Atascadero Design Review Committee
Staff Report – Community Development Department

St. William’s Parish Master Plan of Development

MEETING DATE | PROJECT PLANNER | APPLICANT CONTACT | PLN NO.
--- | --- | --- | ---
07/12/2017 | Katie Banister Assistant Planner | Mark Lowerison | PLN 2017-1642

RECOMMENDATION

Staff recommends the Design Review Committee make recommendations to the Planning Commission for the Master Plan of Development for St. Williams Church (CUP 2017-0311)

PROJECT DESCRIPTION

The project is a Master Plan of Development for the expansion of St. William’s Parish. The new facilities will be constructed in two phases. Phase 1 is a new 6,400 square-foot youth center with additional parking and exterior landscaping. Phase 2 is the removal of the existing hall and rectory buildings, and construction of a new 14,000 square-foot assembly hall with second-story staff offices, and a 1,000 square-foot storage building. One hundred and fifty-nine (159) on-site parking spaces will be available upon completion.

Curb, gutter, and sidewalk improvements will be required in accordance with AMC 9-4.159.

The removal of three native trees is proposed, including two valley oaks with diameters totaling 52 inches and one blue oak with a 44-inch diameter. Existing street trees on Santa Lucia Road may need to be removed and replaced to accommodate curb gutter and sidewalk improvements.

ENVIRONMENTAL DETERMINATION

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 review should contact the Community Development Department.

The project qualifies for a class 32 categorical exemption (CEQA Guidelines § 15332)
### USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CLASSIFICATION</th>
<th>ALLOWED OR CONDITIONALLY ALLOWED USE</th>
<th>STRUCTURE 50-YEARS OLD OR GREATER</th>
<th>JURISDICTIONAL CREEK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Churches and Related Activities</td>
<td>☐ Allowed</td>
<td>☐ No</td>
<td>☐ Atascadero</td>
</tr>
<tr>
<td></td>
<td>☐ Conditional</td>
<td>☒ Colony Home / Commercial</td>
<td>☒ Graves</td>
</tr>
<tr>
<td></td>
<td></td>
<td>☒ Registered Building</td>
<td>☒ Paloma</td>
</tr>
<tr>
<td></td>
<td></td>
<td>☒ Yes, but not deemed historically significant</td>
<td>☒ Boulder</td>
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<td></td>
<td></td>
<td></td>
<td>☒ Other</td>
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<td></td>
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<td>☒ N/A</td>
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</tbody>
</table>

### EXISTING USES

St. William’s parish has three existing buildings: the church, hall and rectory residence. The parking lot is used as a Caltrans Park & Ride location. Several sea-train storage containers are located near Venado Avenue.

### SURROUNDING ZONING DISTRICTS AND USES

**North:** Highway 101

**South:** Immediately to the South is a multi-family development (RMF-20), across Venado Avenue are single-family residences (LSF-Y).

**East:** Mix of multi-family and single-family residences (RMF-20).

**West:** Mix of multi-family and single-family residences (RMF-20 and RSF-Z)

### ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES

<table>
<thead>
<tr>
<th>City Standards</th>
<th>Meets Requirements</th>
<th>Exception Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback standards (AMC 9-4.103-.110)</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Height Standards (AMC 9-4.112-113)</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Parking Standards (AMC 9-4.114-121)</td>
<td>☐ Yes ☒ No</td>
<td>Planning Commission Modification</td>
</tr>
<tr>
<td>Landscaping (AMC 9-4.124-127)</td>
<td>☐ Yes ☒ No</td>
<td>Planning Commission Reduction of Landscaping</td>
</tr>
<tr>
<td>Fencing Standards (AMC 9-4.128)</td>
<td>☐ Yes ☒ No</td>
<td>Planning Commission Modification</td>
</tr>
<tr>
<td>Grading Standards (AMC 9-4.138-145)</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Lighting Standards (AMC 9-4.137)</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Water Efficient Landscaping (AMC Title 8, Chapter 10)</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Use Classification Standards: Church and Related Activities</td>
<td>☒ Yes</td>
<td>☐ No</td>
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DISCUSSION:

Background

St. William’s Parish was founded at their location at the intersection of Ardilla and Santa Lucia Roads in 1950. The first church building was bought at auction from Camp San Luis in 1949. This structure now serves as the Parish Hall. The current 6,500 square-foot church building was constructed in 1968 and 1969.

Project Description / Summary

St. Williams Parish proposes a Master Plan of Development for future development of the church property.

Phase 1:
- New 6,385 square-foot youth center,
- Expansion of the parking lot,
- New driveway from Venado Avenue,
- Curb, gutter and sidewalk on the Ardilla frontage wrapping around the corner with Santa Lucia Road, and
- Landscaping.

