RECOMMENDATION(S):

Staff recommends the Planning Commission adopt PC Resolution 2018-A approving Conditional Use Permit 2018-0322 for a 15-bed Residential Care Facility for the Elderly (RCFE).

The Design Review Committee recommends the Planning Commission approve the applicant’s site plan with several modifications.

Project Info In-Brief: The project is a Master Plan of Development for a residential care facility for the elderly. The applicant proposes a 4,118 square-foot, 11-room facility with capacity for 15 clients. Park Place will provide memory care.

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<tr>
<th>PROJECT ADDRESS:</th>
<th>7500 Portola Road</th>
<th>Atascadero, CA</th>
<th>APN</th>
<th>054-085-016</th>
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</table>
| PROJECT PLANNER: | Katie Banister  
Associate Planner | 470-3480 | kbanister@atascadero.org |
| REPRESENTATIVE: | Emily Baranek, Jade Architecture |
| PROPERTY OWNER: | Thomas and Georgianna Carter |
| GENERAL PLAN DESIGNATION: | ZONING DISTRICT: | SITE AREA | EXISTING USE | PROPOSED USE |
| SFR-Z | RSF-Z | 1.38 Acres | Existing building was previously a preschool | Residential Care Facility |
ENVIRONMENTAL DETERMINATION

☐ Environmental Impact Report SCH: ____________________________
☐ Negative / Mitigated Negative Declaration No. ____________
☒ Categorical Exemption CEQA – Guidelines Section 15332
☐ Statutory Exemption §§ 21000, et seq & ____________________________
☐ No Project – Ministerial Project

REPORT-IN-BRIEF:
The applicant proposes repurposing a portion of the existing structure, and adding additional space to create an RCFE in the Residential Single-Family zoning district, where such facilities are conditionally allowed. The facility will:
- Be 4,118 square feet in size,
- Have 11 bedrooms, and
- Accommodate up to 15 memory care clients.

DISCUSSION:
Existing Surrounding Uses / Parcel Configurations:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Aerial (2014)</th>
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<td>RSF-Z</td>
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Background:
The existing structure was built as a church in the 1960’s and was used more recently as a childcare center. City and County records indicate the site has not been used as a residence in recent years. The Design Review Committee reviewed the physical design of the project at their meeting February 28, 2018, and made recommendations regarding, parking, fencing and building design for the consideration of the Planning Commission. The applicant has been issued a demolition permit to demolish a portion of the existing structure.

Summary:
The applicant proposes a Residential Care Facility for the Elderly (RCFE) for up to 15 memory-care clients.

Analysis:
RCFEs with 7 or more clients are a conditionally-allowed use in the residential zoning districts.

Site Area
Atascadero Municipal Code (AMC) 9-6.135 requires a site area of at least 20,000 square feet. The proposed site is 1.38 acres, or approximately 60,000 square feet in size.

Parking
AMC 9-6.134 requires off-street parking at a rate of 1 parking space for every 4 beds in care facilities. A facility with 15 beds is required to provide at least 4 parking spaces. Based on the parking needs of other RCFE facilities in Atascadero and the lack of any viable on-street parking in the vicinity of the site, the Design Review Committee recommends a minimum of 8 parking spaces be required for the project. AMC 9-4.119 requires parking areas with 3 or more parking spaces to provide a surface paved with asphalt or concrete. AMC 9-4.115 allows the Planning Commission to modify the parking requirements if specific findings can be made.

The applicant proposes a total of 9 parking spaces. Five angled parking spaces, including one accessible space, are located at the front of the building on an asphalt surface. Four additional parallel spaces are proposed on a gravel or decomposed granite (DG) surface at the rear of the graded portion of the site. Staff has provided conditions in the draft resolution requiring at least 8 on-site parking spaces to be located on a paved surface.

Signage
Very limited signage is allowed in the residential zoning districts without the approval of a use permit. The applicant proposes one 6-foot tall free-standing sign with 24 square feet of sign area. The proposed sign would be located within the front setback near the driveway entrance to the site. Staff recommends the Planning Commission permit the proposed sign. Staff has provided findings and conditions in the draft resolution regarding the design and location of the sign.
Fencing
The applicant has constructed a new 6-foot tall solid wooden fence on the site in anticipation of the proposed care facility. The portion of the fence running parallel to Portola Road is within the front setback. State regulations for memory care facilities include fencing areas to which clients have access. The applicant has expressed a desire to provide a peaceful outdoor area for clients with screening from Portola Road. Due to the topography of the site, the fence is prominently visible from Portola Road.

