



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

REGULAR MEETING
Tuesday, February 18, 2020
6:00 P.M.

City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422

CALL TO ORDER

Pledge of Allegiance

Roll Call: Chairperson Tom Zirk
Vice Chairperson Mark Dariz
Commissioner Duane Anderson
Commissioner Tori Keen
Commissioner Michael Shaw
Commissioner Jeff van den Eikhof
Commissioner Jan Wolff

APPROVAL OF AGENDA

PUBLIC COMMENT (This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

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 Commission or public wishes to comment or ask questions.)

1. DRAFT MINUTES OF JANUARY 7, 2020

- Recommendation: Commission approve the January 7, 2020 Minutes.

COMMUNITY DEVELOPMENT STAFF REPORTS

None

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PLANNING COMMISSION BUSINESS**PLANNING COMMISSION REORGANIZATION:****A. Election of Chairperson and Vice Chairperson**

The Commission will select a Chairperson and Vice Chairperson.

PUBLIC HEARINGS

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Prior to a project hearing Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits, and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

2. CONDITIONAL USE PERMIT FOR 8075 CURBARIL AVE.

The proposed project consists of an oversized accessory structure. The Conditional Use Permit proposes a 1,344 square-foot structure that would serve as a carport and workshop. The project qualifies for a Class 3 exemption under the California Environmental Quality Act.

Ex-Parte Communications:

- **Recommendation:** Approve the project with conditions (USE19-0130)

COMMISSIONER COMMENTS AND REPORTS**DIRECTOR'S REPORT****ADJOURNMENT**

The next regular meeting will be held on March 3, 2020, at 6:00 p.m.

Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, 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 Planning Commission at, or prior to, this public hearing.

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*City of Atascadero***WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING**

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda.

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 Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information (470-3400).

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

1. Give your name for the record (not required)
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

This is when items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Public Comment Portion (unless changed by the Commission).

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at 470-3402 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Commission.

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CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

**Regular Meeting – Tuesday, January 7, 2020 – 6:00 P.M.
City Hall Council Chambers
6500 Palma Avenue, Atascadero, California**

CALL TO ORDER - 6:02 p.m.

Chairperson Zirk called the meeting to order at 6:02 p.m. and Commissioner Anderson led the Pledge of Allegiance.

ROLL CALL

Present: Commissioners Anderson, Commissioner Shaw, Commissioner van den Eikhof, Vice Chairperson Dariz and Chairperson Zirk

Absent: Commissioner Wolff (excused absence)
Commissioner Keen (excused absence)

Others Present: Recording Secretary, Jessica Applegate

Staff Present: Community Development Director, Phil Dunsmore
Associate Planner, John Holder

APPROVAL OF AGENDA

**MOTION: By Commissioner Anderson and seconded by
Commissioner Shaw to approve the Agenda.**

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

PUBLIC COMMENT

None.

Chairperson Zirk closed the Public Comment period.

CONSENT CALENDAR

1. DRAFT MINUTES OF DECEMBER 3, 2019

- **Recommendation:** Commission approve the December 3, 2019 Minutes.

2. APPROVAL OF FINAL MAP FOR 8575 AND 8585 ATASCADERO AVE.

- **Recommendation:** Commission approve Parcel Map AT16-0178

MOTION: By Vice Chairperson Dariz and seconded by Commissioner van den Eikhof to approve the Consent Calendar.

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

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).)

DISCLOSURE OF EX PARTE COMMUNICATIONS:

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3. AMENDMENT TO 10075 AND 10085 ATASCADERO AVENUE MAP

The proposed project consists of a reconsideration of an expired Tentative Map. The Tentative Tract Map proposes the division of two existing parcels into six new residential parcels. The project is consistent with previously certified Mitigated Negative Declaration (2016-0001) which was prepared for the original Tentative Tract Map (TTM 2015-0109) application.

Ex-Parte Communications:

None.

- **Recommendation:** Approve the project with conditions (AMND 19-0118)

MOTION: By Vice Chairperson Dariz and seconded by Commissioner Anderson to approve the Draft Resolution approving Vesting Tentative Tract Map TR 3147 on APN's 056-211-038 and 056-211-037.

