shall be installed in back parking area and walkways to provide adequate security lighting.
- Fencing to comply with height limitations within front setback.
- Only 2 parking spaces are required to be covered by carport. Carport shall maintain a 10' setback to the rear property line. A minimum of 4 paved parking spaces shall be provided for the two (2) new units.

## **ATTACHMENTS:**

- |               |   |
|---------------|---|
| Attachment 1: | Aerial Photo  |
| Attachment 2: | Site Photos   |
| Attachment 3: | Proposed Plans – site, elevations, conceptual landscape |





**ITEM 2**  
**MULTI-FAMILY RESIDENTIAL, 7200 NAVAJOA**  
**PRE18-0143 / DAWSON**

**ATTACHMENT 1:      Aerial Photo**



Existing residence  
at 7200 Navajo





**ATTACHMENT 2:      Site Photos**

Existing Colony Home

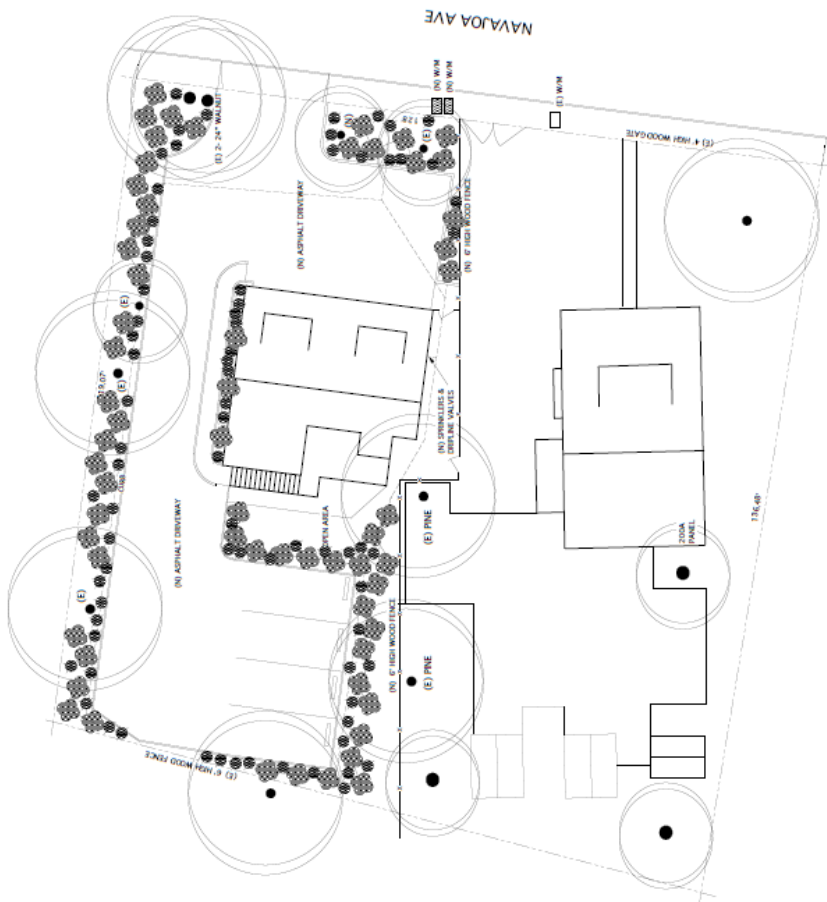
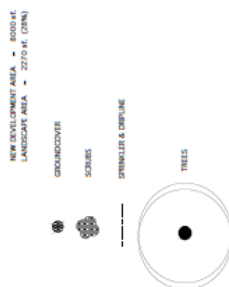


Existing carport to be demolished  
New garage & multifamily units proposed at this location



**ATTACHMENT 3:**

## LANDSCAPE PLAN

[illegible]



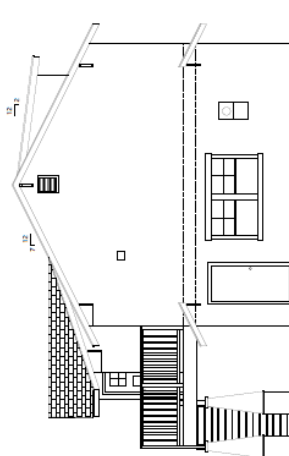
**ITEM 2**  
**MULTI-FAMILY RESIDENTIAL, 7200 NAVAJOA**  
**PRE18-0143 / DAWSON**

