Atascadero Design Review Committee
Staff Report – Community Development Department

People’s Self Help Multi-Family Housing

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>PROJECT PLANNER</th>
<th>APPLICANT CONTACT</th>
<th>PLN NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/25/2019</td>
<td>Mariah Gasch Assistant Planner</td>
<td>People’s Self Help Housing</td>
<td>PRE 18-0093</td>
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RECOMMENDATION

Staff Recommends:
1. Review the proposed project for a multi-family development and provide recommendations for any potential design modifications.

PROJECT ADDRESS
2455 El Camino Real

GENERAL PLAN DESIGNATION
High Density Residential

ZONING DISTRICT
Residential Multi-family (RMF-24)

ASSESOR PARCEL NUMBER(S) 049-151-056

SITE AREA 1.95- acres

PROJECT DESCRIPTION
People’s Self Help Housing (PSHH) proposes to develop an affordable multi-family residential apartment project on a lot with two existing structures, proposed for removal. The project includes 42 affordable apartments in five separate buildings. Each building is two stories and approximately 30 feet tall. The site will include a community room, a basketball court and children’s play area.

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 should contact the Community Development Department.
PROPOSED PROJECT SITE PLAN
DISCUSSION:

Project History.
The site is identified in the City’s General Plan in Appendix 1, Table V-45 for up to 46.8 high-density residential units. Atascadero Municipal Code (AMC) 9-3.262 states that properties found in this table “shall be permitted ‘by right’ and will not be subject to conditional use permit or specific plan.” This project is only subject to design review before building permit review.

Project Description / Summary
The project includes 42 affordable apartments in five separate buildings for a density of 21.5 units per acre. The applicant, People’s Self Help Housing (PSHH), proposes to develop an affordable multi-family residential apartment project. The subject property is adjacent to the Del Rio Specific Plan. The site has an existing single-family residence and a shed. Both structures are proposed to be demolished. The project includes 42 new units, all of which will be 100% affordable. The units range from 1-bedroom, 2-bedroom and 3-bedroom units. The target income levels are extremely low, very low, and low income.

Access is taken from El Camino Real by an existing driveway going through the site and leading to two single-family residences on adjacent properties at the rear. Onsite amenities include a 3,865-foot community room that will be visible from El Camino Real. The community room will include a kitchen, multi-purpose room, laundry facilities, restroom an office for the onsite manager and resident support services. Other amenities include a courtyard with children’s play equipment and a basketball court. Residents will also be provided with access to PSHH licensed social workers at no charge to provide direct assistance. A 24-hour full-time, onsite property manager will occupy one of the units. Security cameras will also be installed to monitor activity.

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Square Feet</th>
<th># of Units</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>712</td>
<td>6</td>
</tr>
<tr>
<td>2</td>
<td>850-915</td>
<td>24</td>
</tr>
<tr>
<td>3</td>
<td>1162</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>42</td>
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Analysis
Site Plan
The buildings appear to blend when looking from El Camino Real as they utilize the natural slope and step up the hillside. The site is designed with a single access off El Camino Real. Four parking areas throughout the site allow for resident parking. Building #2 is set back 15 feet off the property line along El Camino. An existing driveway runs along the property line adjacent to the Del Rio Specific Plan area.
Parking
There are 87 parking spaces onsite available for vehicles in addition to 52 bicycles spaces and four motorcycles spaces. Atascadero Municipal Code (AMC) 9-4.118 requires 87 parking spaces for the residences and eight spaces to be used as guest parking. Since the project is providing 100% affordable units, the State places a maximum limit that the City can require for parking to 1 parking space for one-bedroom and studio units and 2 parking spaces for two and three-bedroom units. The project meets the required parking standards.

Architectural Design
The project is designed with a Tuscan/Mission/Spanish architectural style, utilizing mixed colors and materials to add visual interest to the design. Materials include smooth finish plaster, black wrought iron railings and awnings, copper color gutters and downspouts, terracotta accent tiles, and 2-piece clay tile roofing. All buildings are designed with varying roof forms and undulating façade elements. Access to units is gained by open breezeways run through each residential building. Staff is requiring that the retaining wall be split-face and the windows and doors be aluminum clad.

The applicant is proposing six buildings, five of which are to include residential units. Units will be one, two or three bedroom units and will range in size from 712 square feet to 1,185 square feet. All units will be affordable, ranging from extremely low income to low income units. Building #1, the office and multipurpose building will include a storage area and provide onsite laundry facilities. Parking is provided in the four parking lots throughout the site.

Retaining Walls
Due to the slope of the lot, retaining walls are to be added along the southern property line with a six-foot tall fence along the top. The combined height of fence and retaining wall could exceed 10 feet near or along the property line.
To reduce the visual impacts for neighboring properties, staff recommends that no retaining wall be over five feet tall. If the site requires taller retaining walls, the applicant should revise the plan to include shorter, tiered retaining walls.

