



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Administrative Use Permit Hearing **A G E N D A**

The City of Atascadero's Zoning Hearing Officer will hold a public hearing at **9:00 a.m.** or later on **Monday, January 28, 2019** at City Hall, Room 106, 6500 Palma Ave., Atascadero, to consider the following projects:

1. **10200 CORONA ROAD, USE18-0151**: The project is an application to allow a setback exception on a sloping lot to allow parking spaces in the front yard. Staff recommendation is for the Hearing Officer to approve the AUP. **(Denchasy)** (*Mariah Gasch, Assistant Planner*)

PLEASE NOTE: Any court challenge to the actions taken at the public hearing may be limited to considering only those issues raised at the public hearing described in this notice or in written correspondence to the City of Atascadero at, or prior to, the public hearing.

Any decision of the Hearing Officer is final unless appealed to the Planning Commission within 14 days of the action. Any person aggrieved by the decision may file an appeal. Appeal forms are available in the Community Development Department or on the City's website (www.atascadero.org). The fee for filing an appeal is \$762 and must accompany the appeal documentation.

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CITY OF ATASCADERO

COMMUNITY DEVELOPEMENT

Administrative Hearing Agenda Report

ITEM # 1

FROM: Mariah Gasch

MEETING DATE: January 28, 2019

FILE NUMBER: USE 18-0151

PROJECT ADDRESS: 10200 Corona Rd.

SITUATION: The applicant seeks to build a single-family residence on a steeply sloping lot. A sloping lot adjustment to the front parking setback (AMC 9-4.106) is requested to minimize the length of the driveway and the quantity of grading needed to develop the site.

EVALUATION: The fifth goal of the Land Use, Open Space and Circulation element of the General Plan is to "[p]reserve the contours of the hills." The policies and programs that support this goal are generally to increase minimum lot size on steeper slopes and to use site planning that minimizes the amount of grading needed. The Hillside Grading Guidelines interpret this General Plan goal and give practical requirements for development projects that propose grading. They include the prohibition of cut and fill pads when the native slope is 30% or greater.

Atascadero Municipal Code (AMC) 9-4.106(a)(3) permits adjustment reduction for the front setback for sloping lots, where the slope results in an elevation change of at least 7 feet, as measured from the area within 50 feet from the center line of the adjacent road (i.e. the average slope for the 50 feet from the center of the road is an average grade of 18%). The reduction allows the garage to be placed as close as 5 feet from the front property line, while the other portions of the residence must be placed at the standard 25 foot setback. The applicant is not proposing a garage but a reduced setback for parking stalls. This will minimize the amount of grading required for a driveway.

The development plan proposes parking stalls up to the front property line. Staff sent a correction in the plan check process to push the parking stalls back to be at least 5 feet off of the front property line. Disturbance on the site will still be reduced but the parking stalls will comply with sloping lot adjustment standards. There are a total of 2 uncovered parking stalls (8'X11' each) with a fire lane (12'X18') directly adjacent. The stalls and fire lane are surrounded by a retaining wall (1'-7.5' height, 91' total length).

The property is located at the end of Corona Road. The site is accessed by a shared driveway through an access/utility easement.

RECOMMENDATION: Staff recommends the Administrative Hearing Officer approve Administrative Use Permit USE18-0151 reducing the front setback for the parking stalls from 25 to 5 feet from the front property line on Corona Road with Conditions of Approval.

ENVIRONMENTAL DETERMINATION
<input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15303
<input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____
<input type="checkbox"/> No Project – Ministerial Project

Findings

AMC 9-1.112 requires the Hearing Officer to make the following 5 findings:

- (1) Modification of the applicable standard will not result in a project that is inconsistent with the General Plan;

Staff comment: Reducing the front setback for the parking stalls will cause a much smaller impact to the property. The setback reduction will result in significantly less grading to develop the site and “[p]reserve the contours of the hills.”

- (2) Modification of the applicable standard will not result in a project that is inconsistent with the character of the immediate neighborhood or contrary to its orderly development;

Staff comment: The project is located in a neighborhood which is on steep slopes with narrow, winding roads and houses configured on sites in multiple ways to accommodate the slope.

- (3) Modification of the applicable standard will not result in a project that is not in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council; and

Staff comment: The proposed residence will be in compliance with all pertinent City policies and criteria.

- (4) Modification of the applicable standard will not result in the authorization of a use not otherwise allowed; and

Staff comment: A single-family residence is permitted in the Single Family Residential zoning district.

- (5) Any other findings deemed necessary.

Staff comment: No other findings are deemed necessary.

Conditions

1. The parking stalls shall be placed no closer than 5 feet to the front property line.
2. Other portions of the residence shall be placed no less than 25 feet from the front property line.

Code Requirements

1. AMC 9-4.106(a)(3) Sloping Lot Adjustment.
2. AMC 9-1.112 Administrative Use Permit.

Action:

- ☐ Approve
- ☐ Approve as modified
- ☐ Deny
- ☐ Continue to : _____ to allow _____

- ☐ Continue indefinitely to allow: _____

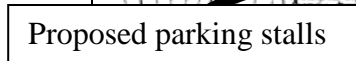
Hearing Officer

**ATTACHMENT 1: Location and Zoning
USE 18-0151**



ATTACHMENT 2: Site Plan

USE 18-0151



Proposed fire lane

ATTACHMENT 3: Site Pictures
USE 18-0151