<b>PAS</b> COMPANY CHRIS THOMAS 8180 TIBURON CIRCLE ATASCADERO, CA 93422 (805) 435-1000	DRAWN BY:  	<b>DAWSON</b> <b>RESIDENCE</b> 7200 NAVAJOA AVENUE ATASCADERO, CA	<b>GENERAL DATA</b> SHEET: 11/09/18 PROJECT: 18-0143 CLIENT: PAS COMPANY ARCHITECT: CHRIS THOMAS DATE: 11/09/18 SCALE: 1/8" = 1'-0" (1) 1/8" = 1'-0" (2) 1/4" = 1'-0" (3) 1/2" = 1'-0" (4) 3/4" = 1'-0" (5) 1" = 1'-0" (6) 1 1/4" = 1'-0" (7) 1 1/2" = 1'-0" (8) 1 3/4" = 1'-0" (9) 2" = 1'-0" (10) 2 1/4" = 1'-0" (11) 2 1/2" = 1'-0" (12) 2 3/4" = 1'-0" (13) 3" = 1'-0" (14) 3 1/4" = 1'-0" (15) 3 1/2" = 1'-0" (16) 3 3/4" = 1'-0" (17) 4" = 1'-0" (18) 4 1/4" = 1'-0" (19) 4 1/2" = 1'-0" (20) 4 3/4" = 1'-0" (21) 5" = 1'-0" (22) 5 1/4" = 1'-0" (23) 5 1/2" = 1'-0" (24) 5 3/4" = 1'-0" (25) 6" = 1'-0" (26) 6 1/4" = 1'-0" (27) 6 1/2" = 1'-0" (28) 6 3/4" = 1'-0" (29) 7" = 1'-0" (30) 7 1/4" = 1'-0" (31) 7 1/2" = 1'-0" (32) 7 3/4" = 1'-0" (33) 8" = 1'-0" (34) 8 1/4" = 1'-0" (35) 8 1/2" = 1'-0" (36) 8 3/4" = 1'-0" (37) 9" = 1'-0" (38) 9 1/4" = 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34.4 DOWSE

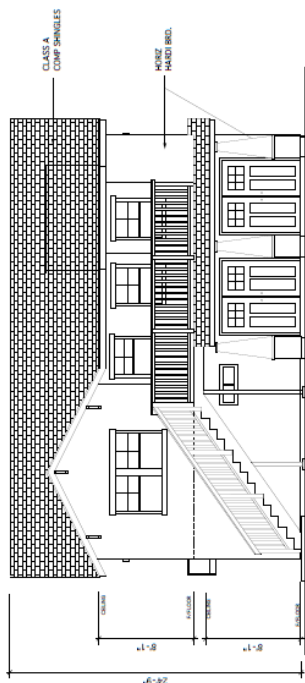
EAST ELEVATION FRONT



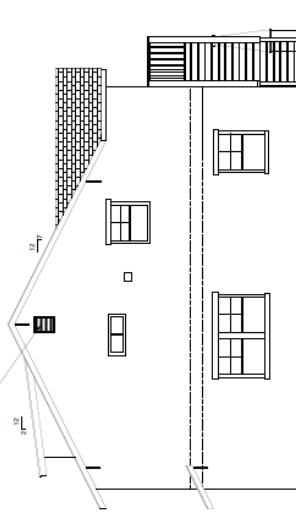
3/4" = 1'-0"

SOUTH ELEVATION

LEFT



WEST ELEVATION REAR



NORTH ELEVATION RIGHT

Technical drawing of a mobile office unit, showing side and front elevations with dimensions.

**Side Elevation (Left):**

- Overall width: 38'-0"
- Four 9'-0" segments marked along the top edge.
- Label: 8"x8" POSTS (pointing to the top corners).
- Label: (N) CABINET (pointing to the central area).
- Four 8'-0" segments marked along the bottom edge.

**Front Elevation (Right):**

- Overall width: 20'-0"
- Two 8'-0" segments marked along the top edge.
- Overall height: 17'-0"

**Top Elevation (Bottom):**

- Overall width: 10'-10"
- Overall depth: 4'-6"
- Four vehicle icons are shown parked side-by-side.