In the RSF-Z zoning district, AMC 9-4.128 allows fencing within the front setback up to 5 feet in height, if the top 2 feet of the fence are at least 80% transparent. Fences outside the front setback may be 6 feet in height. The Planning Commission may modify fencing requirements if specific findings are made. The Design Review Committee recommends fencing within the front setback be a more open steel picket or other open decorative fence. The decorative fence should also be used to wrap the most northern wing of the building between Portola Road and the front door (see site plan). The DRC further recommends wood fencing be used only outside the front setback and should include a top rail for a more finished appearance.

Based on feedback from the DRC, the applicant has provided a site plan that shows relocating the fence farther from the front property line near the front of the building where it is closest to Portola Road. A portion of the wooden fence is proposed to remain within the front setback, approximately 20 feet from the curb at the edge of Portola Road at the top of a rise above the street.
Staff has provided a condition in the draft resolution to move the wooden fence entirely outside the front setback unless the portions in the setback are open metal picket or similar.

AMC 9-4.128 requires a 6-foot tall solid fence or wall at the side and rear property lines of nonresidential uses when adjacent to residential uses. The applicant proposes to fence an outdoor recreation area for clients. The proposed building is about 75 feet from the northern property line, 100 feet from the southern property line and at least 150 feet from the rear property line. The parking areas are closer to property lines. The topography and existing vegetation in the area give the impression the facility is not immediately visible to adjacent residences. Perimeter fencing may screen parking from neighboring properties, but may detract from the rural character of the project. Staff recommends the Planning Commission eliminate the perimeter fencing requirement.
based on the residential nature of the project and the existing site conditions. Findings and conditions to make this modification are provided in the draft resolution.

**Building Design**
The applicant has provided a residential-scale single-story building with materials that complement a residential character. The 16-foot tall building includes stucco siding with stone veneer accents and comp-shingle roofing material. The Design Review Committee recommends the smaller window in the portion of the front elevation closest to the street be provided with the same decorative shutters as the nearby window in the same facade.

![Street Facing Elevation](image)

**Garbage**
The applicant has provided an enclosed garbage collection area with sufficient space for a dumpster.

**Landscaping**
AMC 9-4.125 requires commercial projects to landscape setback areas, unused areas, parking areas, and trash enclosures. Street trees are required along all public and private streets. The Planning Commission may reduce the landscaping requirement when specific findings can be made.

The applicant has provided a landscape plan for the project with an emphasis on the front setback, within the fenced outdoor recreation area and at the front entry and rear side of the building.

In order to provide an exit driveway designed to the satisfaction of the City Fire Marshall, the applicant has proposed the driveway be located within the side setback of the southern property line. Additionally, the project is located within a large-lot residential zone. Neighboring properties are not generally landscaped at their perimeters.

The proposed trash collection area is within the fenced area of the site and surrounded by asphalt outside the fence.
Staff recommends the Planning Commission eliminate the requirement to landscape the side and rear property lines and the garbage enclosure given the rural residential nature of the site. Staff has provided the required findings and proposed conditions in the draft resolution.

Conclusion:
While the site is zoned Residential Single Family, the property has been used for non-profit and commercial uses since the 1960’s. The scale of the proposed Residential Care Facility for the Elderly is compatible with the neighborhood, and as conditioned, will not have a detrimental effect on the area.

ENVIRONMENTAL DETERMINATION:
The proposed project is Categorically Exempt 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.) pursuant to CEQA Guidelines Section 15332 as a class 32 exemption for in-fill development projects. The project is consistent with the General Plan and zoning regulations. The project is surrounded by urban uses on a site less than 5 acres in size. The site has no significant habitat for endangered or rare species. The project will not result in significant effects to traffic, noise, air quality or water quality. Required utilities and public services are available to the project.

FINDINGS:
To approve Conditional Use Permit 2018-0322, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached resolution [Attachment 3].

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 the Zoning Ordinance.

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

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.

6. The proposed project is in compliance with any pertinent city policy or criteria adopted by ordinance or resolution of the city council.

**Sign Limitation Modification (AMC Section 9-15.011)**
1. The sign is consistent with the purposes set forth in AMC Section 9-15.002
2. The opportunity to combine signs for more than one (1) use on a single sign structure has been considered.
3. For freeway-oriented signs, the sign area and height are the minimum needed to achieve adequate visibility along the freeway due to highway ramp locations and grade differences.

