



# ***Atascadero Planning Commission***

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## ***Staff Report – Community Development Department***

### **PLN 2015-1556 Hartberg Planned Development**

#### **RECOMMENDATION(S):**

1. Planning Commission adopt PC Resolution 2017-A, recommending the City Council Certification of Mitigated Negative Declaration 2016-0009 based on findings; and
2. Planning Commission adopt PC Resolution 2017-B, recommending the City Council approve Title 9, Zone text amendments establishing PD-34 overlay zone and approve a zone map amendment based on findings; and
3. Design Review Committee recommends that the Planning Commission approve PC Resolution 2017-C, recommending the City Council approve a Conditional Use Permit (Master Plan of Development) and Tree Removal Permit based on findings and subject to Conditions of Approval and Mitigation Monitoring; and
4. Planning Commission adopt PC Resolution 2017-D recommending the City Council approval of a Tentative Subdivision Map based on findings and subject to Conditions of Approval and Mitigation Monitoring.

Project Info In-Brief:

<b>PROJECT ADDRESS:</b>	10850 El Camino Real	Atascadero, CA	<b>APN</b>	045-351-008
<b>PROJECT PLANNER</b>	Alfredo R. Castillo, AICP Associate Planner	470-3436	acastillo@atascadero.org	
<b>APPLICANT</b>	Chris Seaberg, 2165 Wilton Drive, Cambria, CA 93428			
<b>PROPERTY OWNER</b>	Hartberg Properties, LLC, 2165 Wilton Drive, Cambria, CA 93428			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
High Density Residential (HDR)	Residential Multi-Family (RMF-20)	3.78 net acres	Single Family Residence	Single-Family Residential / Residential Care for the Elderly – Independent Living (RCFE)
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input checked="" type="checkbox"/> Negative / Mitigated Negative Declaration <b>No. 2017-0009</b> <input type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 153_____ <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

**REPORT-IN-BRIEF:**

The applicant is proposing to develop the high density multi-family zone site with a total of 75 residential units comprised of a variety of unit types. The proposed project includes the following:

- 48 independent- living residential senior apartments for the elderly (RCFE), 3 stories in height at the rear portion of the property;
- 20 attached townhomes containing 3-bedrooms each;
- 7 single-family residential cottages ranging in size from two to three bedrooms.

The applicant would like to establish a Planned Development to achieve the proposed project. The Planned Development allows for deviation in the City’s standards for setbacks, heights, parking, etc. in exchange for benefits that have been established by the City Council. The Planned Development Policy requires certain benefits be provided in order to approve the project.

On-site recreational amenities include BBQ areas and landscaped areas. The landscaping plan includes use of drought-tolerant native plants. The RCFE also contains walkways, covered patios, and other elements in the front for gathering areas. The proposed project will include the removal of two native trees and 28 non-native trees.



**DISCUSSION:**

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
Residential Multi-Family (RMF-20) / Single Family Residences	Residential Multi-Family (RMF-20) / Townhouses	Public (Chalk Mt. School) / RMF-20 (Apartments)	Freeway (US 101 Right of Way)

Background:

The development plan is proposed on an underutilized 3.79 acre site within the high density multi-family zone located between El Camino Real and Highway 101 just south of the entrance to the State Hospital. The Design Review Committee (DRC) initially reviewed early conceptual plans in October of 2015. The applicant refined these development plans and formally submitted an application to City staff in 2016. The item was referred back to DRC in April 2017. The DRC reviewed architecture, site planning, and landscaping of the proposed project and is recommending approval.

Summary:

The proposed project consists of a total of 75 unit residential units that includes:

- 48 independent living, senior apartments at a total of 3-stories in height;
- 20 attached townhomes, 2-stories in height;



- 7 single-family residential cottages;
- On-site parking is to be provided;
- Landscaping, and on-site amenities including BBQ area, patio and gardens.

The project area is approximately 3.79 acres with a gentle slope of 6%. The site is partially developed with an existing single-family residence and accessory structures. The site has been previously graded/disturbed and is surrounded by development. All existing on-site structures were deemed not historically significant and will be demolished. Removal of 28 trees including two (2) native Coast Live Oak is proposed. To provide for the mix of uses and to allow smaller lot sizes than typically allowed in the RMF-20 zone, the applicant is requesting a planned development overlay zone.

Analysis:

The development plan includes the demolition of a residence that is on the City's historic colony house list. As required by the California Environmental Quality Act (CEQA) the applicant has provided a historical analysis to determine if the structure is of historic significance. The historical report concluded that the structure does not portray character defining features and is not eligible for listing as a historic resource. This is because it bears little resemblance to period colony houses around the Community because of many re-models and modifications to the structure. The residence may be demolished without significant impacts to the environment.

The applicant is proposing a total of 75 units, 48 of which are senior living apartments. The remaining 27 units consists of 20 attached townhome units on individual lots, and 7 detached single-family residences. The zoning of the proposed project is residential multi-family (RMF), which permits between 20 to 24 units per acre. The minimum lot size in the RMF zone is ½ acre. To achieve the desired unit mix, allow for smaller lot sizes, and specific development standards, the applicant is requesting a planned development overlay zone be applied to the property.