**CARPOT FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"

[illegible]



# ***Atascadero Design Review Committee***

## ***Staff Report – Community Development Department***

**DEV 18-0142**  
**13940 Morro Rd, Grading on Slopes >20%**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
1/09/2019	Kelly Gleason Senior Planner	Don Waller, Owner	DEV 18-0142	
<b>RECOMMENDATION</b>				
1. Review the proposed grading project and make recommendations to staff regarding findings for approval of the Precise Plan.				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
13940 Morro Rd	SE	RS	055-221-005	32 acres
<b>PROJECT DESCRIPTION</b>				
The applicant graded a flat pad on slopes of over 30%. The grading occurred without a permit and the applicant has submitted a Precise Plan application as a step toward compliance. The newly graded pad is approximately 3,300 square feet with additional cut and fill slopes proposed as necessary to stabilize the graded area.				
<b>ENVIRONMENTAL DETERMINATION</b>				
<i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i>				
<input checked="" type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input type="checkbox"/> Cat. Exemption Class _____ CEQA Guidelines § 153XX	<input type="checkbox"/> No Project - § 15268 Ministerial Project	





SPECIAL DEVELOPMENT PLAN STANDARDS			
<input checked="" type="checkbox"/> Hillside Grading Policy  <input type="checkbox"/> Specific Plan _____  <input type="checkbox"/> Planned Development Overlay _____			
USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Residential	<input checked="" type="checkbox"/> Allowed  <input type="checkbox"/> Conditional	<input checked="" type="checkbox"/> No  <input type="checkbox"/> Colony Home / Commercial <input type="checkbox"/> Registered Building <input type="checkbox"/> Yes, but deemed not historical significance	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input type="checkbox"/> Paloma <input type="checkbox"/> Boulder <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A – not in area of disturbance

EXISTING USES		
Residence		
SURROUNDING ZONING DISTRICTS AND USES		
North: RS – Large Lot Residential  South: RS – Large Lot Residential  East: RS – Large Lot Residential  West: RS – Large Lot Residential		
AVERAGE SLOPE	VEGETATION	
30%+	Native grasses at area of grading	
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES		
City Standards	Meets Requirements	Exception Requested
Setback standards (AMC 9-4.103-.110)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Height Standards (AMC 9-4.112-113)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Parking Standards (AMC 9-4.114-121)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Landscaping (AMC 9-4.124-127)	<input type="checkbox"/> Yes <input type="checkbox"/> No	If grading is permitted, all slopes will require revegetation.



