



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, March 25, 2020
2:00 P.M.**

**City Hall
6500 Palma Avenue, Council Chambers
(note room change)
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Roberta Fonzi
Committee Member Heather Newsom
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF FEBRUARY 26, 2020



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF CONTRACT CONSTRUCTION SERVICES YARD AT 6501 VIA AVE.

The project includes a new outdoor contract construction services yard, installation of cargo containers (seatrains), and use of existing office for Sprouse Communications.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (USE20-0010)

3. DESIGN REVIEW OF A MULTI-FAMILY DEVELOPMENT AT 7298 SANTA YSABEL. The project applicant proposes the construction of 11 residential units on a multi-family site.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE19-0126)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, April 15, 2020, at 2:00 p.m.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



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ITEM NUMBER: 1

DATE: 3-25-20

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, February 26, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

Chairperson Fonzi called the meeting to order at 2:05 p.m.

ROLL CALL

Present: Chairperson Roberta Fonzi
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek
Committee Member Newsom

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Recording Secretary, Annette Manier

Others Present: Steve Carlson
Steve Binder

Chairperson Fonzi explained the process for DRC meetings. Mr. Carlson requested that Mr. Dariz be available to represent him on his project, and explained his reasons why.

APPROVAL OF AGENDA

**MOTION: By Committee Member Newsom 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**1. APPROVAL OF DRAFT MINUTES OF JANUARY 15, 2020**

MOTION: By Committee Member Anderson and seconded by Committee Member Baranek to approve the Consent Calendar.

There was Committee consensus to approve the Consent Calendar.

DEVELOPMENT PROJECT REVIEW**2. DESIGN REVIEW OF CONSTRUCTION YARD AT 1680 EL CAMINO REAL**

The project includes development of a contract construction yard and office at the above location. The site is currently operated as described. Approval of the building permit will bring the use into conformance with current codes. The project includes the addition of a parking area, frontage improvements and landscaping, an accessory structure constructed of cargo containers, and 9,996 square-feet of outdoor storage.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE19-0047)

Committee Member Dariz stepped down from the Committee, in order to act as representative for the applicant.

Director Dunsmore gave a background on the project, and explained that this project will not be going to Planning Commission. This is design review of the building permit only as it is not subject to a use permit.

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

The applicant team (Steve Carlson and Mark Dariz) presented the project to the Committee. Mr. Carlson stated that he would like to eliminate the landscaping along the fence near the freeway area.

PUBLIC COMMENT

The following members of the public spoke during public comment: Steve Carlson and Steve Binder.

Chairperson Fonzi closed the Public Comment period.

Staff, the applicant, and the Committee addressed the questions raised by Mr. Binder.

DRC ITEMS FOR DISCUSSION:

The Committee made the following recommendations:

Site Design

The Committee agreed that when you drive by the project, you should not see anything larger than a regular vehicle. The overall site design was approved.

Landscaping

The Committee agreed that the applicant could work with staff to figure out where the landscaping should go and how much is needed, so that the amount of outdoor storage does not trigger a Conditional Use Permit.

Fencing and Screening

The Committee recommends that fencing will be around the entire property. Applicant shall install a wood and corrugated metal fence with wood cap on two sides (highway-side and neighbor-side). Mr. Dariz referred to fencing detail on Page A.3.02 on the drawings he distributed to the Committee (Exhibit A).

Cargo Container

The Committee agreed that this structure is not a cargo container for storage, but rather a storage building that utilizes cargo containers. These cargo containers are part of the construction of the buildings and will be permanently affixed to the site. The Committee required that the applicant increase the pitch of the roof and add gable ends, especially because the project borders a residence to make it more compatible. The gable ends will be infilled to make the structure look like one cohesive building.

There was discussion regarding approval of this project and setting a precedent to building other structures in this fashion. However, if these are truly approved by the building code and are part of the construction material, then it would not be setting a precedent. There may be more done to avoid setting the precedent by carefully looking at the architectural design of these structures.

Director Dunsmore stated that he would like this project to move forward in a timely manner to eliminate code violations. Mr. Dariz stated that he is working to move it forward.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting will be on March 11, 2020, and the Sprouse Communications project at 6501 Via Ave. will be on the agenda.

ITEM NUMBER: 1

DATE: 3-25-20

ADJOURNMENT– 2:55 p.m.

The next regular meeting of the DRC is tentatively scheduled for March 11, 2020, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibit is available in the Community Development Department:

Exhibit A – Drawings by Mark Dariz



Atascadero Design Review Committee

Staff Report – Community Development Department

Sprouse Communications Office and Storage

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
3/11/2020	John Holder Associate Planner	Sprouse Communications Jesse Sprouse	USE20-0010	
RECOMMENDATION				
<p><i>Staff Recommends to the Design Review Committee:</i></p> <ol style="list-style-type: none"> 1. Review Plans for a new business that includes an outdoor contract construction services storage yard with an office and direct the applicant to make any modifications to the site or building design as necessary prior to proceeding to the Planning Commission for a review of a Conditional Use Permit. 2. Consider the installation of two cargo containers. 				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
6501 Via Avenue	Industrial (I)	Industrial (I)	028-201-004	7.36-acre site; 1.31-acre use area
PROJECT DESCRIPTION				
<p>The proposed project includes a Conditional Use Permit (CUP) for a 1.31 acre outdoor contract construction office and services storage yard in the Industrial zone. The site is proposed to be used for the storage of equipment, vehicles, and materials for the operation of a telecommunications contract construction service including the installation of two (2) sea trains for storage on a portion of the property. Design Review Committee has the authority to approve the installation of one (1) sea train. The sea train container would be subject to a construction permit for anchoring. Any additional sea train installation will require approval of a use permit by Planning Commission.</p> <p>The project is exempt from the California Environmental Quality Act under a Class 1 categorical exemption. The project consists of the leasing of an existing private facility with negligible expansion beyond existing use.</p>				
ENVIRONMENTAL DETERMINATION				