**Proposed Site Plan**



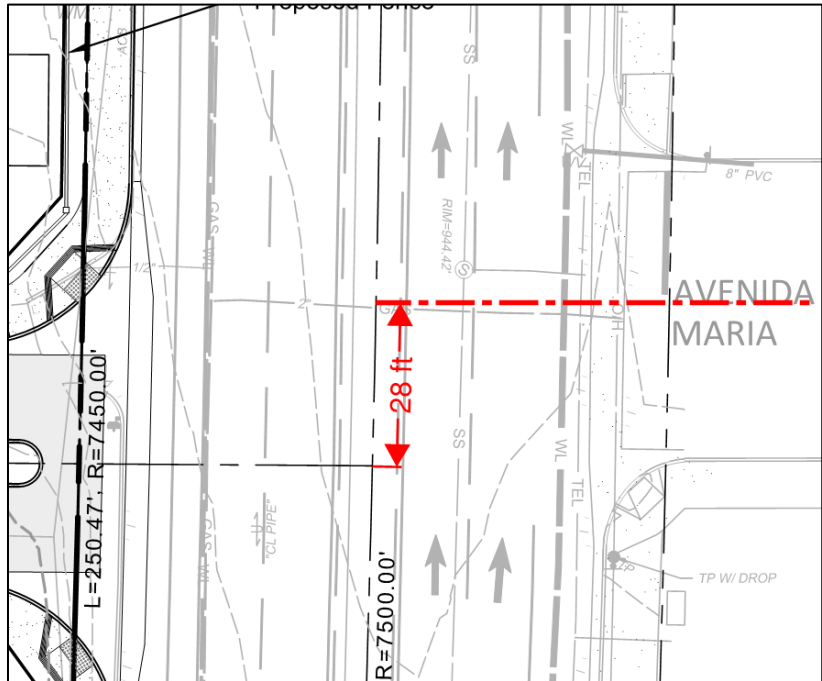
The Planned Development Overlay allows for flexibility in density, setbacks, lot sizes, and other creative arrangements in exchange for high quality architectural design, high



quality landscaping, affordable housing, and open space. The proposed density for the project is 20 units per acre, consistent with the RMF-20 zoning district. The proposed project includes a new local street that intersects El Camino Real to provide access to all residential units. This proposed new local street is off-set from Avenida Maria by approximately 28- feet, centerline to centerline. This will allow for turning movements to occur without conflicts.

A traffic study was completed for the proposed project. The study indicated that the project would generate a total of 338 new average daily trips, including 22 peak A.M. trips and 27 P.M. peak trips. This along with other projects may contribute to queuing lengths at the Santa Rosa interchange with US 101. Improvements at the Santa Rosa interchange that alleviate this condition are included in the City's Traffic Impact Fees (TIF), which is based on the City's adopted Capital Improvement Program (CIP). The proposed project must pay City TIF at the time of building permit issuance.

**Off-set of Avenida Maria / New Local Road**



**Parking Exception**

Based on the City's Municipal Code, the proposed project requires 158 parking spaces. The applicant is requesting an exception to the parking standards consistent with Atascadero Municipal Code Section 9-4.115(h):

**Planning Commission Modification.** The parking standards of this title may be modified through conditional use permit approval based upon specific findings of fact 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 this title and that reduced parking will be adequate to accommodate on the site all parking needs generated by the use.

The applicant is requesting a parking reduction for the senior living component from the required ratio of 1.5 parking spaces per unit to 1 parking space per unit. The applicant has researched these facilities and has found that these facilities do not demand 1.5/parking spaces per unit as many of the seniors do not drive, but use public transportation and facility provided transport. A northbound transit stop potential serving residents is located directly across from the project and will be improved as a part of the



Atascadero Family Apartments project. A southbound regional transit stop is located less than ¼ mile from the proposed project. The applicant states that one space per unit has been determined to be adequate parking for this project type (the project includes 2 spaces for each 2 bedroom unit).

<b>Proposed Parking Calculations – Hartberg Planned Development</b>				
Unit Types	Number of Units	Parking Requirement - AMC	Parking Spaces Needed- AMC	Provided Spaces
1 bedroom unit	42	1.5 spaces per unit	63 spaces	42 spaces (common parking)
2 bedroom unit	6	2 spaces per unit	12 spaces	12 spaces (common parking)
3 bedroom unit	27	2.5 spaces per unit	68 spaces	54 spaces (garage / driveway)
Guest Spaces		1 per 5 units	15 spaces	9 spaces (common / on private entry)
<b>Total Number of Parking Spaces Required under AMC</b>			<b>158 spaces</b>	<b>117 spaces provided on-site</b>  <b>10 spaces provided on-street (not included)</b>  <b>-41 space parking reduction</b>

The Municipal Code does not have a specific parking calculation for senior apartment facilities. In 2003, the City approved a senior apartment complex for low-income seniors, allowing only 25 parking spaces for 19 one-bedroom units. At the time, staff identified “hotel use” as the most similar use for parking calculations. Based on the existing hotel / residential parking standards, this was a significant parking reduction. The City has not received any complaints in regards to parking at this facility.

Staff has reviewed other municipalities’ standards for parking of senior or elderly facilities. The following are parking standards for other municipalities in regards to similar uses:

- San Luis Obispo: ½ space per dwelling unit, provided housing is occupied exclusively for persons aged 62 or older;
- Paso Robles: No Special Provisions (Parking Similar to AMC)
- Pismo Beach: One (1) parking space per unit. Guaranteed transportation service provided by development for residents could further reduce parking.
- Arroyo Grande: Studio – One (1) covered parking space per unit, 1+bedrooms – one (1) covered parking space per unit.



The DRC has reviewed the proposed parking plan and recommended the Planning Commission approve the parking exception. The planned development overlay zone (PD X) contains language restricting parking to driveways and designated spaces only. Parking is to be enforced by a Homeowners Association. Findings for that parking exception are included in the proposed resolution C.

**Architectural Detailing and Height Waiver Exception**

The proposed residential units and senior living apartments have a cohesive architectural detailing. The detached single-family cottages exhibit elements of California Craftsman style, including pitched roofs, exposed eaves with stucco and stone veneer accents. The proposed townhouse portion of the development includes a mix of siding and boards and batten. Varying rooflines and setbacks are utilized to reduce bulk in the units, as well as other architectural features. The senior apartments also include the use of stucco, siding, and exposed beams. All units contain a stone / rock veneer as a tying element for the development. The architectural elements have been endorsed by the DRC.

**Rendering of Proposed Senior Living Apartments**



The attached and detached single family residences are two (2) stories in height, while the senior apartment component is three (3) stories in height. Maximum height of the cottages and townhomes shall not exceed maximum heights established by the municipal code which is 30 feet, and a maximum of 2-story in residential zones. The senior apartment portion does exceed the maximum heights and number of stories established for residential uses. The senior housing elevations show a maximum height of approximately 43-feet. The Planning Commission may recommend to the City Council granting of this height exception. City staff, including the Fire Department, and the DRC has reviewed the heights and is recommending that the waiver be approved.