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

MOTION: By Vice Chairperson Dariz and seconded by Commissioner Anderson to approve the Tree Removal Permit TRP 2015-0188 to allow a six (6) lot subdivision on APN's 056-211-038 and 056-211-037.

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

COMMISSIONER COMMENTS AND REPORTS

Commissioner Anderson commented that there had been some surveyor's tape across a portion of Atascadero Creek near Carmelita for the past two years and that a large sycamore tree was recently removed which was part of the reason for the tape being in place.

Chairperson Zirk thanked Vice Chairperson Dariz for filling in during his absence.

DIRECTOR'S REPORT

Director Dunsmore stated that there will be no Planning Commission meeting on the January 21, 2020 regular meeting date and that there will be a Joint-Session meeting with City Council on January 28, 2020, to discuss the Housing Element Update.

Director Dunsmore stated that staff has been very busy processing permits with the recent change of the Building Code.

ADJOURNMENT – 6:36 p.m.

There will be a Joint-Session meeting with City Council scheduled for **January 28, 2020**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Jessica Applegate, Recording Secretary
Administrative Support Assistant

The following exhibit is available in the Community Development Department:

Exhibit A – Letter from Patti Davis



Atascadero Planning Commission

Staff Report – Community Development Department

Oversized Accessory Structure 8075 Curbaril Ave. / USE19-0130

RECOMMENDATION(S):

Staff Recommends: The Planning Commission (PC) adopt Draft Resolution PC 2020 approving Conditional Use Permit (CUP) USE19-0130 allowing a 1,344 square-foot detached accessory structure based on findings and subject to Conditions of Approval.

Project Info In-Brief:

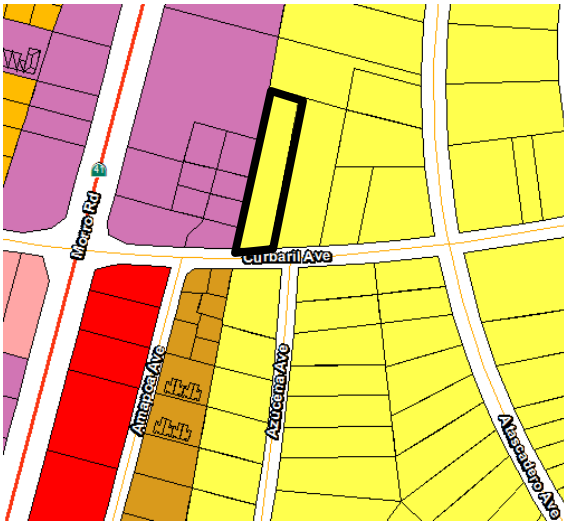

PROJECT ADDRESS:	8075 Curbaril Ave.	Atascadero, CA	APN	031-161-004
PROJECT PLANNER	Mariah Gasch Assistant Planner	470-3436	mgasch@atascadero.org	
PROPERTY OWNER	Steven Beck			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Single-Family Residential (RSF-Y)	Limited Single-Family Residential (LSF-Y)	0.672 acres	Single-Family Residence	Oversized Accessory Structure
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <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				

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<http://www.atascadero.org>
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DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Single-Family Residential (SFR-Y), Commercial Professional (CP)	Single-Family Residential (LSF-Y), Residential Multi Family (RMF-20)	Single-Family Residential (LSF-Y)	Commercial Professional (CP)

Summary:

The applicant proposes a 1,344 square-foot barn-style structure that would serve as a carport and workshop. The site plan shows the new building located near the middle of the property, between the existing residence and Curbaril Avenue. The workshop is enclosed with entry door access on three sides. The carport will share a wall with the workshop and have two walls protruding out towards the driveway to create the enclosure. Three pillars are placed on the open face to support the roof over the parking space. The proposed workshop section of the building will rise approximately 20 feet high from the ground to the eaves of the structure and 24 feet to the peak of the roofline. The proposed carport section of the building will rise approximately 9 feet high from the ground to the eaves of the structure and 14 feet to the peak of the roofline. The front of structure will have two sliding barn doors measuring 4 feet wide by 10 feet high

each. The building will also have a side door and rear door measuring 7 feet high by 3 feet wide. The applicant is proposing to paint the exterior grey with a white trim.