**ITEM 3**  
**Grading on slopes >20%**  
**DEV 18-0142 / Waller**

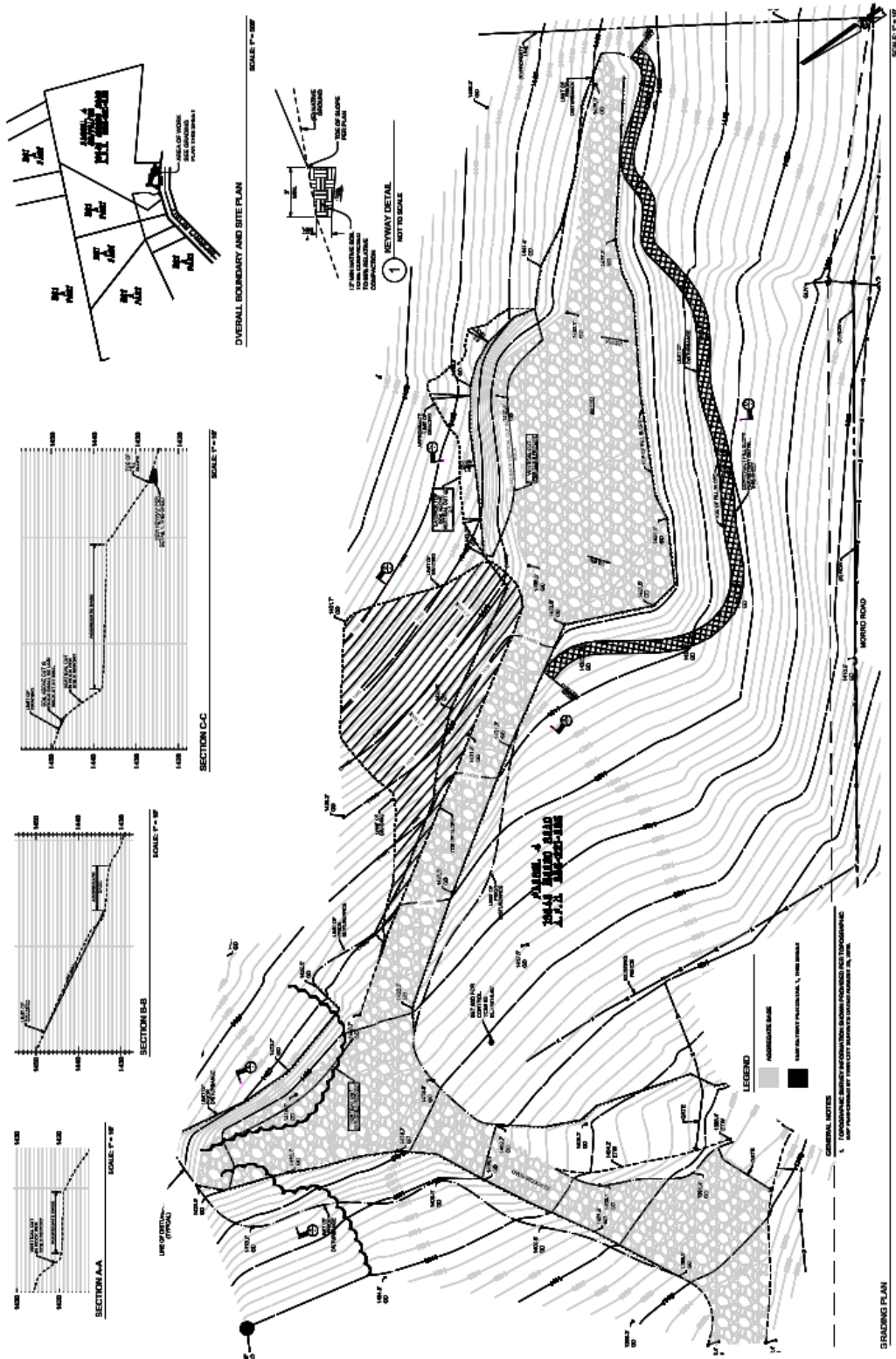
Grading Standards (AMC 9-4.138-145)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pad grading proposed on slopes over 30% with no clear relation to development or necessary for use and enjoyment of the residential property.
Water Efficient Landscaping(AMC Title 8, Chapter 10 )	<input type="checkbox"/> Yes <input type="checkbox"/> No	If grading is approved, all landscaping will be required to meet these standards.
<b>ADVISORY BODIES / OUTSIDE AGENCIES THAT REQUIRE REVIEW OF PROPOSED PROJECT:</b>		
<input type="checkbox"/> Native American Tribes <input type="checkbox"/> Atascadero Mutual Water Company (AMWC) <input type="checkbox"/> Caltrans District 5 <input type="checkbox"/> Regional Water Quality Control Board (RWQCB) <input type="checkbox"/> Dept. of Fish & Wildlife (DFW)	<input type="checkbox"/> SLO Air Pollution Control (APCD) <input type="checkbox"/> SLO County  <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
<b>APPROVAL PROCESS</b>		
<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input type="checkbox"/> PC <input type="checkbox"/> CC		
<b>DATE APPLICATION DEEMED COMPLETE</b>		
TBD		



**PROPOSED PROJECT AERIAL MAP**



## PROPOSED PROJECT SITE PLAN



## **DISCUSSION:**

### *Project History*

In 2015, the previous owner graded an access trail to the upper portion of the property. This grading was done without a permit and, when Mr. Waller took ownership of the property in 2018, the code enforcement case related to this grading was closed by the City.

Subsequently, in early 2018, the current owner of the property graded a large flat pad on a sloped portion of the property adjacent to Morro Rd. The grading occurred without a permit and the City contacted the owner to notify them of the permitting requirements. In August of 2018, Mr. Waller applied for a building permit to bring the unpermitted grading into compliance. During the permit review, analysis of the slope of the property confirmed that a Precise Plan and associated environmental review would be required. This process also requires that certain findings be made to allow grading to occur on hillside land.

### *Project Description / Summary*

The applicant is proposing the graded area for material and equipment/vehicle storage/parking. The graded area is connected to the driveway to the main house. In addition, a gate is also existing that would allow access off of Morro Rd, although Caltrans has not, to the City's knowledge, permitted regular access in this location. The graded pad is approximately 3,300 square feet with additional grading to blend the cut and fill portions back into the natural slope.

### *Analysis*

The Municipal Code requires that all grading on slopes of 20% or greater be reviewed through a Precise Plan application and that that application be subject to environmental review in accordance with CEQA.

Prior to completion of the CEQA analysis and preparation of an environmental document, staff reviews the plans for consistency with the required findings for a Precise Plan and any adopted Director or Council policies. In addition to the standard entitlement findings, the City Council's adopted hillside grading policy would apply to this project.