Some concerns were expressed about potential height and bulk along Highway 101 from residents and DRC members. Surrounding existing developments vary in height and grade. To the south, attached single family units are 2-stories in height, while to the north there are single story, small lot single family residential. As a part of the Mitigated Negative Declaration, Staff examined potential impacts of the varying heights of the structures, particularly with the three-story senior apartments for potential view shed,



light, and glare impacts. Based on the proposed grading plan and gently sloping lot, the applicant is proposing to utilize existing grades to lower the height of the building to reduce bulk and visual impacts along the freeway. By utilizing the grades to reduce visual impacts, the appearance of bulk and height, particularly adjacent to a single family use has been reduced to a less than significant impact, as discussed in the proposed mitigated negative declaration.

**Elevation Study – Senior Apartments / Existing Development**



**Landscaping / Native Tree Removal**

The proposed landscaping plan included planting of trees along the proposed new local road and along El Camino Real. The landscaping plan shows the use of coast live oaks along El Camino Real; however, due to the distance to the existing roadway, the amount of time it takes for the trees to full mature, and maintenance issues, Staff has conditioned the project to include planting London Plane trees in addition to Coast Live Oak. The proposed Chitalpa “Pink Dawn” trees tend to drop flowers constantly and can be problematic to maintain, particularly for a home owner of an HOA. Staff has conditioned the project to plant Chinese Pastiche, or other similar drought tolerant trees instead of the Chitalpa that are fast growing, but provide color variation and are easy to maintain. Front yards are proposed to include drought tolerant shrubs, groundcovers, and perennials.

The applicant is proposing to remove two (2) native trees. Both trees are coast live oaks and total diameter to be removed is 17-inches. The applicant can either pay a fee into the City’s native tree fund or replant the equivalent of 11 five-gallon native trees on-site. Seven 15-gallon box native trees are proposed to be replanted at the rear of the





property adjacent to US 101. These native tree plantings would be sufficient to mitigate the native tree removals. The project has been conditioned for consistency with the native tree removal guidelines.

The proposed project includes a variety of fencing. The applicant is proposing a solid wall along El Camino Real since the two units are side loaded along the major arterial to reduce noise and increase privacy. An opening in the wall consisting of steel square posts is proposed at the intersection of the new local road and El Camino Real. Typical property fencing will be a maximum of 6-feet in height and includes “good neighbor” type openings at the top of the posts. A concrete block sound wall with a maximum height of 6-feet is included at the rear of the property along Highway 101. An acoustical analysis was completed and included in the mitigated negative declaration. This report identified the need for the wall along the freeway, in addition to other measures to reduce noise impacts for consistency with the City’s adopted General Plan.

### **Proposed Walls and Fencing at El Camino Real**



### **Planned Development Benefits – City Council Policy**

The City Council developed a planned development benefits policy. The proposed project is located inside the urban core. The proposed project has provided Tier 1 benefits and Tier 2 benefits that included the following:

- Affordable Housing;
- High Quality Architectural Design;
- High Quality Landscaping;
- Higher Densities to meet housing element goals;
- Pocket park for recreational amenities; and
- Walkways for pedestrian connectivity.

These benefits are pre-requisites for approval of planned development overlays. The proposed project has met the minimum standards for providing project benefits. The



proposed project is considered high quality architectural and landscaping designs, per the DRC. The mix of residential uses is unique in that it incorporates detached, attached single-family residences, and senior apartments into one project, that may potentially span different generations of families and income levels. City Staff is recommending that the Planning Commission forward this recommendation for project approval to the City Council.

### **Inclusionary Affordable Housing Policy**

Because the proposed project requires legislative approval (planned development rezoning), the proposed project is obligated to meet the City's Affordable Housing Policy. A total of 15 units will need to be deed restricted for affordable housing income levels. The breakdown of those units are as follows:

- 3 units dedicated to persons of very low income
- 6 units dedicated to persons of low income;
- 6 units dedicated to persons of moderate income.

These units will be deed restricted at the time of the vesting tentative map is recorded. The units are required to be located throughout the project. The location of these units will be determined prior to recordation of the deed restriction.

### **Community Facilities District**

Based on findings from the 2003 Taussig Study, revenue from new residential development including property tax revenues, vehicle licensing fees, sales taxes, and other revenues are insufficient to cover the maintenance and emergency services costs of new development. Based on the revenue projections from the Taussig Study, the City has developed standard conditions of approval for new development projects that require the cost of maintenance and emergency services to be funded by the project through a Community Facilities district (CFD) annexation. Based on City policy, this development is required to annex into the established CFD. The proposed project will be required to establish a Homeowners Association or other similar mechanism to maintain the roadways, common area landscaping, drainage, etc. These conditions are included in the attached resolution.

### **Vesting Tentative Subdivision Map**

The applicant has submitted a Vesting Tentative Subdivision Map. Staff deemed this map completed on May 25, 2017. The map includes the proposed subdivision of an existing parcel into a total of 32 lots. Of these, 27 lots are for the development of 27 attached and detached single family dwelling units, one (1) lot for the development of a senior independent living facility (senior apartments), and four (4) common lots for the development of circulation, drainage, and on-site amenities. The map is in conformance with the California Subdivision Map Act and meets the standards for the City's Subdivision Regulations under PD zoning.

### Conclusion:

The proposed project is consistent with the Zoning Ordinance and meets minimum density established by the Atascadero Municipal Code. The applicant is proposing a



total 75 units. Of those units, 27 are dedicated for the construction of attached and detached single family residences and the remaining 48 units are dedicated to senior independent living apartments. The proposed project is designed to create a neighborhood that provides a variety of residential units for families and income levels at various stages of life. The proposed development contains high quality architectural design and landscaping, as well as affordable housing units. The proposed project meets the overall goals and vision of the City's General Plan.

### **ENVIRONMENTAL DETERMINATION:**

The City of Atascadero prepared an Initial Study to determine if the proposed project would have a significant adverse effect on the environment. The Initial Study found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. Consequently, a Mitigated Negative Declaration was prepared for the Project. (See Attachment 3.) Adoption of Mitigated Negative Declaration No. 20017-0009 will satisfy the requirements of CEQA for the Hartberg Planned Development project.