Analysis:

According to Atascadero Zoning Ordinance, residential accessory structures are permitted within the Limited Single-Family (LSF) zoning district. The Atascadero Municipal Code (AMC) states that accessory structures are limited to a floor area no greater than fifty percent (50%) of the gross floor area of the principle structure. Accessory structures may exceed the prescribed floor area if they are approved for a Conditional Use Permit by the Planning Commission (AMC 9-106).

In accordance with the Atascadero Municipal Code (AMC), all buildings within the LSF zoning district must adhere to the 30 foot building height maximum (AMC 9.4.113(a)). All development in this district must also adhere to the following setback distances (AMC 9.4.106-108):

- Front Setback: Twenty-five (25) feet
- Side Setback: Five (5) feet
- Rear Setback: Ten (10) feet

The applicant proposes to use the existing 12 wide foot driveway, which serves the residence. The project will not be connected to any utilities. The applicant plans to use the structure as a workshop and storage area for vehicles and tools.

The project is not expected to conflict with policies in the Atascadero General Plan or regulations in the AMC. Since the existing residence on the site covers approximately 1,600 square-feet, the new structure exceeds the 50% requirement and therefore requires a Conditional Use Permit approved by the Planning Commission. The new structure is proposed near two native oak trees. Per AMC standards, the applicant is required to install tree protection fencing to protect the trees during construction.

Design and Scale

The proposed structure would include vertical redwood exterior siding with a standing seam metal roof and aluminum seamless gutters and downspouts. The structure would also be highly visible from Curbaril Ave. The applicant has planted tree screening along the western property line bordering the existing parking lots. The applicant also intends to plant screening at the front of his property to create a filtered vantage from the right of way; effectively minimizing the visual impact from Curbaril Ave. The applicant is proposing to paint the exterior grey with a white trim.

Staff has added a condition stating that the applicant shall paint the structure warm tone neutral colors to compliment the new residence, which is off white with a green roof. Recommended colors include shades of green, tan and brown. Staff has also added a



condition to plant additional vegetation along the front of the property so act as a buffer between Curbaril Ave and the new structure.

Proposed colors



ENVIRONMENTAL DETERMINATION:

The proposed project is Categorically Exempt (Class 3) 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.) CEQA pursuant to CEQA Guidelines Section 15303, because it is a new accessory structure and will not require any grading on slopes over 20%.

FINDINGS:

To approve the Conditional Use Permit, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached PC Resolution 2020.

Conditional Use Permit (AMC Section 9-2.110(b).(3).(iv)

1. The proposed project or use is consistent with the General Plan;
2. The proposed project or use satisfies all applicable provisions of this title;
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use;



4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development;
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element; and
6. Any additional findings deemed necessary.

ALTERNATIVES:

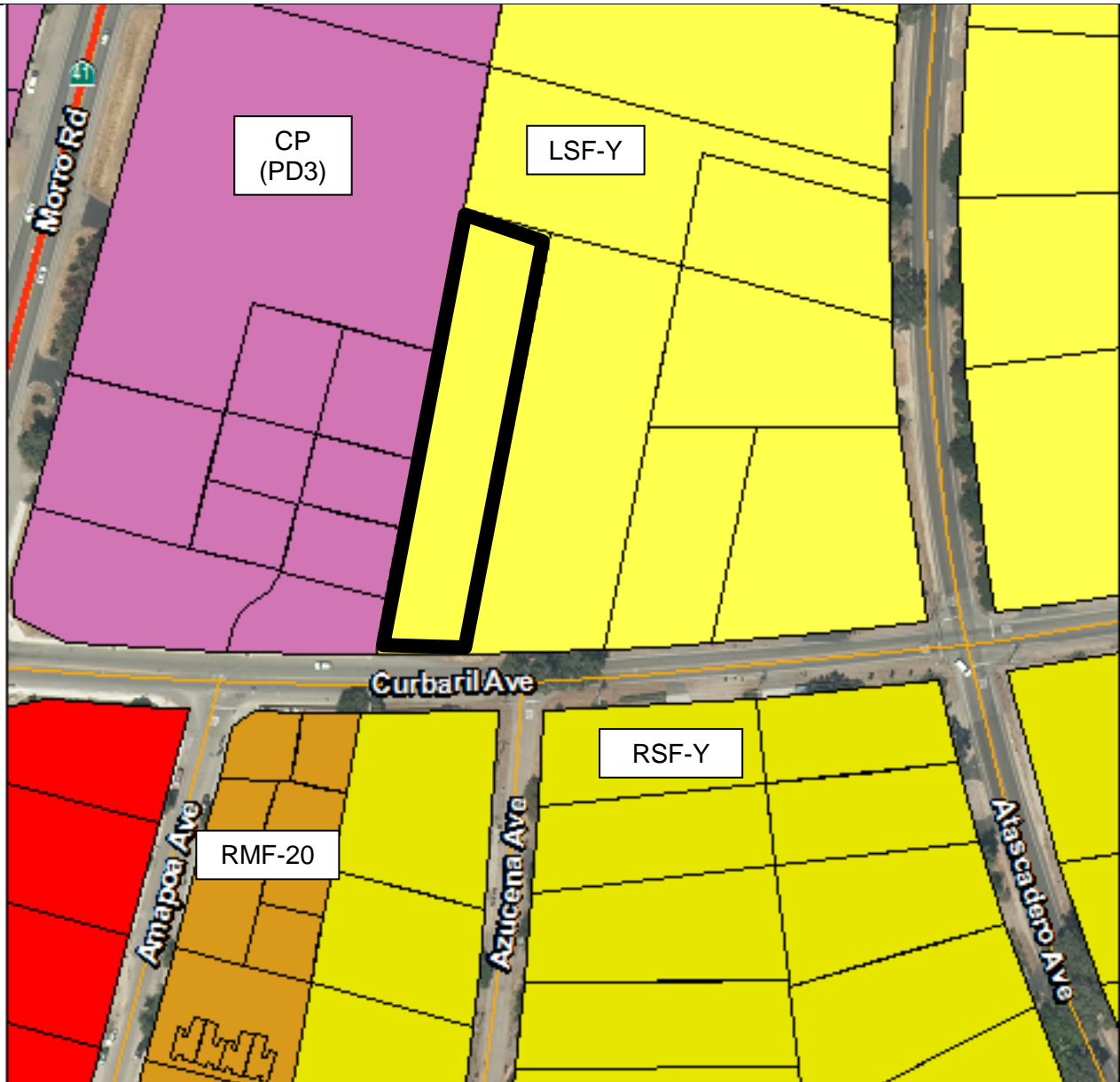
1. The Planning Commission may include modifications to the project and/or Conditions of Approval for the project. Any proposed modifications including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

ATTACHMENTS:

1. Location and Zoning
2. Aerial View
3. Site Photos
4. Draft PC Resolution 2020



**ATTACHMENT 1: Location and Zoning
USE19-0130**



Legend

- RSF-Y: Residential Single Family (1.0 acre lot min)
- LSF-Y: Limited Single Family Residential (1.0 acre lot min)
- RMF-24 Residential Multiple Family (24 Units to the Acre)
- CP: Commercial Professional
- CR: Commercial Retail



**ATTACHMENT 2: Aerial View
USE19-0130**



**ATTACHMENT 3: Site Photos
USE19-0130**

View from Curbaril Ave.



Existing Residence



**ATTACHMENT 4: Draft Resolution 2020
USE19-0130**

DRAFT PC RESOLUTION 2020

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ATASCADERO, CALIFORNIA,
APPROVING USE19-0130, TO ALLOW THE CONSTRUCTION OF AN
OVERSIZED ACCESSORY STRUCTURE**

8075 CURBARIL (031-161-004)

WHEREAS, an application was received from Steven Beck, 8075 Curbaril Ave., Atascadero, CA 93422, (owner) for a Conditional Use Permit to construct an oversized accessory structure; and

WHEREAS, the property is in the Limited Single-Family zoning district; and

WHEREAS, detached accessory structures in excess of fifty percent (50%) of the primary residence are subject to the approval of a minor Conditional Use Permit; and

WHEREAS, the proposed project qualifies for a Categorical Exemption consistent with CEQA guidelines Section 15303; New construction or conversion of small structures; 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 Minor Conditional Use Permit 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 Conditional Use Permit; and

WHEREAS, the Planning Commission reviewed the proposed Conditional Use Permit application on February 18, 2020, at 6:00 p.m. and considered testimony and reports from staff, the applicants, and the public.