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

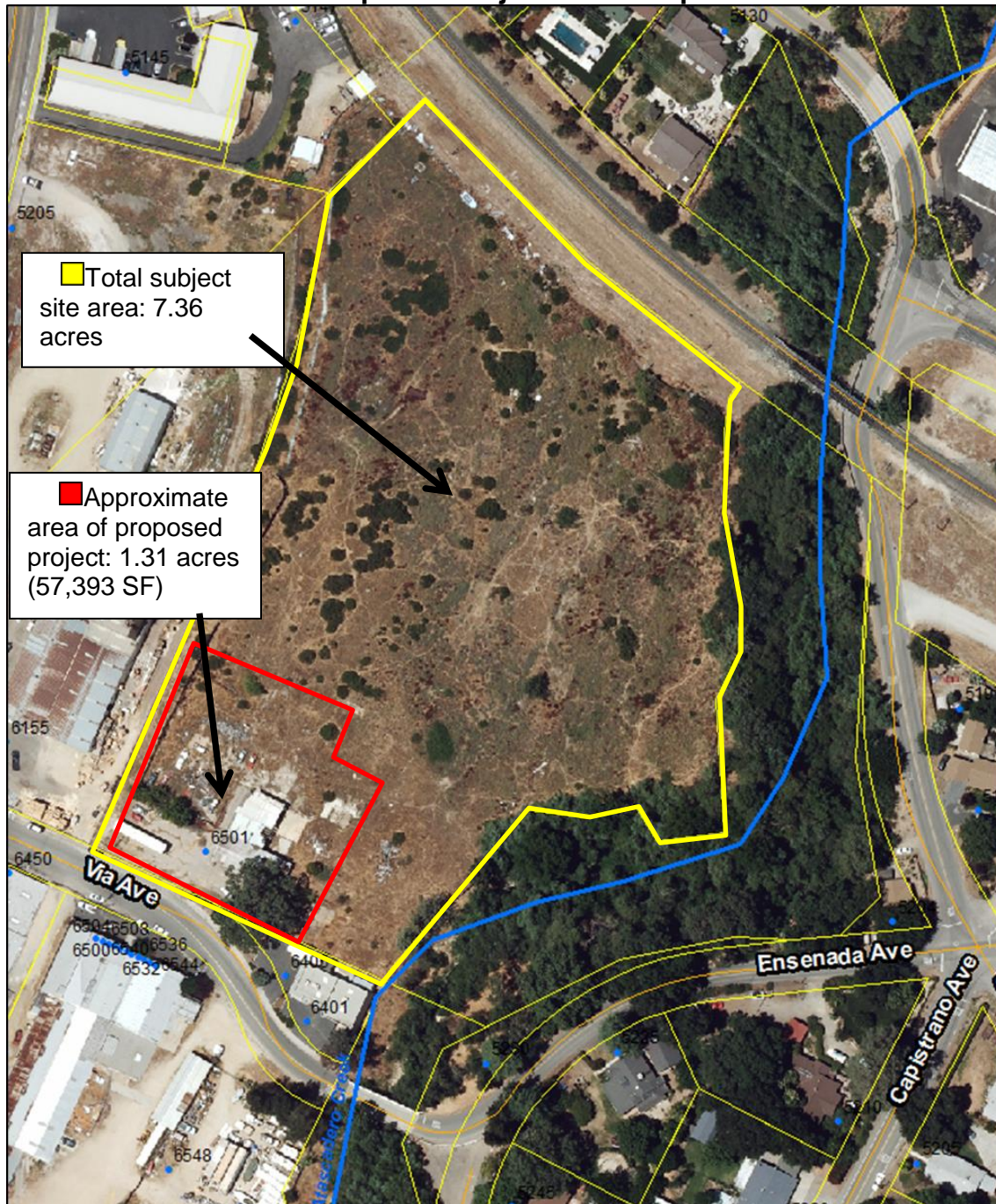
<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000 | (805) 461-7612

ITEM 2
Sprouse Communications Office and Storage
USE20-0010 / Vetter-Ketcherside, Sprouse