Phase 2:
- Demolition of the existing 2,113 square-foot rectory (residence) and 3,500 square-foot parish hall,
- New 14,000 square-foot parish hall with 2nd floor offices,
- New 1,000 square-foot storage building, and
- Curb, gutter and sidewalk on Santa Lucia Road and Venado Avenue.

Analysis

Churches are a conditionally-allowed use in the residential zoning districts. The DRC’s recommendations will be presented to the Planning Commission when they consider a conditional use permit for this project. The item is tentatively scheduled for the August 1, 2017 Planning Commission meeting.

DRC DISCUSSION ITEMS:

1. **Youth Center** – The applicant proposes a 6,385 square-foot, 19-foot tall building with stucco and Hardie-board siding in muted earth-toned colors (see attachments 4-6). The building has rock-face accents and a metal roof. The structure is on a partially-raised foundation to limit the amount of grading required. The structure meets height, setback and other zoning requirements. The structure provides up to 7 classrooms and an assembly space with an occupancy of 200 people.

2. **Parish Hall** – The applicant has provided a conceptual drawing of an approximately 25-foot tall, 13,967 square-foot parish hall, which is proposed for the second phase of construction (see attachments 6-7). Parish halls are typically used for special events such as wedding receptions, dances and performances. The plans show approximately 4,500 square feet of open
assembly area with supporting bathrooms and kitchen area. Upstairs are offices and conference spaces. This building will be highly visible from nearby public streets.

Staff is concerned the proposed architecture of the hall may not be in keeping with current design. It may be dated in an effort to complement the 1950’s architecture of the church; however, the elevation provided is only conceptual and does not include a list of materials. Staff recommends the DRC give preliminary direction for the proposed architecture of the hall and then fully review this structure when more complete plans are available, before Phase 2 construction permits are obtained.

3. **Parking** - The church will request a Planning Commission modification to the required number of parking spaces. DRC is asked to make a recommendation regarding adequacy of parking for the proposed uses.

The church currently has two assembly spaces: the church and the hall. Phase 1 will add youth classrooms with a smaller assembly space. Phase 2 adds additional assembly space to the hall. The applicant reports the different assembly spaces will not all typically be used concurrently. Staff has provided the parking requirement for two scenarios: the first assumes the youth center and all assembly spaces are used at the same time, the second assumes the youth center and either the church or the hall are used together.

<table>
<thead>
<tr>
<th>St. Williams Parish Parking Requirement</th>
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<tbody>
<tr>
<td>Project Phase</td>
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<tr>
<td>--------------</td>
</tr>
<tr>
<td>Existing</td>
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<tr>
<td>Phase 1</td>
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<tr>
<td>Phase 2</td>
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</tbody>
</table>

4. **Fencing** – Non-residential uses are required to provide screening for residential uses with a six-foot tall solid wall or fence. The church property is surrounded by residential uses, which are currently only partially screened.

- Staff recommends the two-rail fence on the southwest property line be left in place. This fence is attractive and maintains a residential feel on Venado Road.
- The applicant proposes new fencing around the outdoor play area adjacent to the youth center. Staff recommends this fence be extended to the northwest corner of the site area.
- The northern property line adjacent to the residence on Ardilla has a fence in poor repair. Staff recommends this fence be repaired or replaced with a solid, full height 6-foot tall fence.
An apartment complex is located on the property to the south of the rectory. This property line has very limited fencing. Staff recommends a new 6-foot tall solid fence be placed along this property line.

The eastern property line adjacent to the same apartment complex is adequately screened by vegetation and elevation difference. Staff recommends waiving the fencing requirement on this property line.

5. Cargo Containers – The church uses four cargo containers to store miscellaneous items near the Venado Road frontage. The municipal code allows the use of cargo containers under limited circumstances. Containers must be placed in the rear half of the property outside the required setbacks. A building permit is required to ensure cargo containers are placed on an adequate foundation. The DRC can approve a single container; however, two or more cargo containers require a Conditional Use Permit.

The City adopted regulations regarding the use of cargo containers in 2013. The church’s cargo containers were placed on the property before that time. Therefore the church’s containers are legal, but nonconforming with today’s regulations. Through the conditional use permit process, the Planning Commission can allow new, conforming uses on a site with non-conforming uses.

Staff recommends the church be allowed to retain the cargo containers in their current state temporarily. The containers are currently well screened by a 6-foot fence that block the view from Venado Road. The containers are intended to be replaced in Phase 2 of the master plan of development. Moving them to improve the foundation would be cost prohibitive for temporary storage.