The Hillside Grading Policy applies to any project proposing grading on slopes of over 30%. The policy requires that any grading of flat pads be reasonably related to the footprint of the house or areas necessary for the use of the residential parcel. The policy prohibits excessive pad grading for yards or other flat areas not directly adjacent to the residence. Based on this policy, staff does not feel that the grading is necessary to support the use of the property for residential purposes. Material storage is not permitted on a residential property if it exceeds 200 square feet with a maximum height of 5-feet. Residents can store equipment necessary for the maintenance of their property and this does not count toward the 200 square-foot maximum.





If the DRC finds that the project is inconsistent with the adopted Hillside Grading Policy, the applicant will be required to modify his permit submittal for complete site restoration and re-contouring of the site as close as possible to the native undisturbed slope. This path would also require revegetation to ensure slope stability.

### **DRC DISCUSSION ITEMS:**

1. Recommendation related to compliance with the hillside grading policy

### **ATTACHMENTS:**

1. City Council Hillside Grading Policy
2. Neighbor Comment Letter, Kyoko Ellis
3. Neighbor Comment Letter, Ted Bench



## **Attachment 1: Hillside Grading Policy**

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### **Hillside Grading Guidelines**

The goals and policies of the General Plan provide for the protection of the hills and woodlands of Atascadero and require that hillside grading minimize those impacts. Goal LOC 5 and Policy LOC 5.2 specifically address hillside grading (see following).

<b>Goal LOC 5.</b>	<b>Preserve the contours of the hills. Buildings built on hillsides shall conform to the topography using the slope of the land as the basis for the design of the structure.</b>
<b>Policy 5.1:</b>	<b>Reduce multi-family densities and increase single-family lot sizes as site slope increases.</b>
<b>Policy 5.2:</b>	<b>Require hillside development and subdivisions to blend in with surrounding topography.</b>
<b>Programs:</b>	
<hr/>	
1. Update and maintain the Appearance Review Manual to include standards for hillside design and grading including driveway design and slopes, undergrounding of utilities and erosion control.	
2. Update and maintain the Zoning Ordinance to require structures to be located below prominent ridgelines visible from City streets, when alternative building sites are available.	
3. Update the Zoning Ordinance to include standards for minimizing hillside grading, cuts, fills, and ridgeline disturbance.	

The purpose of the Hillside Grading Guidelines is to provide an interpretation of the General Plan goals and policies that can be applied to building permits, grading permits, subdivision maps and planning entitlements.

#### **Building Site Selection Principles**

Building sites, driveways and leach fields should be selected with regard to balancing the following:

1. Minimize the need for grading and tree removals.
2. Allow property owners the flexibility to select the building sites and floor plans that best fits their needs.

*When the property owner and staff cannot come to agreement on a building site, this decision should be referred to the Planning Commission.*