NOW THEREFORE, the Planning Commission of the City of Atascadero, California, takes the following actions:

SECTION 1. Findings of Environmental Exemption. The Planning Commission finds as follows:

1. The proposed project is Categorically Exempt (Class 3) 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.) CEQA pursuant to CEQA Guidelines Section 15303, for new construction of small structures including accessory structures.

SECTION 2. Findings for approval of Conditional Use Permit. The Planning Commission finds as follows:



1. The proposed project or use is consistent with the General Plan; and

Fact: Detached accessory structures are consistent with the Single-Family Residential land use designation of the General Plan. Land Use, Open Space and Conservation Element Program 1.1.6 requires the size, use and appearance of accessory structures in the residential zoning districts to be compatible with the surrounding neighborhood. The proposed structure has an agricultural appearance in keeping with the area. While the proposed structure is over 50% of the size of the primary residence, it will serve a residential use, including vehicle storage and a workshop.

2. The proposed project or use satisfies all applicable provisions of the Zoning Ordinance; and

Fact: As proposed, the project will meet the property's setback, height and other site design requirements. The use of the structure will be limited to uses permitted by the Zoning Ordinance. The project, with Planning Commission approval of this Conditional Use Permit, satisfies all applicable provisions of the Zoning Ordinance related to residential accessory structures.

3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and

Fact: The use of the accessory structure on the property includes a carport stall for three vehicles and an indoor workshop. This is a typical use in residential single-family neighborhoods. The proposed structure will be constructed to meet the standards of the building code.

4. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and

Fact: The view of the proposed structure from Curbaril Ave. will be filtered with vegetation. The design will fit in with the character and architectural styles of the surrounding neighborhood. The recommended color pallet will match with the existing residence and is compatible with the surrounding structures.

5. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element; and

Fact: The addition of a residential accessory structure will not contribute additional traffic in the neighborhood. The use of the structure will be similar to uses currently onsite. No additional residential units will be added.

6. The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council; and

Fact: Detached accessory structures are permitted in the residential districts. The proposed structure, with staff recommended conditions, is compliant with all related zoning codes and plans.



SECTION 3. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on February 18, 2020, resolved to approve Conditional Use Permit USE 19-0130, subject to the following:

- EXHIBIT A: Conditions of Approval
- EXHIBIT B: Site Plan
- EXHIBIT C: Elevation Drawings
- EXHIBIT D: Floor Plans
- EXHIBIT E: Applicant Statement

On motion by Commissioner _____, and seconded by Commissioner _____, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ()

NOES: ()

ABSENT: ()

ABSTAINED: ()

ADOPTED:

CITY OF ATASCADERO, CA

Tom Zirk
Planning Commission Chairperson

ATTEST:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval USE 19-0130

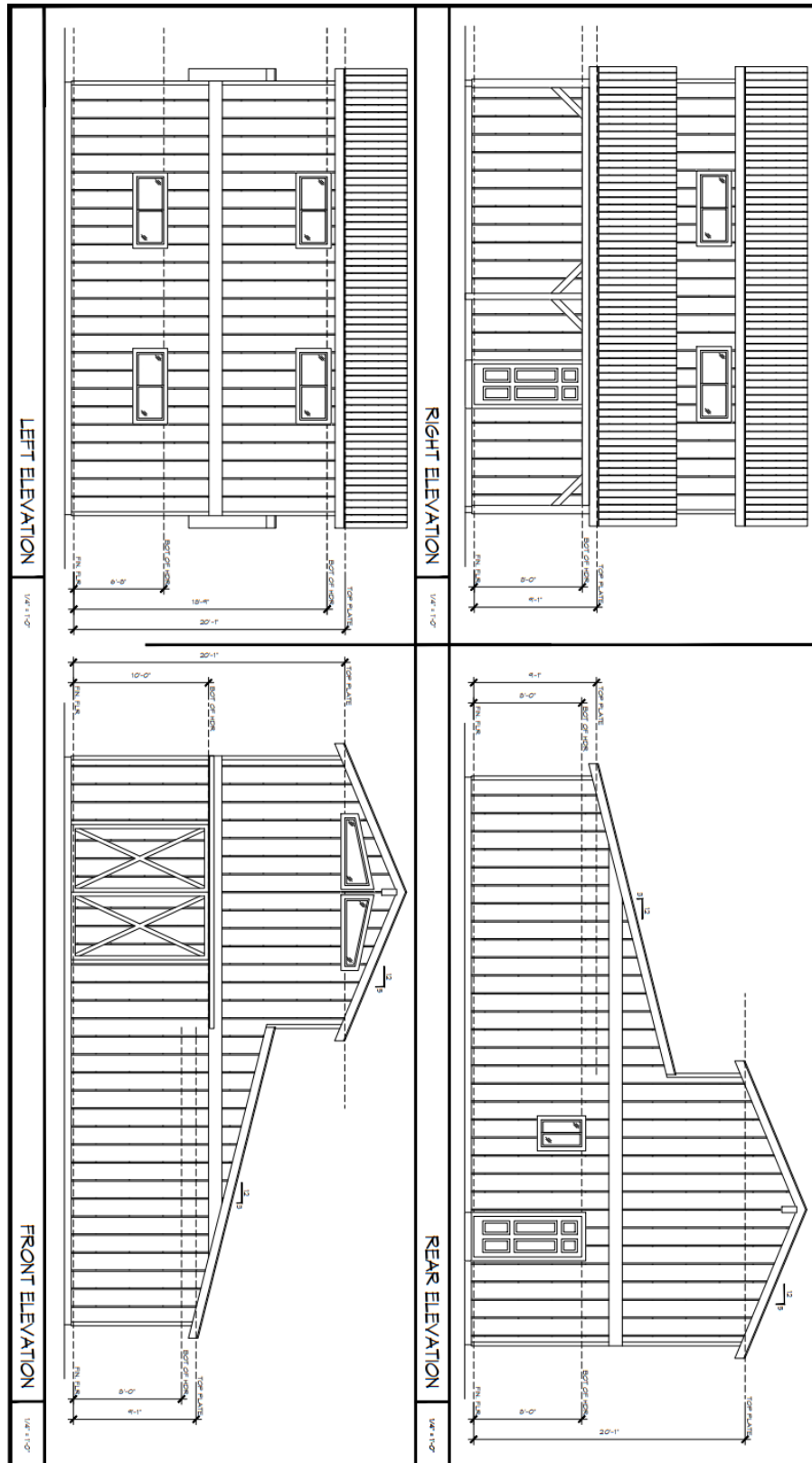
<p>Conditions of Approval USE19-0130</p> <p>8075 Curbaril Ave.</p> <p>Detached Accessory Structure</p>	<p>Timing</p> <p>BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy</p>
Planning Services Conditions	
1. This Conditional Use Permit shall allow the accessory structure described in the attached exhibits and located on APN 031-161-004.	Ongoing
2. The approval of this use permit shall become final and effective for the purposes of issuing building permits fourteen (14) days following the Planning Commission approval unless an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.	Ongoing
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Master Plan of Development. The Planning Commission shall have the final authority to approve any other changes to the Master Plan of Development and any associated Tentative Maps unless appealed to the City Council.	BP
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of the period, the approval shall expire and become null and void unless the project has received a building permit and started construction on the project.	BP
5. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning the construction or use of the detached accessory structure.	Ongoing
6. Architectural elevations shall be consistent with Exhibit C. Exterior building and roof colors and materials shall be warm neutral and match the existing house on the site as approved by the Planning Commission.	BP / FI
7. Floor plans shall be consistent with Exhibit D. Bathing facilities shall be limited to a utility shower. The bathtub shall be removed upon submittal for construction permit.	BP
8. Building Height shall comply with the standards of the Zoning Ordinance.	BP
9. The applicant shall plant additional vegetation to screen the structure from Curbaril Avenue.	BP / FI
Fire Department Conditions	
10. The detached accessory structure shall comply with all Fire Department standards and requirements including for fire sprinklers; driveway length, width, surface and slope; dry line; and fire truck turnaround.	BP

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COMMUNITY DEVELOPMENT DEPARTMENT AT