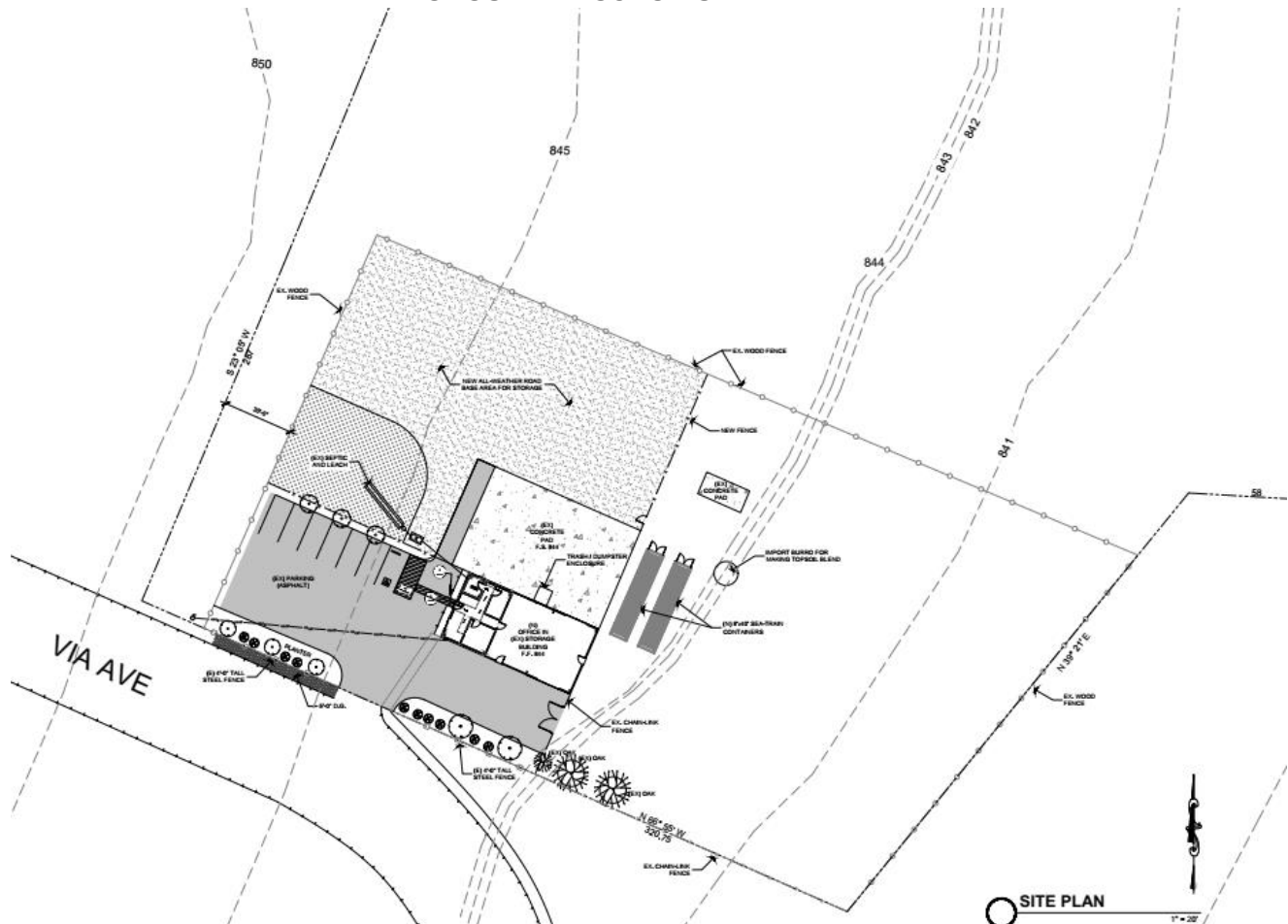
The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental impact should contact the Community Development Department.

<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class _1_____ CEQA Guidelines § 15301	<input type="checkbox"/> No Project - § 15268 Ministerial Project
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Proposed Project Aerial Map



PROPOSED PROJECT SITE PLAN



DISCUSSION:

Project Description

The proposed project includes use of an existing office building, a 1.31 acre outdoor contract construction services storage yard, and the installation of two (2) sea trains in the Industrial zone. The site is proposed to be used for the storage of telecommunications construction materials, equipment, and up to forty (40) fleet vehicles. Based on the code that was in effect at the time of application submittal, outdoor storage in excess of 10,000 square feet and the installation of (2) or more sea trains requires approval of a Conditional Use Permit. The DRC has the authority to approve the installation of one (1) seatrain; however, one additional container requires Planning Commission approval. The entire site is approximately 7.6 acres; however, the lease area for the applicant's proposed project is less than two (2) acres (approximately 1.31 acres). There are no current plans for the remaining vacant portion of the site and the remaining portion of the site is proposed to be fenced off.



Background

The subject site was previously used as an automotive wrecking yard and had been vacant for over 15 years. The owner previously leased a 2.6-acre front portion of the site for a landscape and trucking business. A Conditional Use Permit (CUP) to allow a landscape and trucking business was approved by the Planning Commission in 2018. The previous applicant completed minimal improvements, including fencing, grading, and site clean-up prior to being evicted from the site by the property owner. In 2019, a Recreational Vehicle (RV) storage yard was proposed at the site. The DRC reviewed the RV use, provided project direction to forward the item to the Planning Commission, however, the project was withdrawn prior to Commission action. Now, the site is being occupied by Sprouse Communications as they await use permit approval. The current applicant wishes to utilize 1.31 acres of the site for an outdoor contract construction services office and yard. Staff is seeking DRC direction on the proposed site improvements prior to providing direction to the applicant and proceeding to the Planning Commission.