### **FINDINGS:**

To recommend approval of the proposed project, the Planning Commission must recommend to the City Council the following findings. These findings and the facts to support these findings are included in the attached resolutions.

#### *Planned Development Overlay Zone Formations (AMC Section 9-3.645)*

1. Modification of development standards or processing requirements is warranted to promote orderly and harmonious development;
2. Modification of development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area;
3. Benefits derived from the overlay zone cannot be reasonably achieved through existing development standards or processing requirements;
4. Proposed plans, if any, offer certain redeeming features to compensate for requested modifications.

#### *Zoning Map / Title 9 Text Amendment Findings:*

1. The proposed project or use is consistent with the General Plan;
2. 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;



3. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development;
4. The proposed zone change will not create any new significant and unavoidable impacts to traffic, infrastructure, or public service impacts;
5. The proposed zone change is consistent with the CEAQ Findings.

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

1. The proposed project or use is consistent with the General Plan;
2. The proposed project or use satisfies all applicable provisions of this title;
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use;
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development;
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element;
6. That the proposed project is in compliance with any pertinent city policy or criteria adopted by ordinance or resolution of the City Council.

*Tentative Subdivision Map:*

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and the proposed Zoning Text Change (Government Code §§ 66473.5 and 66474(a) and (b));
2. The site is physically suitable for the type of development (Government Code § 66474(c));
3. The site is physically suitable for the proposed density of development (Government Code § 66474(d));



4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e));
5. The design of the subdivision or the type of improvements will not cause serious health problems (Government Code § 66474(f));
6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision (Government Code § 66474(g));
7. The installation of public improvements are necessary prior to recordation of a Final Map in order to insure orderly development of the surrounding area (Government Code § 66411.1(b)(2)).

*Native Tree Removal Findings (AMC Section 9-11.105(2)):*

1. The tree is obstructing proposed improvements that cannot be reasonably designed to avoid the need for tree removal, as certified by a report from the site planner and determined by the Community Development Department.

**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 rational introduced and deliberated by the Planning Commission.

**ATTACHMENTS:**

1. Project Review / Environmental Review Checklist
2. Applicant Design Application
3. Draft PC Resolution 2017-A – Mitigated Negative Declaration
4. Draft PC Resolution 2017-B – Planned Development Overlay / Zone Map
5. Draft PC Resolution 2017-C – Master Plan of Development
6. Draft PC Resolution 2017-D – Vesting Tentative Subdivision Map



**ATTACHMENT 1: PROJECT REVIEW / ENVIRONMENTAL REVIEW CHECKLIST**  
**PLN 2015-1556**

Basic Project Information			
<b>Project Number:</b>	PLN 2015-1556		
<b>Planner:</b>	Alfredo R. Castillo, AICP <span style="color: blue; font-family: cursive; font-size: 1.5em;">ARC</span>		
<b>Project Address:</b>	10850 El Camino Real		
<b>APN:</b>	045-351-008		
<b>City:</b> Atascadero	<b>County:</b> San Luis Obispo		
<b>Site Area:</b>	3.78 net acres		
<b>General Plan Designation:</b>	High Density Residential (HDR)		
<b>Zoning District:</b>	Residential Multi-Family (RMF-20)		
<b>Project Description:</b>	Proposed Planned Development that includes construction of a 48 independent living Residential Care Facility for the Elderly (RCFE) units, 20 attached townhome units, and 7 small lot single family residential units. Includes construction of a new roadway, landscape areas, and common recreational areas.		
Existing & Surrounding Information			
<b>Existing Uses:</b>	Single-Family Residence		
<b>Use Classification:</b>	RCFE, Multi-family housing more than 12 units	Allowed <input type="checkbox"/>	Conditional <input checked="" type="checkbox"/>
<b>Surrounding Uses / Zoning District:</b>	<b>North:</b>	Residential Multi-Family (RMF-20) / Townhouses	
	<b>South:</b>	Residential Multi-Family (RMF-20) / Townhouses	
	<b>East:</b>	Public (Chalk Mt. School) / RMF-20 (Apartments)	
	<b>West:</b>	Freeway (US 101 Right of Way)	
<b>Colony house(s) on property?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Notes: Historic Report is required as a part of CEQA Analysis
<b>Any existing structures 50 years or older?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Notes: Historic Report is required as a part of CEQA Analysis.



<b>Does the site contain any jurisdictional waters? (blue line creeks, wetlands, etc.)</b>	<input type="checkbox"/> Atascadero Creek <input type="checkbox"/> Graves Creek <input type="checkbox"/> Paloma Creek <input type="checkbox"/> Boulder Creek <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> N/A			
<b>Zoning Ordinance / Municipal Code Standards:</b>				
<b>Does the proposed project exceed the maximum density allowed in the existing/proposed zoning district?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Calculate density: 75 Units – 20 du/acre	
<b>What is the total non-residential square foot (sf) and Floor Area Ratio? <input checked="" type="checkbox"/> N/A</b>	Total Square Foot _____ FAR _____			
<b>Does the proposed project meet setback standards? (AMC 9-4)</b>  <input type="checkbox"/> N/A	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If no explain: Proposed project will require adoption of a Planned Development to achieve density.	
<b>Does the proposed project meet maximum height standards? (AMC 9-4)</b> <input type="checkbox"/> N/A	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If no explain: Proposed project will require adoption of a height waiver exemption for the proposed RCFE portion of the development.	
<b>If the proposed project requires fencing, does it meet standards? (AMC 9-4)</b> <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain: Proposed project will meet fencing standards. With proposed master plan of development, fencing types will be required to be included and identified.	
<b>If the proposed project requires landscaping, does it meet standards? (AMC 9-4 / AMC 8-10)</b> <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain:	
<b>If the proposed project includes a parking requirement, does it meet standards? (AMC 9-4)</b>  <input type="checkbox"/> N/A	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Parking Required: 158 Spaces Parking Provided: 117 Spaces	If no explain: A parking reduction finding will be required.
<b>If the proposed project includes lighting, does it meet standards? (AMC 9-4)</b> <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain:	