#### **Cut and Fill Pads (Few Native Tree Impacts)**

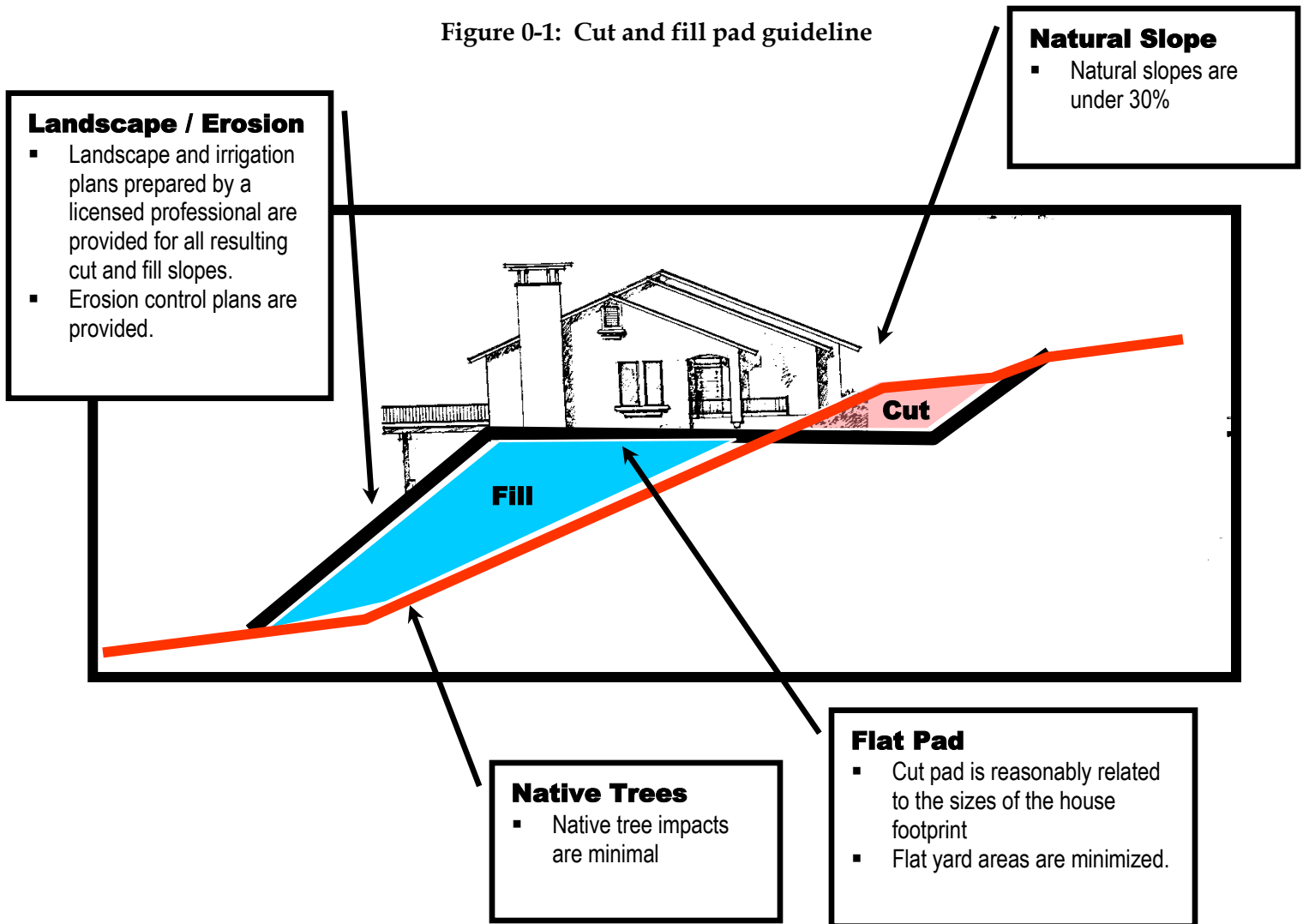
Cut and fill pads are allowed for hillside construction in the following situations:

1. Natural slopes are under 30%.



2. Native tree impacts are minimal.
3. The cut pad is reasonable related to the size of the house footprint.
4. Newly graded flat yard areas are minimized.
5. Landscape and irrigation plans prepared by a licensed professional are provided for all resulting cut and fill slopes. Landscape plans should incorporate native drought tolerant trees, shrubs and ground covers (refer to City plant list).
6. Erosion control plans must be provided.