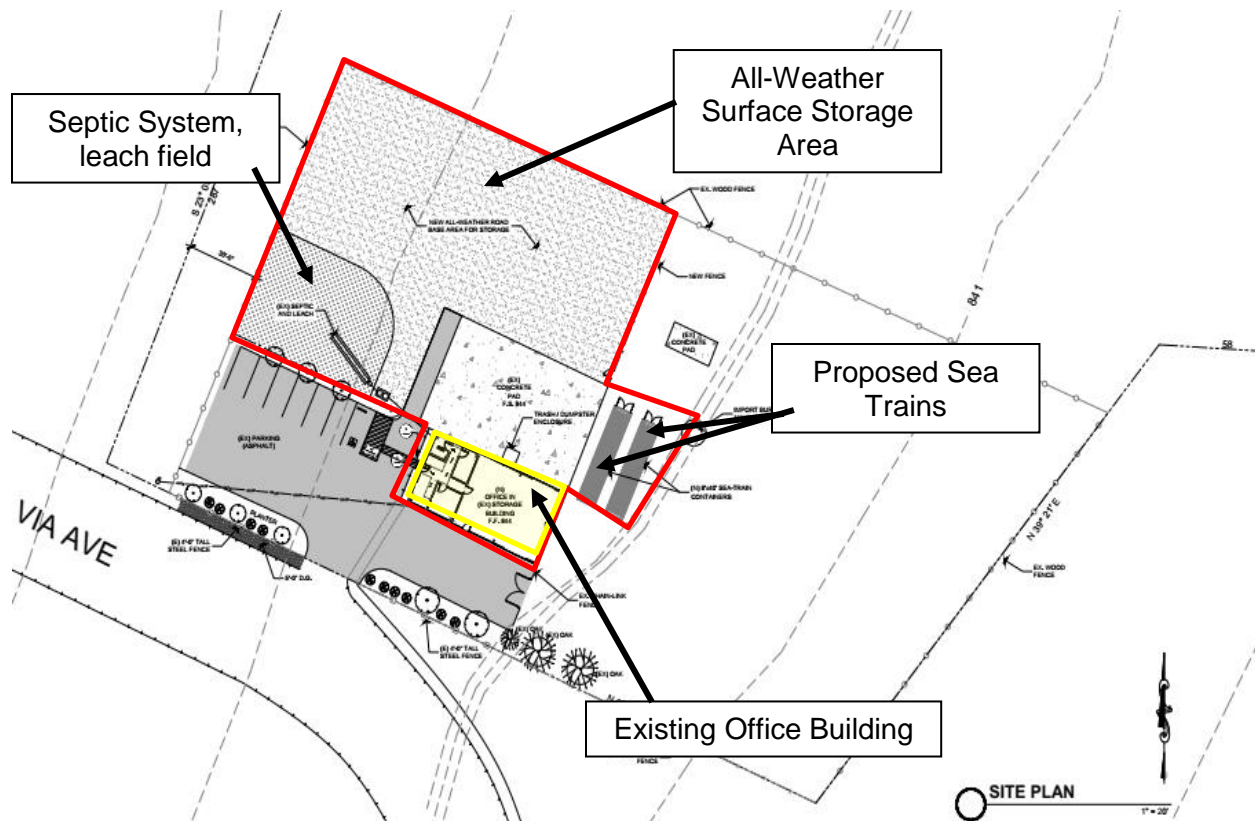
Analysis

The proposed land use, Contact Construction Services (over 10,000 SF of outdoor storage), is a conditionally allowed use in the Industrial zoning district and will require a conditional use permit. Additionally, the use of a Cargo Container (seatrain) is subject to Section 9-6.103 of the Atascadero Municipal Code. The use of one (1) seatrain is subject to Design Review Committee and requires a construction permit, while more than one cargo container requires a conditional use permit pursuant to Section 9-6.103 of the City's zoning regulations.

Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 5). The proposed site plan is compliant with the standards listed in Section 9-6.140 which state that there shall only be one access point for each 300 feet of storage, appropriate screening from public view, and site surfacing. The applicant is proposing to create an all-weather, drivable surface (Class 2 base 3/4" aggregate) to accommodate the use of the site for construction equipment storage and fleet vehicle parking. The project is proposing new landscaping along the Via Avenue frontage, a new fence that will limit the area of the site available for storage and parking to the 1.31 acre lease area, and the installation of 2 cargo containers (sea trains) for storage.

Staff is recommending that the applicant work with the Public Works department to determine if frontage improvements may be required, which would include curb, gutter and sidewalk. Additionally, before issuance of a building permit for the installation of any sea trains, the applicant must submit a drainage plan pursuant to section 9-1.149 AMC, which states the drainage plans shall be submitted if a project involves land disturbance of more than one (1) acre.





Existing Building and Storage Yard

The site has an existing metal building that has been converted to an office space. The previous tenant painted the building green. The structure fits into the industrial setting of the site and the surrounding buildings. The applicant currently proposes to limit the area available for material and equipment storage as shown on the submitted site plan. The extent of the storage area may need to be modified as plans are refined to accommodate adequate drainage, clearance from the existing septic system, and adequate site circulation for emergency services (including 20-foot fire driveway access). The property owner is responsible for abandoning three existing water testing wells on the site. There are 3 testing wells left on the site during the cleanup and testing of the site when the former auto wrecking yard was abandoned. The current plan shows these testing wells remaining in place surrounded by new chain link fencing. Staff recommends that the applicant work with the owner to remove the wells. If they cannot be removed, they shall be protected by a lower rail fence to avoid disturbance.