Landscaping
The applicant is proposing landscaping within the front setback along El Camino Real as well as throughout and along the edges of the parking lots. Street trees are proposed in the public right-of-way along El Camino, lining either side of a new sidewalk. Staff is requiring that these frontage improvements are consistent with what has been approved for the Emerald Ridge housing development a few properties to the south. The applicant is proposing very little new landscaping between the existing driveway and northern property line. Landscaping is shown on the southern property line except along some of the walkways and the basketball court.

Staff recommends that landscaping be added along the northern and southern property lines, particularly along the project outdoor use area (proposed basketball court) to provide for a noise and visual buffer. Additional landscaping should be added around the outdoor use area to screen it from surrounding residences and the proposed tot lot.

Outdoor use Area
The applicant is proposing to add a basketball court to be used as a part of the project’s outdoor space. The court will add additional hardscape to the project and generate noise that could affect surrounding residences.

Staff recommends replacing the basketball court with something that is more inclusive to all residences. Alternatives could include outdoor seating, vegetable garden plots, outdoor cooking facilities, outdoor games, water features, gathering space, etc.

Concessions
The State of California grants concessions for affordable housing projects. For a 100% affordable project like this one, up to three concessions may be applied. Concessions can allow for a reduction in site development standards or a modification of zoning code requirements. The applicant is requesting 4 concessions but only 3 may be granted. The following exceptions are being requested by the applicant:

- AMC 9-4.125(a)(ii): Multi-family zoning districts are required to landscape at least 25% of the project site;
- AMC 9-4.125(b)(8): A minimum five (5) foot landscape strip must be provided within the side yard setback of all commercial and multi-family project sites;
- AMC 9-3.262(b): Each dwelling unit shall be provided a minimum of one hundred (100) cubic feet of enclosed storage space, exclusive of closets, which may be located in either a principal or accessory building;
- AMC 9-3.2629(c): The amount of open space required on the site is 12,600 square feet. The applicant is proposing 10,200 square feet, 2,400 square feet short of the City’s requirement.

**DRC DISCUSSION ITEMS:**
- Site Plan
- Architectural design
- Landscaping
- Concessions

**ATTACHMENTS:**
1. Notice of Action
2. Zoning Map
3. Aerial Map
4. Site Pictures
5. Elevations and Sections
6. Landscape Plan
7. Renderings
Attachment 1: Notice of Action
PRE 18-0093

DRC NOTICE OF ACTION

Conditions of Approval:

1. The retaining wall shall be split-face and the windows and doors be aluminum clad.
2. No retaining walls shall be greater than five feet tall. If taller walls are required, they shall be reduced and tiered.
3. Frontage improvements and landscaping along El Camino Real shall be consistent with Emerald Ride frontage improvements.
4. All landscaping shall be drought tolerant and compatible with Sunset Zone 7.
5. The applicant shall consider alternative uses for the outdoor space instead of basketball. Passive seating, a community garden, barbecues, bocce ball, corn hole, and a gathering area are far more inclusive to all of the residents while reducing potential noise.
6. Landscaping shall be added around the outdoor use area.
7. Up to three concessions may be granted for the entire project.

Action/Decision Summary: To be recorded at meeting conclusion

Meeting Date: September 25, 2019

Project Planner: Mariah Gasch
Assistant Planner
Attachment 2: Zoning Map

General Plan Designation: High Density Residential (HDR)
Zoning District: Residential Multi-Family (24 units/acre)
Attachment 3: Aerial Map
Attachment 5: Elevations and Sections
Attachment 5: Elevations and Sections
Attachment 6: Landscape Plan

Water Usage Chart - MWA vs. ETWU

<table>
<thead>
<tr>
<th>Description</th>
<th>MWA (gallons/year)</th>
<th>ETWU (gallons/year)</th>
</tr>
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<tbody>
<tr>
<td>Low Irrigation - Lawns &amp; Shrubs</td>
<td>100</td>
<td>100,000</td>
</tr>
<tr>
<td>Moderate Irrigation - Lawns &amp; Shrubs</td>
<td>100</td>
<td>100,000</td>
</tr>
<tr>
<td>High Irrigation - Lawns &amp; Shrubs</td>
<td>100</td>
<td>100,000</td>
</tr>
<tr>
<td>Total ETWU</td>
<td>100,000</td>
<td>100,000</td>
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Note: The chart shows the water usage comparison between MWA and ETWU for different irrigation categories. The total MWA water usage is 100 gallons per year, while the total ETWU water usage is 100,000 gallons per year.
Attachment 7: Renderings