**Figure 0-1: Cut and fill pad guideline**



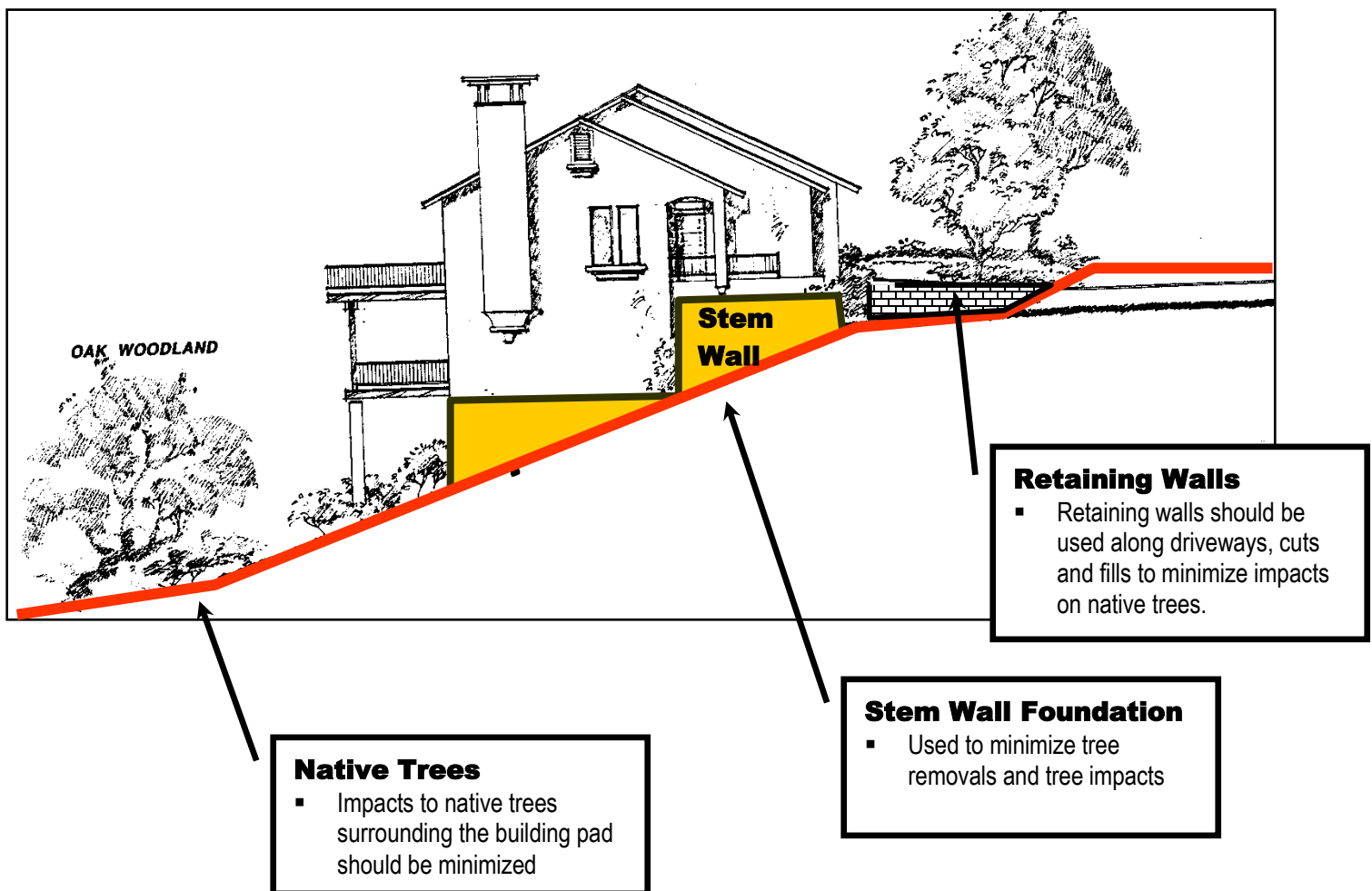


**Stem Walls / Retaining Walls (Mitigation of Native Trees Impacts)**

The General Plan and Native Tree Ordinance provide for the protection of native trees. The following guidelines apply to grading in proximity to native trees.

1. Stem wall house construction should be considered to save native trees.
2. Retaining walls should be incorporated into cut, fills and along driveways to save native trees.
3. Tree preservation mitigation measures must be developed by an arborist for all impacted trees.

**Figure 0-2: Stem wall guideline**



**Attachment 2: Neighbor Comment Letter, Kyoko Ellis**

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Dec. 28, 2018



To: Design Review Committee, City of Atascadero

From : Kyoko Ellis I, Atascadero Ca 93422

Re: 13940 Morro Road, Atascadero Ca 93422 (DEV 18-0142)

Dear Sirs,

I received the letter about "Notice of Public Meeting " on this project.

I am living in front of their property. I reported to your department when they started grading the mountain side of their back side of the property. I thought it is illegal to cut the natural mountain to destroy the nature. Now they want to cut more on that mountain to make a flat to build something in the future.

I request to put the soil back to the area not to make any flat area for their future use. It is illegal to destroy the mountain.

Unfortunately I cannot attend the meeting due to my work on Jan. 9, 2019.

But I want to let you know that this beautiful area is ruined by cutting the mountain.

I hope you consider my thought about the nature preservation.

Thank you.

Sincerely,

Kyoko Ellis



**Attachment 3: Neighbor Comment Letter, Ted Bench**

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TO: City of Atascadero Design Review Committee  
Phil Dunsmore, Community Development Director

FROM: Ted Bench, [REDACTED], Atascadero

RE: DEV18-0142 Precise Plan - 13940 Morro Road, Atascadero  
Unpermitted grading on slopes of over 30% (for a 3,300 square foot pad)

Greetings:

See the attached photos.

Please consider the additional illegal grading on-site on the hillside above the unpermitted pad. A dirt road was graded to the ridge top and an 8X20 foot cargo container dwelling unit was installed at the top. The Calif. Dept. of Fish & Game may need to be notified to check the extent of eroded fill in the canyon below the road cut.

The Design Review Committee may wish to consider adding conditions to the DEV18-0142 such as:

- Remove the 8X20 foot cargo container dwelling unit.
- Return the road cuts to a natural / stable condition as much as practical, to the satisfaction of the Calif. Dept. of Fish & Game.