Landscaping

A site plan has been submitted which identifies a landscape area with street trees along Via Avenue in compliance with AMC Section 9-4.125 (Landscape standards). The applicant is proposing five new Chinese Pistache trees, creeping sage, and an array of native and drought resistant ground cover shrubs to be planted in the existing dirt areas along the front property line adjacent to the paved parking area. AMC Section 9-4.125 requires a minimum landscape coverage of 5% for Industrial zoned sites. Based on the 1.31-acre active use area, the code requires approximately 2,853 square feet of landscaping. With existing and proposed landscaping, the site will have approximately 1,200 square feet of landscaping and street trees at the front of the lot and adjacent to the parking area. A large oak tree exists adjacent to the office building, and some existing trees next to the parking area also provide greenery on site.

Pursuant to AMC Section 9-4.125, the Planning Commission may reduce or modify the landscaping requirements of the project if a finding can be made that existing vegetation, topography, or structural arrangement preclude the need for landscaping, or for professionally designed landscaping and preserving existing mature native trees. Due to the large acreage of the project site, its proximity to a riparian area, and large outside storage area, staff is recommending a reduced landscape coverage. Additional landscape areas within the storage yard would not add significant benefit to the appearance of the site or provide shade for users as the use of the site is not conducive to frequent or large amounts of customers. The proposed landscape areas along Via Avenue will sufficiently enhance the property frontage and improve the property for current and future use.

Fencing, Screening and Lighting

The site contains an existing wooden fence along the back of the property, which separates the current lease area from the unused portion of the property. There is an existing chain link fence along the property facing the creek and the northwest side of the property. There is also an existing fence along the Via Avenue frontage in front the office building, and an existing pipe fence along the remaining frontage on Via Avenue. A majority of the existing fencing on site is in adequate condition.

The applicant is proposing a new four (4) foot pipe fence along the property frontage, as well as a six (6) foot tall wooden privacy fence to separate the parking lot from the storage area. Additionally, the applicant is proposing a new six (6) foot tall wooden privacy fence that will separate the vehicle and material storage area from the remaining lease area that slopes towards that creek, as shown in the site plan. This fence is proposed to extend from the existing wooden fence at the back of the property to the existing pad behind the office building. Staff is recommending that the new fence and existing rear fence be replaced with metal panel fencing with wood framing. The two proposed cargo containers will be sufficiently screened by existing trees and the office building when viewed from Via Avenue.

At this time, no lighting is proposed for the storage yard. Staff has conditioned that motion detected security lighting be installed in several locations within the yard. All lighting will



be required to comply with Atascadero Municipal Code standards including shielding and elimination of glare.

Proposed Storage Yard Conditions

The Industrial zone is the appropriate location for outdoor storage yards, including for contract construction services. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow the office and storage yard will run with the land, regardless of the business owner/operator. The accumulation of unauthorized storage has been a common occurrence on Via Avenue. Conditions of approval are critical to prevent this property from falling into a deteriorated site. Staff is considering the following conditions be added for the Planning Commission review of the use permit:

1. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.
2. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.
3. The use of accessory storage containers is limited to two (2) cargo containers (sea trains) which also require construction permits. No additional cargo containers or non-fleet vehicles shall be stored on-site.
4. No items other than fleet vehicles, construction equipment for the current business, and supplies/materials for the current business may be stored on site.
5. No storage of vehicles in may occur on any location other than in the designated on-site parking areas and all-weather surface areas identified in the site plan approved by Planning Commission.
6. No sub-lease of the building or site may occur unless otherwise approved by the City.
7. No other land use shall be allowed in conjunction with the contract construction services unless specifically approved by the City.
8. No washing of vehicles may occur on site.
9. No dumping of waste or storage of construction waste may occur on site at any time.
10. No storage, paving, stockpiling, grading, or use of the site shall be allowed beyond the area identified in the site plan for active use and within 30 feet of the top of the bank of Atascadero Creek.
11. Testing wells shall be removed in coordination with the County of San Luis Obispo Department of Environmental Health, or protected by permanent fencing.

DRC DISCUSSION ITEMS:

1. Land Use, appropriate site design
2. Existing Building
3. Landscaping
4. Fencing, screening and lighting
5. Proposed project conditions



ATTACHMENTS:

Attachment 1:	DRC Notice of Action
Attachment 2:	Site Plan & Landscape Plan
Attachment 3:	Office and Cargo Container Elevations
Attachment 4:	Site Photos
Attachment 5:	AMC 9-6.140



Attachment 1: DRC Notice of Action USE20-0010
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DRC NOTICE OF ACTION

Conditions of Approval:

1. All new fences shall be wood or vinyl coated with a neutral color. Any vinyl coated fences shall be screened with evergreen vegetation, with the exception of the fence along the creek.
2. The three testing wells shall be removed or protected by a low barrier. The applicant can work with staff to determine an appropriate barrier.
3. Barbed wire shall not be installed anywhere on the site.
4. All signs shall conform to AMC 9-15.
5. The applicant shall submit a complete grading and drainage plan prior to being scheduled for Planning Commission and issuance of any construction permits.
6. The applicant shall coordinate with the City of Atascadero Department of Public Works to determine frontage improvements. Additionally, the applicant shall submit details on placement and elevation of sea trains as it relates to Flood Zone to Department of Public Works.