<p><b>Does the proposed project meet establishes standards for uses listed in AMC 9-6, if applicable?</b></p> <p><input type="checkbox"/> N/A</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>If no explain:</p>
<p><b>Does the proposed project need any other exceptions to the City Zoning Ordinance?</b></p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>If yes explain: Planned Development overlay will be required for proposed development type.</p>

<b>Environmental Information</b>			
<p><b>Is the proposed project under the screening criteria for Project Air Quality Analysis by SLOAPCD?</b></p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Notes:</p>
<p><b>Based on aerial photography of the site, will the project have an effect on any riparian or sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>Notes:</p>
<p><b>Is the proposed project located on or near a known historical or cultural resource (Use GIS internal mapping)?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>Notes:</p>
<p><b>Does the site contain any evidence of past landslides, unstable soils or serpentine rock?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>Notes:</p>
<p><b>Does the proposed project include more than 50 cubic yards of grading?</b></p>	<p>Yes <input checked="" type="checkbox"/> (requires grading plan)</p>	<p>No <input type="checkbox"/></p>	<p>Notes: Grading plan submitted and to be reviewed by PW.</p>
<p><b>Does the proposed project including grading on slopes greater than 10 percent?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>Notes:</p>





<p><b>Does the new project include more than 2,500 square feet of new or replacement impervious surface?</b>          (required for RWQCB Post Stormwater Construction Regulations)</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Total amount of impervious surface          112,060 of net impervious surface.</p>
<p><b>Does the proposed project remove any native trees? (AMC 9-11)</b></p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Number of Trees proposed to be removed: 2 coast live oaks           Total DBH proposed to be removed:          17 inches</p>
<p><b>Is the project located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List)?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>If Yes explain:</p>
<b>Environmental Information</b>			
<p><b>Does the proposed project alter the existing drainage pattern of the site or alter a designated waters of the US?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>If Yes explain:</p>
<p><b>Does the proposed project increase noise levels in excess of City Standards when the use is complete?</b></p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>If Yes explain: Proposed residences near noise contours of El Camino Real and US 101. A noise study will be required to determine mitigation if necessary.</p>
<p><b>Does the proposed project increase temporary noise levels that cannot be mitigated by the City's existing Noise Ordinance?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>If Yes explain: Temporary construction noise can be mitigated with existing ordinances.</p>
<p><b>Does the proposed project require construction of new water and/wastewater treatment facilities?</b></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>If Yes explain:</p>



<b>Does the proposed project require the construction of new recreational facilities?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes explain:	
<b>Does the proposed project decrease the established traffic Level of Service below Level "C" as contained in the General Plan? (Use ITE Trip Generation for review)</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Number of daily trips generated: <u>338 ADT</u> PM Peak: <u>27 trips</u>	If Yes explain:
<b>City Council Policy</b>				
<b>Is the project applicable to any of the following City Council policies?</b>	Inclusionary Housing <input checked="" type="checkbox"/> Mixed-Use Processing <input type="checkbox"/> Park / Creek Reservation <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Prime Commercial Sites <input type="checkbox"/>			



**ATTACHMENT 2: APPLICANT DESIGN PACKAGE**  
**PLN 2015-1556**

Please see attached on the following page.



**ATTACHMENT 3: DRAFT PC RESOLUTION 2017-A – MITIGATED NEGATIVE  
DECLARATION  
PLN 2015-1556**

**DRAFT PC RESOLUTION 2017-A  
CERTIFICATION OF MITIGATED NEGATIVE DECLARATION**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
ATASCADERO RECOMMENDING THE CITY COUNCIL CERTIFY  
ENVIRONMENTAL DOCUMENT NUMBER 2017-0009**

**PLN 2015-1156  
HARTBERG PLANNED DEVELOPMENT  
SEABERG / HARTBERG DEVELOPMENT, LLC**

**WHEREAS**, an application has been received from Hartberg Properties, LLC (2165 Wilton Drive, Cambria, CA 93428) Owner and Applicant Chris Seaberg (2165 Wilton Drive, Cambria, CA 93428), to consider Planning Application PLN 2015-1556, for a project consisting of a zone text and map change, a master plan of development (CUP), a vesting tentative subdivision map, tree removal permit, and certification of a Mitigated Negative Declaration ("MND") on a 3.79 acre site located on 10850 El Camino Real, Atascadero, CA 93422 (APN's 045-351-008); and,

**WHEREAS**, an Initial Study and Proposed Mitigated Negative Declaration, Environmental Document Number 2017-0009, were prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and

**WHEREAS**, Section 21000, et. seq., of the Public Resources Code and Section 15000, et. seq., of Title 14 of the California Code of Regulations (the "CEQA Guidelines"), which govern the preparation, content, and processing of Negative Declarations, have been fully implemented in the preparation of the Mitigated Negative Declaration; and

**WHEREAS**, pursuant to California State Law and the Atascadero Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing; and

**WHEREAS**, a duly noticed public hearing was held by the Atascadero Planning Commission on June, 28, 2017, to consider the Mitigated Negative Declaration to which all interested persons were given the opportunity to be heard and has recommended certification of the Mitigated Negative Declaration; and



**WHEREAS**, the Planning Commission of the City of Atascadero has reviewed and considered the information contained in the Mitigated Negative Declaration for the PLN 2015-1556, including all associated applications; and,

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Commission of the City of Atascadero, hereby resolves to recommend that the City Council certify Proposed Mitigated Negative Declaration, Environmental Document Number 2015-0009 based on the following Findings:

**SECTION 1. Findings for Recommendation to Certify Mitigated Negative Declaration.** The Planning Commission recommends that the City Council finds as follows:

1. The Proposed Mitigated Negative Declaration has been completed in compliance with CEQA.

**Fact.** City Staff has prepared a proposed Mitigated Negative Declaration consistent with sections 15070, 15071, 15072, 15073 of the CEQA Guidelines, as the initial study completed by City staff showed that revisions, known as mitigation measures, have been agreed to by the applicant that would mitigate potential significant environmental effects to a point where clearly no significant effects would occur.

2. The Proposed Mitigated Negative Declaration was presented to the Planning Commission, and the information contained therein was considered by the Planning Commission, prior to recommending action on the project for which it was prepared.