6. Lighting – Diffused pole lighting is proposed in the new parking area at the northwest corner of the property (see attachment 3). These lights are near adjacent residences. Existing and proposed vegetation will prevent some light spill. Staff recommends additional shielding on pole-mounted light fixtures to keep light from negatively impacting neighboring residences. Any lighting on the rear of the youth center should be motion-detecting so lights do not stay on at night along the western property line.

7. Landscape Plan and Native Trees – The applicant has provided a site plan that retains all but three native oak trees (see attachment 3). Remaining oaks are incorporated into the site improvements. New shade trees are proposed adjacent to existing parking areas where space allows, and at 30 foot intervals in the new parking area.

In the multi-family zoning districts, at least 25 percent of the site area must be landscaped. In the commercial districts the requirement is for landscaping on 10 percent of the area. The use on this multi-family zoned property is not residential. Staff recommends the commercial district standard be applied to the project.
The proposed plant palette includes California lilac bushes, wisteria vines, rosemary, salvia, daylilies and rockrose. Proposed trees include London Plane sycamore, redwood, mayten, western redbud and cork oak. Plantings are proposed adjacent to the existing and proposed buildings. An outdoor stage and seating area is incorporated into the hillside between the church and youth center. Staff recommends the landscape planters between the two levels of parking on the Santa Lucia side of the parking lot be revegetated.

8. **Curb, gutter and sidewalk** – The scope of the project necessitates the installation of curb, gutter and sidewalk on all the church’s frontages (Ardilla, Santa Lucia and Venado Roads). The applicant is working with the City Engineer to potentially phase the improvements.
   - Phase 1 would include Ardilla Road improvements including altering the geometry of the turn onto Santa Lucia Road to improve safety at this intersection. The church will install curb, gutter, sidewalk, a low landscaping wall, and street trees on Ardilla Road.
   - Phase 2 would include curb, gutter, sidewalk, a low landscaping wall, and street trees on Santa Lucia; and curb, gutter, sidewalk, and street trees on Venado Road.

**ATTACHMENTS:**
Attachment 1: Aerial Photo
Attachment 2: Site Plan
Attachment 3: Landscape Plan
Attachment 4: Youth Center Elevations
Attachment 5: Youth Center Floor Plan
Attachment 6: Future Hall Conceptual Elevation
Attachment 7: Future Hall Conceptual Floor Plan
Attachment 8: Site Photos
ATTACHMENT 2: Site Plan
PLN 2017-1642

- Existing Church
- New Youth Center
- Future Hall
- Future Storage
## Plant Palette

<table>
<thead>
<tr>
<th>Approved City Street Trees</th>
<th>California Lilac Ceanothus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sycamore - London Plane</td>
<td>Wisteria Wisteria floribunda</td>
</tr>
<tr>
<td>Redwood Trees - Apache Blue Sequoia sempervirens</td>
<td>Rosemary</td>
</tr>
<tr>
<td>Pistacia Trees</td>
<td>Savia</td>
</tr>
<tr>
<td>Pistacia chinensis</td>
<td>Daylilies</td>
</tr>
<tr>
<td>Maize Trees</td>
<td>Reckrose</td>
</tr>
<tr>
<td>Maytenus boaria</td>
<td>Valley Oak s.o. Live Oak e.o. Blue Oak</td>
</tr>
<tr>
<td>Western Redbud</td>
<td>Red Maples Acer rubrum</td>
</tr>
<tr>
<td>Cercis occidentalis</td>
<td>Diffused Fale Lighting</td>
</tr>
<tr>
<td>Cork Oak Quercus suber</td>
<td>New Low-Voltage Walkway Lighting</td>
</tr>
</tbody>
</table>
ATTACHMENT 4: Youth Center Elevations
PLN 2017-1642
ATTACHMENT 5: Youth Center Floor Plan
PLN 2017-1642
ATTACHMENT 6: Future Hall Conceptual Elevation
PLN 2017-1642

SANTA LUCIA AVE. ELEVATION
FUTURE HALL - PHASE 2
ATTACHMENT 8: Site Photos
PLN 2017-1642

Existing Church, Hall and Rectory (from right to left)

Existing Church
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Rectory and Hall

Santa Lucia Parking Area and Frontage

Ardilla Road Parking Area
Future site for the Youth Center

Fencing – Southern Property Line Adjacent to Apartments
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Fencing – Northwest Property Corner

Fencing – Western Property Line (Future Parking Area in Foreground)
Fencing – Western Property Line (New Youth Center Site in Foreground)

Fencing Southwest Property Line (Venado Ave)
Fencing - Cargo Containers off Venado Road

Cargo Containers Viewed from Site of New Youth Center