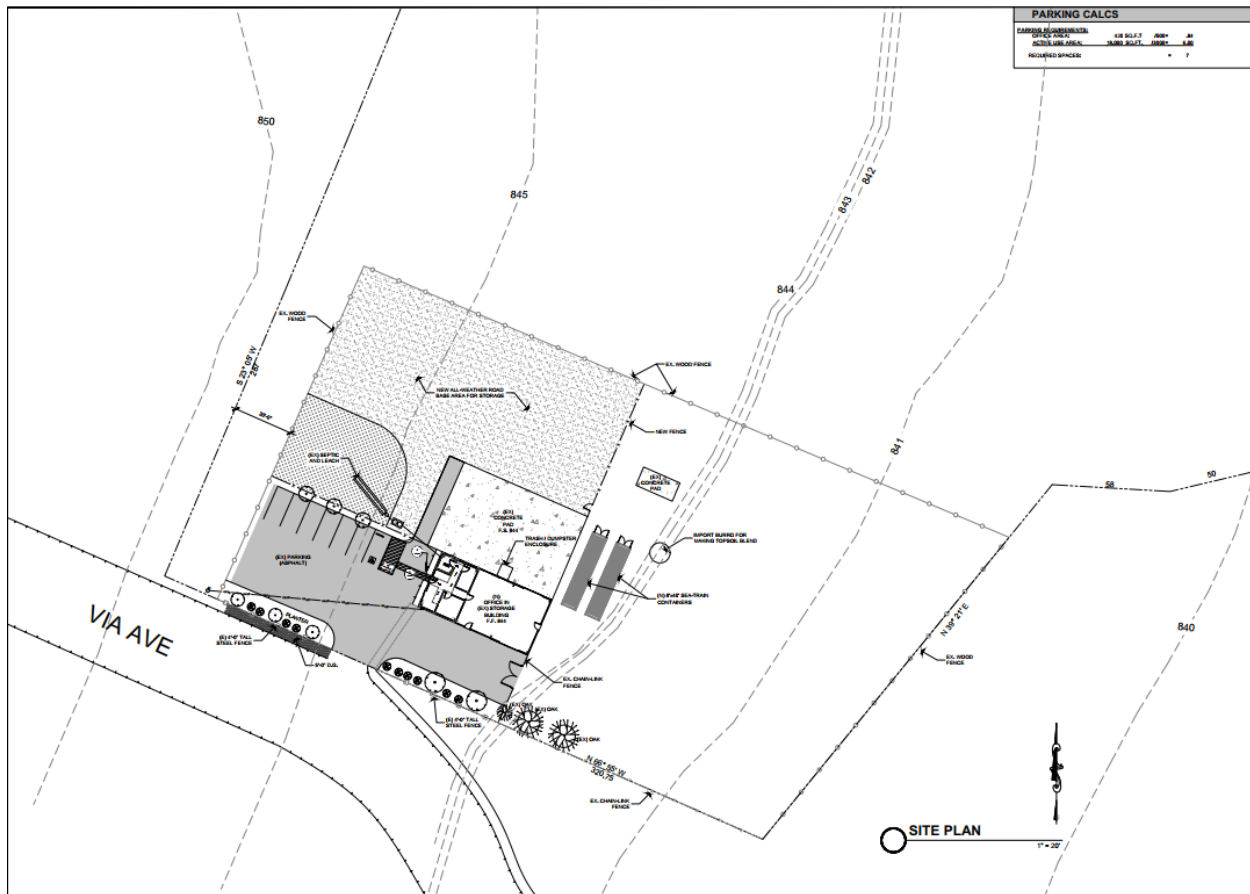
Action/ Decision Summary: *To be recorded at meeting conclusion*