**Fact.** City Staff delivered a Staff report with the proposed project and Mitigated Negative Declaration under its timeframes for proper review and vetting by Planning Commissioners.

3. The project does not have the potential to degrade the environment when mitigation measures are incorporated into the project.

**Fact.** The proposed project contains mitigation measures that clarify City Policies, General Plan policies, and other pertinent development- related measures to be completed by the project applicant that mitigated potential significant environmental effects.

4. The project will not achieve short-term to the disadvantage of long-term environmental goals.

**Fact.** The proposed project is consistent with the City's underlying zoning ordinance, as well as guiding policy document, the City's General Plan. The proposed project promotes orderly development with high quality architecture and environmental design.

5. The project does not have impacts which are individually limited, but cumulatively considerable.



**Fact.** The Mitigated Negative Declaration considered existing plus project, as well as cumulative plus project impacts in its analysis. The proposed project did not produce any potential impacts that were cumulatively considerable.

6. The project will not cause substantial adverse effects on human beings either directly or indirectly.

**Fact.** The proposed project will not cause substantial adverse effects on human beings, either directly or indirectly, as the proposed project includes the construction and development of 75 residential units in a mostly built, residential neighborhood.

EXHIBIT A: Environmental Document Number 2017-0009, Mitigated Negative Declaration



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

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Duane Anderson  
Planning Commission Chairperson

Attest:

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Phil Dunsmore  
Planning Commission Secretary

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**EXHIBIT A: ENVIRONMENTAL DOCUMENT NUMBER 2017-0009, MITIGATED  
NEGATIVE DECLARATION**

Please see the following page.





**ATTACHMENT 4: DRAFT PC RESOLUTION 2017-B – ZONE TEXT CHANGE  
PLN 2015-1556**

**DRAFT PC RESOLUTION 2017-B  
ESTABLISHMENT OF PLANNED DEVELOPMENT OVERLAY NO. 34  
ZONING CODE TEXT AMENDMENT  
ZONE MAP AMENDMENT**

**RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ATASCADERO, CALIFORNIA, RECOMMENDING  
THAT THE CITY COUNCIL ADOPT AN ORDINANCE  
ESTABLISHING A PLANNED DEVELOPMENT OVERLAY**

**PLN 2015-1556  
HARTBERG PLANNED DEVELOPMENT  
SEABERG / HARTBERG PROPERTIES, LLC**

**WHEREAS**, an application has been received from Hartberg Properties, LLC (2165 Wilton Drive, Cambria, CA 93428) Owner and Applicant Chris Seaberg (2165 Wilton Drive, Cambria, CA 93428), to consider Planning Application PLN 2015-1556, for a project consisting of a zone text and map change, a master plan of development (CUP), a vesting tentative subdivision map, tree removal permit, and certification of a Mitigated Negative Declaration ("MND") on a 3.79 acre site located on 10850 El Camino Real, Atascadero, CA 93422 (APN's 045-351-008); and,

**WHEREAS**, the site's current General Plan Land Use Designation is High Density Residential (HDR); and,

**WHEREAS**, the site's current Zoning District is Residential Multi-Family (RMF-20); and,

**WHEREAS**, a Zoning Ordinance Text Change is proposed by the applicants to establish zoning code text to establish a planned development overlay zone No. 34; and,

**WHEREAS**, a Zoning Map Amendment is proposed by the applicant to establish a planned development overlay zone in order to correspond with the recommended Zoning Ordinance code text; and,

**WHEREAS**, Title 9, Chapter 3, Article 28 of the Atascadero Municipal Code allows for the creation of Planned Development Overlay Zones to promote orderly and harmonious development and to enhance the opportunity to best utilize special site characteristics; 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**, an Initial Study and Draft Mitigated Negative Declaration 2015-0009 was prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

**WHEREAS**, the Planning Commission has determined that it is in the best interest of the City to amend the Zoning Code Text to protect the health, safety and welfare of its citizens by applying orderly development and expanding housing opportunities within the City; and,

**WHEREAS**, a timely and properly noticed Public Hearing upon the subject Zone Text Change and Zone Map Amendment application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning text amendments; and,

**WHEREAS**, the Planning Commission of the City of Atascadero, at a Public Hearing held on June 28, 2017, studied and considered PLN 2015-1556 to establish a Planned Development Overlay zone, after first studying and considering the Draft Mitigated Negative Declaration prepared for the project, and,

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Zoning Code Text and Zone Map Amendment to be forwarded to the City Council:

**SECTION 1. Findings for Approval of a Zone Text Change Amendment establishing Planned Development Overlay No. 34.** The Planning Commission recommends the City Council finds as follows:

1. Modification of development standards or processing requirements is warranted to promote orderly and harmonious development, and;

**Fact.** The proposed development project includes attached zero lot single family residential units, detached small lot single family residential units, and a proposed 48 unit senior living component. The underlying zoning district, RMF-20, allows for all these types of developments; however, due to the zoning district's minimum lot size standard, the proposed project cannot be completed through typical development processes. The proposed project promotes orderly and harmonious development and meets the goals and implementation measures of the City's General Plan, including the housing element.

2. Modification of development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area, and;



**Fact.** The proposed development requires modifications in development standards, including minimum lot size, height limitations, and parking. Smaller lot sizes are allowed for planned residential developments, consistent with section 9-3.245 of the Atascadero Municipal Code. The proposed project will add a benefit to the area as the project proposes a range of housing options on a single site that adds housing stock in an area of City envisioned for high density housing by the adopted General Plan.

3. Benefits derived from the overlay zone cannot be reasonably achieved through existing development standards or processing requirements; and

**Fact.** The proposed project includes attached single family homes on a zero lot line development, small lot single-family homes, and a senior living apartment complex. The proposed project could not be achieved through the existing RMF standards including minimum lot size and setbacks. The proposed development meets the underlying zoning ordinance density of 20 units to the acre.

4. Proposed Plans, if any, offer certain redeeming features to compensate for requested modification.

**Fact.** The proposed development plan includes a unique blend of attached single family homes, small lot single family homes, and an independent senior living facility as a part of a single development. This would allow for a cross-generational approach to housing, in addition to mixing of incomes as residents would potentially be in various stages of life throughout the development. The proposed development executes the City's General Plan by allowing for flexible setbacks, parking standards and other high quality design features through the Planned Development Process. In return, the applicant will be deed restricting a fifteen (15) residential units for affordable income units for very-low, low, and moderate income.