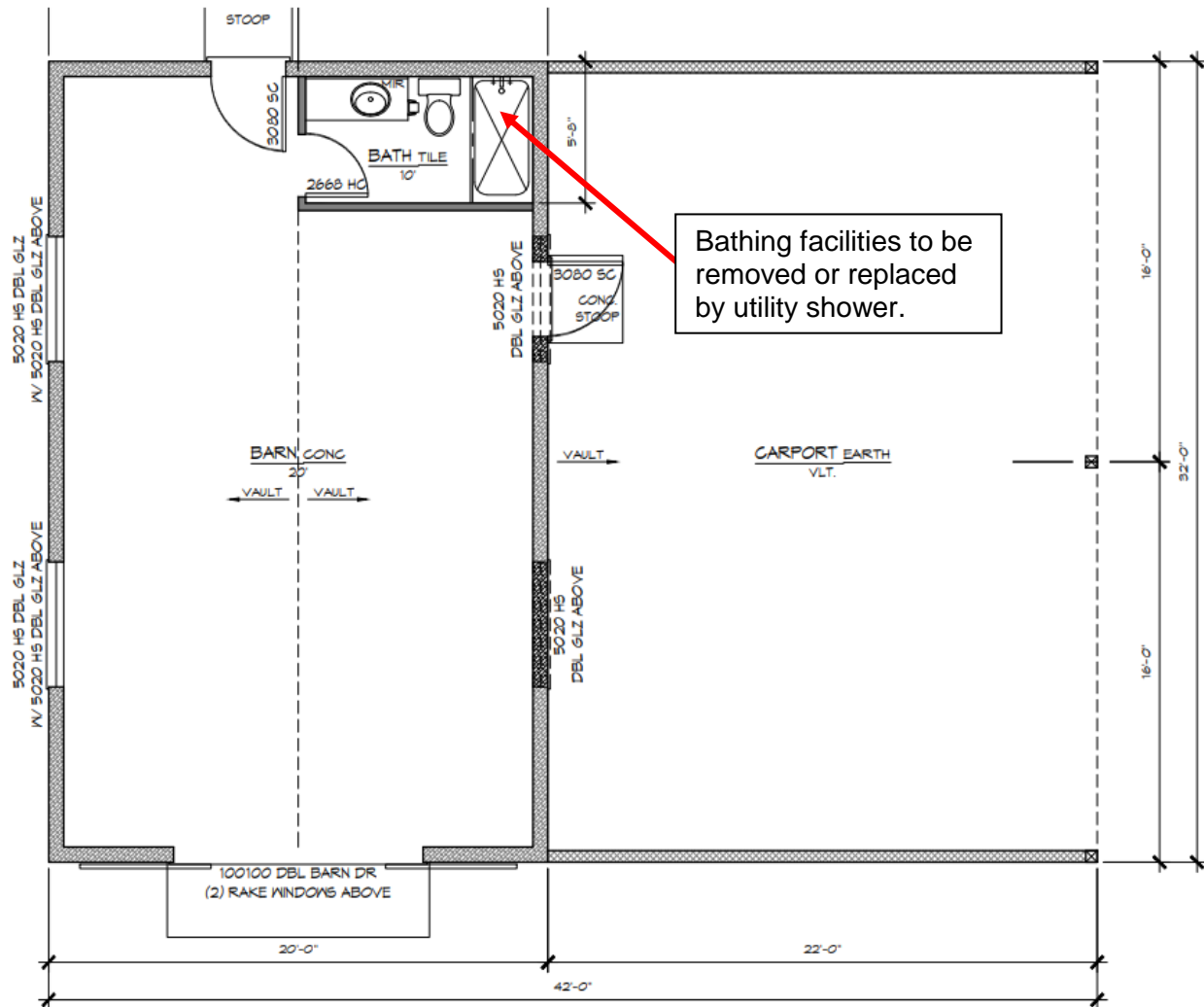
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**EXHIBIT C: Elevations
USE19-0130**



**EXHIBIT D: Floor Plans
USE19-0130**



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EXHIBIT E:	Applicant Statement USE19-0130
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Justification Letter:

8075 Curbaril Ave carport and workshop



~ Carport will serve as 3 car garage for tractor, car, and truck covered parking and provide workshop space for vehicles and hobby wood working space and room for tools and equipment.

~ Designed to look like an attractive barn style structure.

~ Beneficial project to provide ample storage and parking without using multiple small structures to achieve same purpose. Will be an attractive addition to Atascadero's rural atmosphere.

~ Redeeming features include multi functioning structure under an one attractive roof.