Meeting Date: March 25, 2020

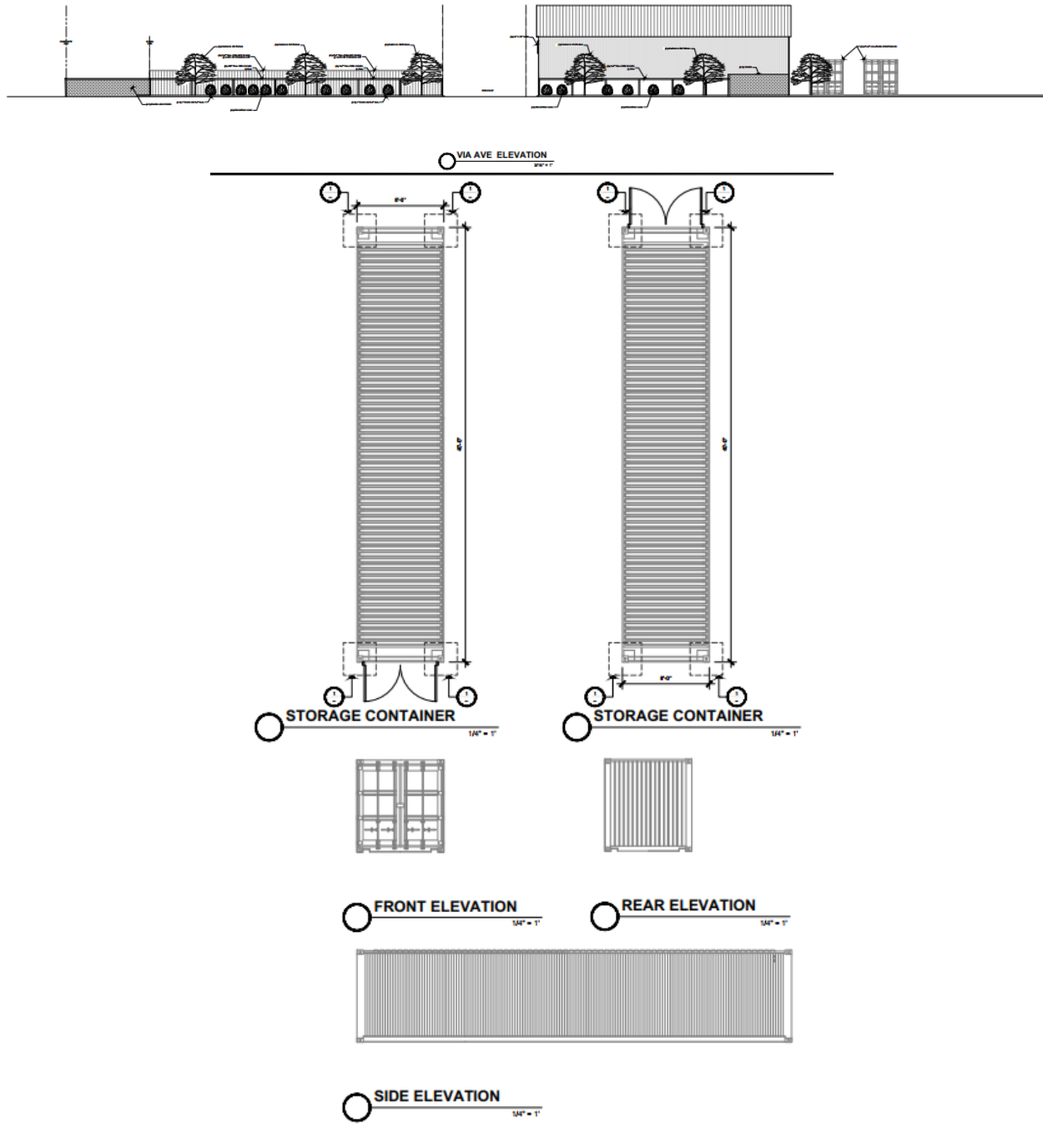
Project Planner: John Holder, Associate Planner



Attachment 2: Site Plan & Landscape Plan
USE20-0010



Attachment 3: Office and Cargo Container Elevations
USE20-0010



Attachment 4: Site Photos
USE20-0010

Existing Frontage and Access from Via



Existing Storage Area



Existing Storage Area and Concrete Pad



Attachment 5: AMC 9-6.140 USE20-0010
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9-6.140 Storage yards.

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131, in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)





Atascadero Design Review Committee

Staff Report – Community Development Department Multi-Family Development

MEETING DATE	PROJECT PLANNER	APPLICANT / CONTACT		PLN NO.
03/25/2020	Kelly Gleason	John Ferguson		PRE19-0126
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
7298 Santa Ysabel	High Density Residential (HDR)	Residential Multi-Family - 24 (RMF-24)	030-121-003	0.51 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> 1. Review the proposal for a multi-family development within the Downtown and direct the applicant to make any modifications to the site or building design as necessary. 				
PROJECT DESCRIPTION				
<p>The applicant is proposing a multi-family development consisting of 10 duplex units and one free-standing unit. The units are designed with dedicated a one-car garage and carport and are organized around a central common access drive. The site is designed with a drainage basin at the rear of the site.</p>				
ENVIRONMENTAL DETERMINATION				
<p><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></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption:	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	

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

DISCUSSION:

Project Description / Summary

The subject site is approximately 0.51 acres in size and is currently vacant. The applicant proposes 11 units (10 duplex units and one stand-alone unit) organized around a central access drive.

Analysis

Density

The site has a maximum base density of 12 units and a minimum density of 10 units. The proposed project is within the base density range from the site.

Site Design

The project is designed with a central driveway serving 11 total units. The central drive is proposed to be a decorative material such as pavers or stamped concrete. Each unit has a garage and carport accessed off of the central drive. There are three guest parking spaces located throughout the project site.

The site is somewhat narrow and slopes away from Santa Ysabel. On and off-site stormwater currently collects at the rear of the site. Garage and carport parking for each unit dictates a design with a central driveway and creates an auto-dominated streetscape. The entrances to each unit are toward the rear of each unit. Providing surface parking could allow for a more clustered residential design, however the narrowness of the site and the existing drainage condition combined with additional stormwater retention requirements may limit design options. Exclusive parking for each unit also increases potential rental rates.



Landscaping

The front units are setback a minimum of 15-feet from the edge of the right-of-way allowing for street trees and frontage landscaping. Landscape area is provided between each building providing space for guest parking as well as canopy tree planting. There are limited opportunities, however, for tree location adjacent to the access driveway due to pathway and guest parking locations.

The Atascadero Municipal Code requires a minimum of 300 sf of open space per residential units. For projects over 8 units, the open space must be communal and no area can be less than 1000-sf. As this project is still at a conceptual stage, these calculations have not been fully addressed and detailed in the plan. If the DRC approves the site and architectural concept, the staff will continue to work with the applicant to comply with this code requirement.

Staff is seeking input from the DRC on site layout and overall design concept.