**Parking Requirement Modification (AMC Section 9-4.115 (h))**
1. That the characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by the Zoning Ordinance.

**Fencing Requirement Modification (AMC 9-4.128 (b)(3))**
1. That specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

**Landscaping Requirement Modification (AMC 9-4.128 (b)(3))**
1. That the existing vegetation, topography or structural arrangement of the project preclude the need for landscaping.

**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:
Attachment 1: Site Photos
Attachment 2: Applicant’s Statement
Attachment 3: Draft Resolution 2018-A
ATTACHMENT 1: Site Photos
PLN 2018-1682
This proposal is a request for Condition Use Permit to allow use of an existing single-family residence as an 11 room, up to 15-bed Residential Care Facility for the Elderly (RCFE).

The property located at 7500 Portola Road, Atascadero, CA, APN: 054-085-016, is a 1.38 acre parcel on the South-West side of Atascadero approximately 1,990 feet from the intersection of Portola Road and Hwy 41 / Morro Road. The property is zoned Residential Single Family (RSF:Z) and is bordered on three sides by similar zoning; the neighboring parcel uphill to the South-West is zoned Rural Suburban (RS).

The existing building has been used for many years as a preschool facility under an approved CUP and as such the property is already well equipped for this proposed new use. Existing utilities include water provided by the Atascadero Mutual Water company, a private onsite sewage disposal system (septic), natural gas and electric. Existing site improvements include two driveways and onsite parking for multiple vehicles.

This proposal includes conversion of the existing building and net addition of approximately 1,400 square feet, after extensive deconstruction under separate building permit, for a total of
4,118 square feet of residential care space. Proposed site improvements include the addition of a fire-truck turn-around as requested by Atascadero City Fire as well as parking for facility staff plus three spaces and a trash enclosure as requested by Planning staff.

The proposed facility will include 11 bedrooms and be home to up to 15, mostly non-ambulatory, residents. It will be only the second memory care facility in the North County, the first of which is still under construction.

In addition to filling a community need which is in high-demand, this proposed new use and associated improvements will enhance the property’s neighborhood compatibility and prove an asset overall by:

- Reducing traffic impact from previously approved childcare use;
- Reducing noise levels from previously approved childcare use;
- Improving residential styling to include compatible massing, natural textures and earth-tone colors;
- Improving privacy with the installation of landscape screening and fence screens on all non-solid fences as appropriate;
- Reducing impact on community resources with the use of drought tolerant plantings, shrubs and trees throughout as well as installation of roof-mounted solar electric system; and,
- Improving neighborhood infrastructure with the extension of the City’s sewer main to not only accommodate this facility but other neighboring APNs that choose to connect in the future as well. This is of benefit because the heavy, clayey soils in this area make septic systems prone to failure.
WHEREAS, an application has been received from Thomas Carter, PO Box 1774, Atascadero, CA 93423 (owner and applicant) to consider Planning Application PLN 2018-1682 for a conditional use permit on a 1.38-acre site located at 7500 Portola Road, Atascadero, CA 93422 (APN 054-085-016); and

WHEREAS, the General Plan land use designation of the site is Single-Family Residential (SFR-Z); and

WHEREAS, the zoning district of the site is Residential Single-Family (RSF-Z); and

WHEREAS, Residential Care Facilities for the Elderly with seven (7) or more clients are a conditionally allowed use in the Residential Single-Family zoning districts; and

WHEREAS, the proposed project qualifies for an Categorical Exemption consistent with CEQA Guidelines Section 15332: infill development projects; 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, the Design Review Committee reviewed the physical design of the project at a timely and properly noticed meeting on February 28, 2018; and

WHEREAS, a timely and properly noticed public hearing was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said master plan of development; and

WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed public hearing held on May 15, 2018, studied and considered PLN 2018-1682.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings and determinations with respect to the proposed conditional use permit:
SECTION 1. Findings of Environmental Exemption. The Planning Commission finds as follows:

1. The proposed project is categorically exempt 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.) pursuant to CEQA Guidelines Section 15332, for infill development projects. A notice of exemption is included as Exhibit A.

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. The General Plan Housing Element acknowledges the population of Atascadero is aging and identifies the need for assistance to this demographic. In 2001, only seven residential care facilities were located in Atascadero. That number has increased in the intervening years, but care facilities for the elderly are in demand. Land Use, Open Space and Conservation Element Program 2.1.5 is to “Require Conditional Use Permit approval for social establishments, including senior citizen facilities, in residential areas.”