**SECTION 2. Findings for Recommendation of Approval of an Amendment to the Official Zoning Map of Atascadero changing the zoning of lots within the project area.** The Planning Commission recommends the City Council finds as follows:

1. The proposed zone change will be compatible with existing or desired conditions in surrounding neighborhoods and surrounding General Plan land uses and General Plan policies; and

**Fact.** The proposed zoning overlay is compatible with existing surrounding uses. To the north, small lot single family is located within RMF-20, with a PD-7 overlay zone. To the south, attached single family residential contains a PD-20 overlay zone. The proposed project implements density consistent with RMF-20 in a creative, yet cohesive and orderly manner.



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

**Fact.** With the establishment of the Planned Development Overlay Zone No. 34 text, the City is required by State Law, as a general law City, to have a consistent General Plan and zoning code. The adoption of a project specific overlay zone text requires a map change as well.

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;

**Fact.** The proposed project will not be detrimental to the health, safety, and welfare of the general public as outlined in the project's proposed mitigated negative declaration.

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

**Fact.** The proposed project is consistent with the existing character of the immediate neighborhood and, with the establishment of the planned development overlay, will create an orderly and cohesive development of the site.

**SECTION 3. Recommendation of Approval.** The Planning Commission of the City of Atascadero, in a Special Regular Session assembled on June 28, 2017 resolved to recommend that the City Council introduce for first reading, an ordinance that would amend the City Zoning Ordinance and Zoning Map Amendment with the following:

1. EXHIBIT A: ZONE TEXT AMENDMENT
2. EXHIBIT B: ZONE MAP AMENDMENT



**EXHIBIT A: ZONING TEXT AMENDMENT  
PLN 2015-1556**

A Planned Development Overlay Zone No. 34 shall be established for a thirty-two (32) lot subdivision know as Tract 3099, located at parent Assessor Parcel Number 045-351-008 with a total net acreage of 3.79 acres. Development shall be permitted as follows:

(a) A master plan of development of the site shall be approved under the form of a Major Conditional Use Permit. All construction and development shall be in conformance with the approved master plan of development.

(b) No subsequent lot splits or lot line adjustments shall be approved unless found to be consistent with the approved Master Plan of Development.

(c) Any deviations from the approved architecture, colors and materials board, and other architectural enhancement or features shall be approved by the Design Review Committee (DRC) or its successor committee or board.

(d) All lots shall front on a public street or dedicated right-of-way.

(e) Architectural elevations shall be consistent with approved elevations as shown in the approved master plan of development.

(f) Building setbacks shall be consistent with the approved master plan of development:

Front Yard Garages (measured from the back of sidewalk)	25 feet
Front Yard Covered Porches / Decks (measured from back of sidewalk)	3feet
Front Yard Residential Units (measured from back of sidewalk)	15 feet
Front Yard (Lot 31, Senior Apartments, measured from property line)	10 feet
Side Yards (measured from property line)	0 feet
Side Yard (Lot 31, Senior Apartments)	15 feet
Corner Lot Side yard (measured from back of sidewalk)	15 feet
Corner Lot Covered Porch / Deck (measured from back of sidewalk)	3 feet
Rear Yard (measured from property line)	5 feet

(g) All mechanical equipment, including HVAC units and utility meters, shall be screened from view from adjacent streets and properties.

(h) Maximum height of residential structure(s) on lot 31 shall be 44-feet. All other residential unit heights shall be consistent with heights contained in the Atascadero Municipal Code.

(i) Exterior fencing and walls design, and location, shall be consistent with the approved master plan of development landscaping plan. “Dog-eared” type fencing is prohibited throughout the development.



(j) The use of residential accessory buildings (sheds, etc.) will be allowed on the designated rear half of a lot, if the structure can meet setback requirements for residential accessory structures contained in both the California Building Code (CBC) and the Atascadero Municipal Code (AMC).

(k). The minimum lot area shall be two-thousand, three hundred and fifty (2,350) square feet for lots containing residential units. No minimum lot size for lots containing common open spaces or utilities within the subdivision.

(l) Parking for resident vehicles shall be provided within the provided garage on lots containing garages. The driveway area may be used to satisfy the parking requirements.

(m) All front yards and street facing side yards shall be landscaped with drought tolerant landscaping consistent with the State of California drought tolerant landscaping guidelines.

(n) Individual trash collection shall be used for each residential unit. Provisions shall be made for storage of trashcans within the garage or fenced area. These shall be identified in the approved landscape plan.

(o) All utilities, including electric, telephone and cable, along the frontage of and within the PD shall be installed underground, unless both the Community Development Director and the Public Works Director determine that relocation of existing utilities underground renders the project infeasible.

(p) Alterations or additions to established dwelling units shall be subject to the density standards of the underlying zone and shall be reviewed pursuant to the City's Appearance Review Guidelines.

(q) No farm animals may be kept on a lot.