Architectural Design

The applicant proposes a contemporary design with a variety of materials. The duplex units are all the same design creating a rhythm down the central drive. The units each have a one-car garage, a tuck under parking space, and an upper floor balcony providing façade variety and interest. Materials include smooth stucco, metal awnings, ribbed metal siding, and vertical wood slatted screening. The garage doors are architectural grade with frosted glass panels included.



The entrances to the units are located along the side of each unit toward the rear of the building with pathways between each pair of duplexes leading to the unit entrances. This configuration does not make the entrances prominent along the shared access driveway but does orient the entrance to the street on the front units.



In order to accommodate the garage and tuck-under parking space, a majority of the living area is located on the second floor. The units are approximately 1,200 square feet and have two bedrooms. One bedroom is located on the ground floor at the unit entry. The project will be required to comply with all standards listed in the municipal code including the provision of storage for each unit and individual laundry hookups.



DRC DISCUSSION ITEMS:

1. Conceptual site design
2. Architectural design

ATTACHMENTS:

1. Notice of Action
2. Concept Design Package



Attachment 1: Notice of Action
PRE19-0126

DRC NOTICE OF ACTION

Conditions of Approval:

1. Project shall meet all multi-family development standards including open space and individual unit storage.
2. Materials shall be high quality. Stucco finish shall be hand-troweled or similar smooth finish.

Action/ Decision Summary: *To be recorded at meeting conclusion*

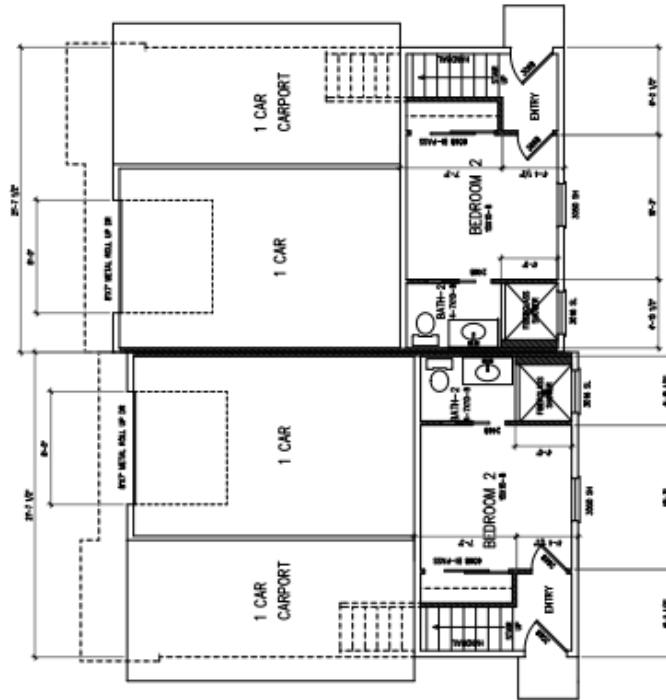
Meeting Date: March 25, 2020

Project Planner: Kelly Gleason
Senior Planner



Attachment 2: Concept Design Package
PRE19-0126

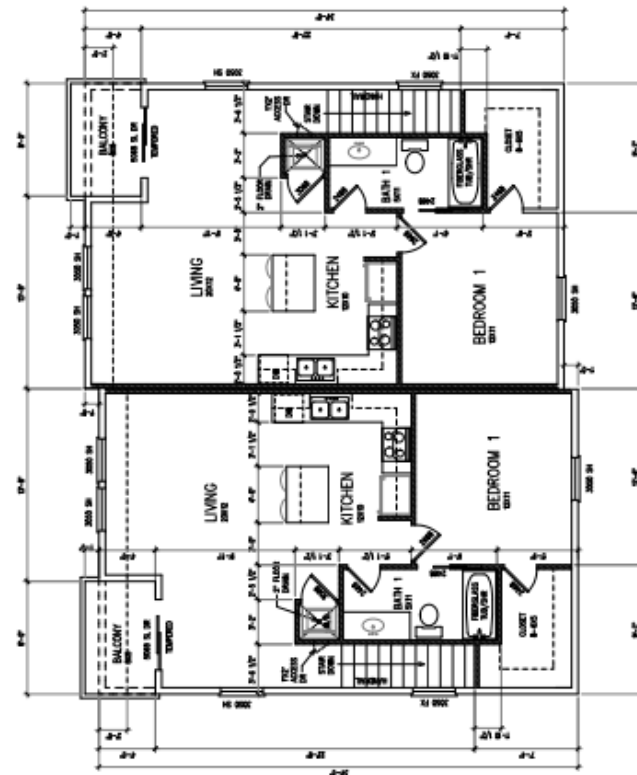




1ST. FLOOR PLAN

SCALE 1/8"=1'-0"

WALL KEY	DESCRIPTION
=====	20# STEEL W/CLC 1/2" O/P INSIDE
=====	20# STEEL W/CLC 1/2" C/P BOTH SIDES
=====	20# 20# WALL 5/8" TYP X BOTH SIDES TESTED ASSEMBLY MAC 219 MAC 218B



2ND. FLOOR PLAN

SCALE 1/8"=1'-0"





FRONT ELEVATION (EAST)



TYPICAL UNIT



MID DRIVEWAY VIEW



BACK DRIVEWAY AT BASIN