2. The proposed project or use satisfies all applicable provisions of the Zoning Regulations of the Atascadero Municipal Code; and

Fact. The proposed structure meets the general site requirements for a single family residence (e.g. setback, height, lot coverage, driveway design, etc.).

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 proposed facility is reasonably sized for a residually zoned property. It is located on Portola, a minor arterial road. The site has been used for commercial purposes since the 1960s. Entry and egress will be provided by a circular one-way driveway. The project will provide adequate on-site parking.

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 project will have a generally residential appearance. While a commercial use, the project is a residential care facility and will be the temporary home for elders with memory care needs.

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 project is anticipated to generate 40 daily vehicle trips while a single family residence is anticipated to generate 10 daily trips. Portola is a minor arterial road. Between Carmelita and Morro Road to the southeast of the site, Portola Road had an “A” level of service in 2001, with 3,100 annual average daily trips (AADT). Average daily trips in this stretch of road have not greatly changed since 2001. The safe capacity of Portola Road will not be exceeded by an additional 30 trips each day.

6. The sign is consistent with the purposes set forth in AMC Section 9-15.002.

**Fact.** As conditioned, proposed signage will not be a safety hazard. Planning services staff will ensure the sign is given high-quality design. The sign lighting will be directed away from neighboring properties. The sign will advertise for services offered on-site only. The sign size is reasonable in relation to the size and speed of Portola Road. Staff review of the signage will be content neutral.

7. The opportunity to combine signs for more than one (1) use on a single sign structure has been considered.

**Fact.** Only one sign is proposed. No other commercial uses requiring signage are adjacent to the site.

8. For freeway-oriented signs, the sign area and height are the minimum needed to achieve adequate visibility along the freeway due to highway ramp locations and grade differences.

**Fact.** The proposed sign is not freeway oriented.

9. The characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by the Zoning Ordinance.

**Fact.** Portola Road is not wide enough to offer on-street parking; all parking must be accommodated on site. The 9th Edition ITE Trip Generation Handbook anticipates assisted living facilities with 15 beds will generate 40 vehicle trips each day. Other similarly-sized care facilities in Atascadero have demonstrated the City’s parking requirement is likely inadequate for the needs of the proposed facility.

10. Specifically identified characteristics of the site or site vicinity would make fencing or screening requirements of the Zoning Ordinance unnecessary or ineffective

**Fact.** The project includes fencing around three sides of the proposed structure. Additional fencing is unnecessary at the perimeter of the property. While 40 vehicle trips are anticipated daily to the site, the parking areas, which will not be screened by a fence, are not anticipated to have high parking turnover. The property slopes up to the rear property line. Existing trees and this slope partially screen the proposed facility from the adjacent neighbors. Additional fencing will detract from the generally open character of the neighborhood.
11. The existing vegetation, topography or structural arrangement of the project preclude the need for landscaping.

   **Fact.** The sides and rear of the property have existing naturalized vegetation that is generally consistent with the landscaping of neighboring properties. These areas will not be highly visible from public streets. The proposed landscaping plan emphasizes landscaping within the front setback, which is the most visible area, and the interior fenced area, which will likely be the most trafficked area of the site.

**SECTION 7. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on May 15, 2018 resolved to approve Conditional Use Permit 2018-0322, subject to the following:

1. EXHIBIT A: Notice Of Exemption
2. EXHIBIT B: Conditions of Approval
3. EXHIBIT C: Site Plan
4. EXHIBIT D: Elevations
5. EXHIBIT E: Conceptual Floor Plan
6. EXHIBIT F: Conceptual Landscape Plan
7. EXHIBIT G: Conceptual Signage Plan
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: (  )
ABSTAIN: (  )
ABSENT: (  )
ADOPTED:

CITY OF ATASCADERO, CA

____________________________
Jerel Seay
Planning Commission Chairperson

Attest:

____________________________
Phil Dunsmore
Planning Commission Secretary
EXHIBIT A: Notice of Determination
PLN 2018-1682

CITY OF ATASCADERO
NOTICE OF EXEMPTION

6500 Palma Avenue        Atascadero, CA 93422       805.461.5900

TO:  File

FROM:  Katie Banister, Associate Planner
       City of Atascadero
       Community Development Department
       6500 Palma Avenue
       Atascadero, CA 93422

SUBJECT:  Filing of Notice of Determination in Compliance with Section 21152.1 of the Public Resources Code.