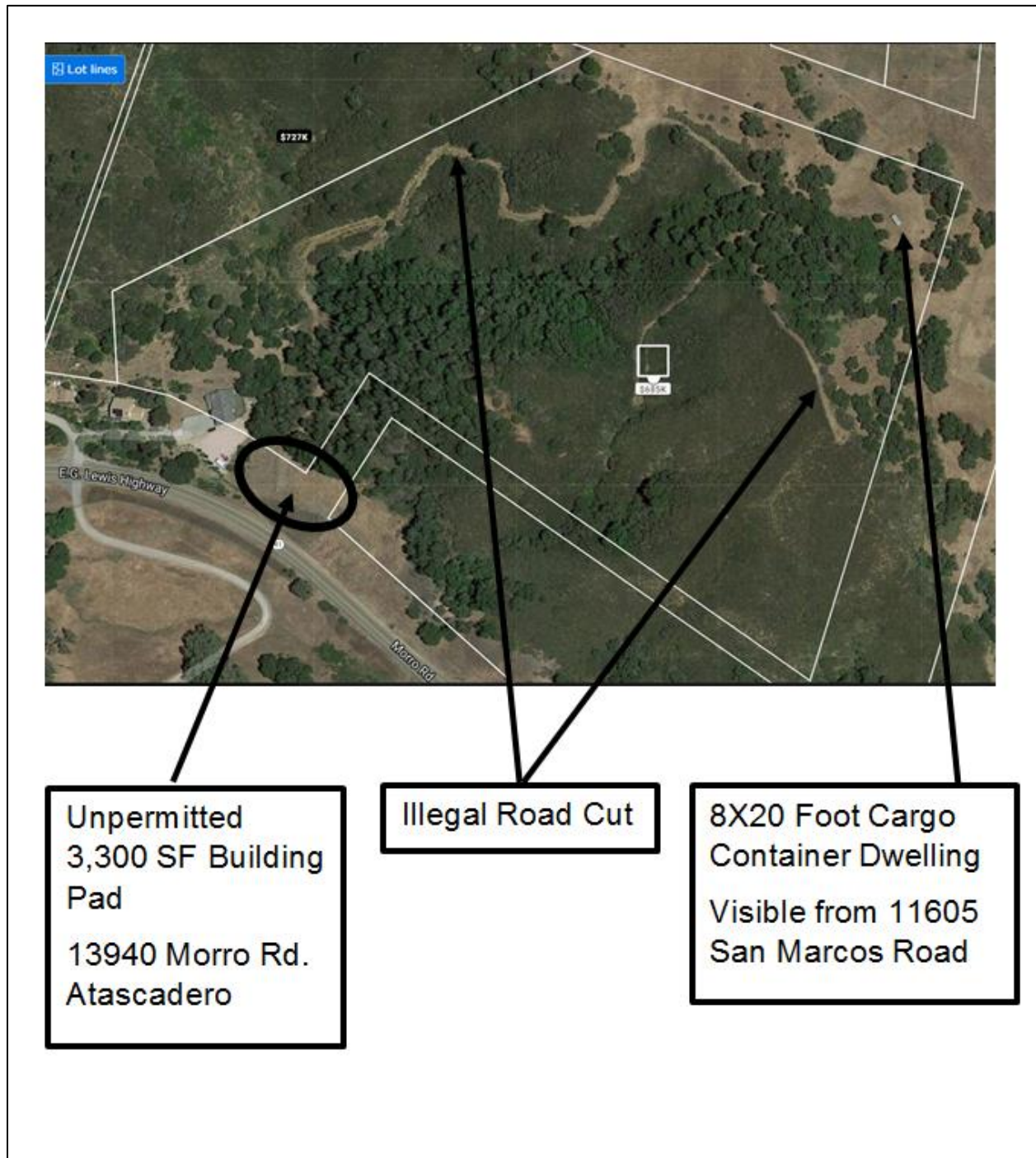
Thank you for your time and service.

Ted Bench

[REDACTED]  
Atascadero, CA 93422  
[REDACTED]



Attachment 3: Neighbor Comment Letter, Ted Bench





**Attachment 3: Neighbor Comment Letter, Ted Bench**

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**Attachment 3: Neighbor Comment Letter, Ted Bench**

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**Attachment 3: Neighbor Comment Letter, Ted Bench**





**Attachment 3: Neighbor Comment Letter, Ted Bench**

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