Project Title:  PLN 2018-1682 – Residential Care Facility for the Elderly

Project Applicant:  Thomas Carter, PO Box 1774, Atascadero, CA 93423

Project Owner:  Thomas and Georgianna Carter, PO Box 1774, Atascadero, CA 93423

Project Location:  7500 Portola Road, Atascadero, CA 93422 (San Luis Obispo County, 054-085-016)

Proposed Project Site

Project Description:
The proposed project is an 11-room residential care facility for 15 clients. The entire facility will be 4,118 square feet in size. About 2,500 square feet of the structure is existing and will be remodeled. Approximately 1,500 square feet of new space will be added to the building. Associated site improvements include parking, fencing, landscaping, a freestanding sign, and trash enclosure.
The site is in a residential neighborhood and was previously used as a church and a preschool. No native trees are proposed for removal.

**Name of Public Agency Approving Project:** City of Atascadero

**Name of Person or Agency Carrying Out Project:** Thomas Carter

**Exempt Status:**

- [ ] Ministerial (Sec. 15073)
- [ ] Emergency Project (Sec. 15077 (b) and (c))
- [X] Declared Emergency (Sec. 15061 (a))
- [ ] General Rule Exemption (Sec. 15061.2)
- [X] Categorically Exempt (Sec. 15301-15333): 15332

**Reasons why project is exempt:** The Class 32 Exemption of the California Environmental Quality Act (CEQA) (Section 15332, In-Fill Development projects) consists of projects characterized as in-fill development meeting the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

. The project is within the Single family Residential (SFR-Z) General Plan designation, which corresponds to the Residential Single-Family (RSF-Z) zoning district. The RSF zoning districts are primarily for detached single-family homes on larger lot sizes, but limited commercial uses are allowed typically with the approval of a conditional use permit. The project is consistent with its General Plan designation (SFR-Z), all applicable general plan policies, its zoning designation (Residential Single-Family (RSF-Z)) and regulations with the approval of a Conditional Use Permit.

The project is consistent with the applicable Land Use, Open Space and Circulation (LOC) Policies and Programs including:

- 1.1 for guiding new development into the urban core;
- 1.1.7 for infill development;
- 1.4.1 for screening exterior lights;
- 2.1.3 and 7.2.3 for providing street trees;
- 7.2.4 for providing shade trees;
- 8.5.3 for providing on-site stormwater management;
- 13.1 for convenient location of goods and services; and
- 15.1 for directing growth to an area with existing City services.

The project is consistent with the applicable Circulation Element (CIR) Policies and Programs including:

- 1.3.3 for locating on an arterial with minimal driveways;
- 1.4 for requiring a tree lined street;
- 1.5.1 for requiring adequate off-street parking;
- 1.5.3 for landscaping, lighting, screening and shade trees in the parking lot.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed project is within the limits of the City of Atascadero on site 1.38 acres in size. The property is surrounded by single-family residential uses.
c) The project site has no value as habitat for endangered, rare or threatened species.

The project site was previously developed as a church and later used as a preschool. Proposed improvements will be within the existing developed area. The site is located less than 2,000 feet west of Highway 41 (Morro Road). No sensitive species exist on site. No native trees are proposed for removal.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project site is located on Portola Road, a minor arterial, near the intersection with State Highway 41. In 2001, Portola Road between Carmelita and Morro Road was given a level of service rating of “A” with an average of 3,100 daily trips. The ITE handbook anticipates a care facility with 15 beds will generate 40 daily trips. Air quality impacts are less than significant. No impact to water quality will occur. Per City and State standards, all projects are required to implement stormwater detention, retention, and filtration as necessary.

e) The site can be adequately served by all required utilities and public services.

The project site is located about 400 feet from the City sewer. While not required, the project applicant intends to extend the sewer to the site. Other city and utility services are currently available to the site. All service providers have adequate capacity to serve the site at completion of the project.

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

(a) for certain classes of projects (Classes 3, 4, 5, 6 and 11) due to location where the project may impact an environmental resource or hazardous or critical concern;
(b) when the cumulative impact of successive projects of the same type in the same place, over time, is significant;
(c) where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
(d) where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
(e) where the project is located on a state designated hazardous waste site; and
(f) where the project may cause a substantial adverse change in the significance of a historical resource.

All of the above considerations have been evaluated. The project will not impact an environmental resource or create a cumulative impact. The project will not create an unusual circumstance that would result in an environmental impact nor is it located along a designated scenic highway. The site was previously developed. No historic resources exist on the site or adjacent to the site.

Contact Person: Katie Banister, Associate Planner, kbanister@atascadero.org, (805) 470-3480

Date: May 10, 2018

Katie Banister, Associate Planner
### EXHIBIT B: Conditions of Approval

**PLN 2018-1682**

**Conditions of Approval**

**Master Plan of Development**

Residential Care Facility for the Elderly

7500 Portola Road

**CUP 2018-0322**

1. Conditional Use Permit 2018-0322 shall be for a master plan of development for a Residential Care Facility for the Elderly use as described in attached Exhibits C, D, E, F, and G located at 7500 Portola Road, legally described as Lot 12A, Block 5, Map Book 3AC, Page 4, Atascadero Colony, County of San Luis Obispo, California (assessor's parcel number 054-085-016), regardless of owner.

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 prior to the time, an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.

3. The Community Development Department shall have the authority to approve minor changes to the project that (1) modify the site plan of the 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 Conditional Use Permit.

4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At that time, the approval shall expire and become null and void unless the project has received a building permit or a time extension.

5. The owner and 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 this conditional use permit.

**Planning Services**

6. The design and materials of the proposed care facility shall be consistent with elevations shown in Exhibit D. The roof of the facility shall not exceed 20 feet of height. Roof mounted photovoltaic and/or other solar energy collecting devices shall be subject to height limitations of the Atascadero Municipal Code and design review by Planning Services staff. The smaller window in the eastern elevation shall be given shutters consistent with the design and materials of other windows in the same elevation.

7. Stucco on the care-facility structure shall have a smooth finish.

8. Colors for the care facility shall be similar in tone, shade and intensity to those in Exhibit D, to be approved by Planning Services Staff.

9. The project shall provide a minimum of 8 parking spaces located on a paved surface and consistent with parking design standards of the Atascadero Municipal Code.

10. All solid fencing with a height exceeding 3 feet in height shall be located outside the front setback. Open, decorative fencing with a design approved by Planning Services staff shall be permitted within the front setback.

11. Wooden fences shall not have a "dog-eared" design. They shall be given a horizontal top rail.

12. Landscaping shall be installed as generally shown in Exhibit F. Landscaping within the front setback shall be given special attention to the satisfaction of Planning Services Staff to soften the appearance of the wooden fence where
parallel to Portola Road.

13. One freestanding sign with a maximum area of 24 square feet of sign area and 6 feet of height, generally consistent with Exhibit G shall be permitted. The sign shall be located outside the public right of way, near the more westerly driveway approach at a location to be approved by Planning Services staff. The sign shall be installed in a location that does not impair sight distance for Portola Road.

   The sign shall not be internally illuminated. Lights directed at the sign shall face downward and shall not spill light onto neighboring properties.

14. All exterior lights shall be fully shielded to prevent light spill and subject to the standards of Atascadero Municipal Code 9-4.137. Before building permits may be finalized, a nighttime inspection shall be required to ensure compliance.

15. New utility service lines shall be installed underground.

**Building Services**

16. The project shall conform to all Building Code requirements including permitting, room sizes, restrooms, exiting, accessibility, path of travel, etc. Inclusion of the floor plan with this conditional use permit does not provide relief from standard Building Codes in place at the time of submittal of building permits.

   The owner or applicant shall obtain a building permit prior to beginning any demolition or construction work on site.

17. The facility shall meet all accessible code requirements and Section 435 of the California Building Code (CBC).

**Public Works**

18. The property shall be attached to the City sewer or the project shall be subject to the Regional Water Quality Control Board’s OWTS Policy for onsite septic systems.

**Fire Department**

19. The facility shall conform to all Fire Code and City Fire Department Policy requirements including, but not limited to, driveway slope, width and length; fire truck turn around; location of fire hydrants; and fire sprinklers.

20. The driveway shall be designed to the satisfaction of the City Fire Marshall. It shall be at least 16 feet wide or a fire department turnaround shall be provided.
EXHIBIT C: Site Plan
PLN 2018-1682

- General location of 6-foot tall single-tenant freestanding sign
- Front entry
- 5 angled parking spaces
- Within the front setback the fencing shall be open, decorative fence
- Four parallel parking spaces
- Garbage collection area
- 16-foot wide driveway
Provide shutters on smaller window
Provide adequate landscaping to soften the appearance of the wooden fence.
EXHIBIT G: Conceptual Signage Plan
PLN 2018-1682

1500 PORTOLA RD.
SIGNAGE PROPOSAL
6'

ELEVATION
NO SCALE

3 WATT LED

4 X 4 POST

SECTION VIEW
NO SCALE