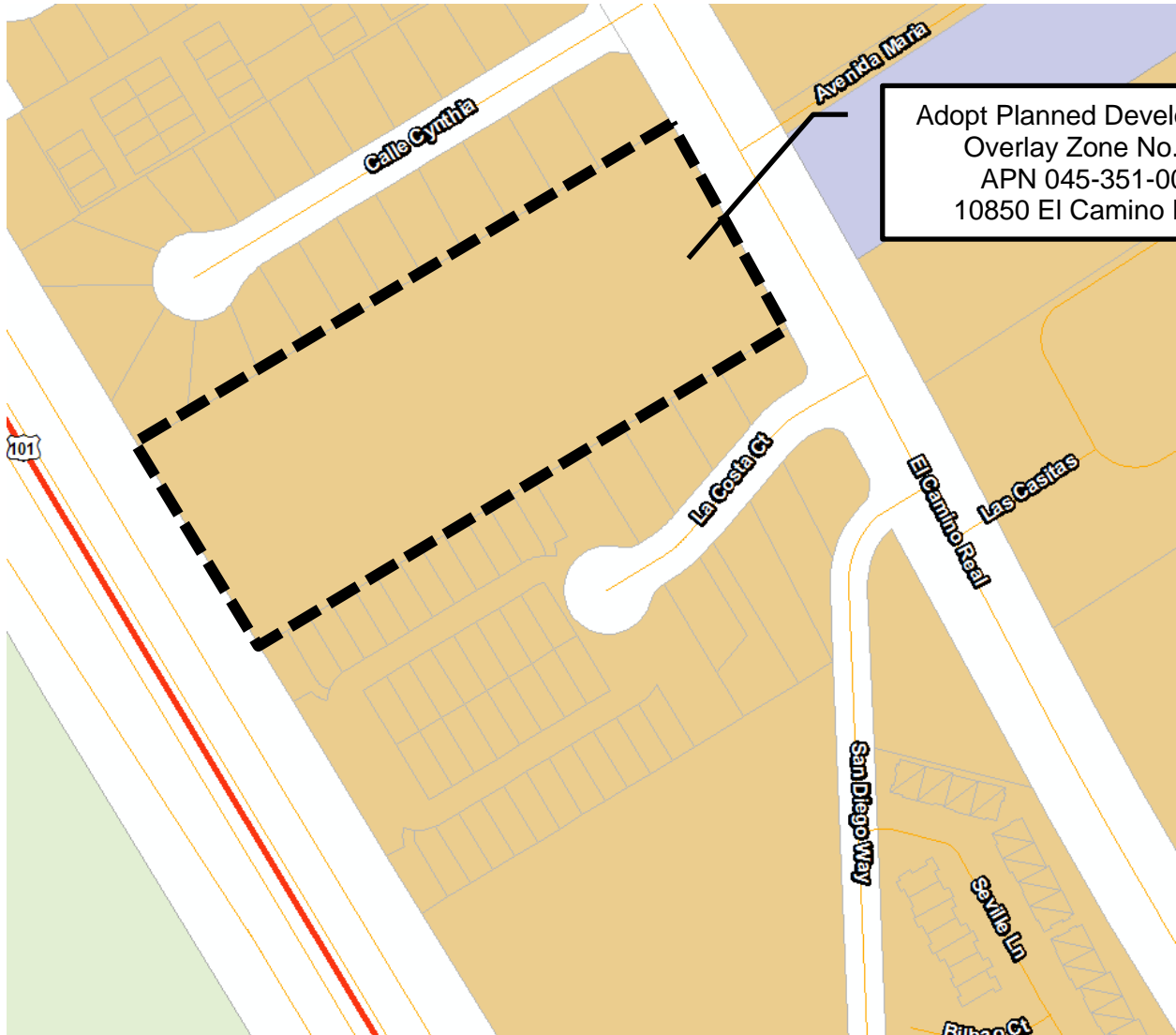
(r) All identified roadway improvements shall be completed as shown in the Master Plan of Development.

(s) Any native tree removals beyond what is identified in the approved Tree Removal will require prior Planning Commission approval with appropriate findings made, consistent with the City's Native Tree Ordinance.

(t) No additional units shall be approved within the development without amending the master plan of development. Density must be consistent with the underlying zoning ordinance.



**EXHIBIT B: ZONING MAP AMENDMENT  
PLN 2015-1556**



**Existing Zoning District** – Residential Multi-Family (RMF-20)  
**Proposed Zoning District** – Residential Multi-Family (RMF-20) /  
Planned Development Overlay No. 34



**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

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

\_\_\_\_\_  
Duane Anderson  
Planning Commission Chairperson

Attest:

\_\_\_\_\_  
Phil Dunsmore  
Planning Commission Secretary

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**ATTACHMENT 6: DRAFT PC RESOLUTION 2017-C – MASTER PLAN OF  
DEVELOPMENT  
PLN 2015-1556**

**DRAFT PC RESOLUTION 2017-C  
MASTER PLAN OF DEVELOPMENT  
TREE REMOVAL PERMIT**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ATASCADERO RECOMMENDING THAT THE CITY  
COUNCIL APPROVE A MASTER PLAN OF DEVELOPMENT**

**PLN 2015-1556  
HARTBERG PLANNED DEVELOPMENT  
SEABERG / HARTBERG PROPERTIES, LLC**

**WHEREAS**, an application has been received from Hartberg Properties, LLC (2165 Wilton Drive, Cambria, CA 93428) Owner and Applicant Chris Seaberg (2165 Wilton Drive, Cambria, CA 93428), to consider Planning Application PLN 2015-1556, for a project consisting of a zone text and map change, a master plan of development (CUP), a vesting tentative subdivision map, tree removal permit, and certification of a Mitigated Negative Declaration ("MND") on a 3.79 acre site located on 10850 El Camino Real, Atascadero, CA 93422 (APN's 045-351-008); and,

**WHEREAS**, the site's current General Plan Land Use Designation is High Density Residential (HDR); and,

**WHEREAS**, the site's current Zoning District is Residential Multi-Family (RMF-20); and,

**WHEREAS**, the Planning Commission has recommended that the City Council approve a Zoning Ordinance Text Change and Zoning Map Amendment to establish zoning code text for a Planned Development Overlay Zone No. 34 on the entire project site based on findings; and,

**WHEREAS**, the Planned Development requires the adoption of a Master Plan of Development, approved in the form of a Conditional Use Permit; and

**WHEREAS**, an Initial Study and Draft Mitigated Negative Declaration 2017-0009 was prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,



**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and,

**WHEREAS**, a timely and properly noticed Public Hearing upon the subject Master Plan of Development 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 June 28, 2017, studied and considered PLN 2015-1556, after studying and considering the proposed Mitigated Negative Declaration prepared for the project, and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Master Plan of Development and Tree Removal Permit:

**SECTION 1. Findings for Recommendation of Height Waiver.** The Planning Commission recommends that the City Council finds as follows:

1. The proposed project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties; and

**Fact.** The proposed project does not result in substantial detrimental effects on the enjoyment of the use of adjoining properties, as the three-story, senior living apartments are proposed to be constructed below existing grade. Based on the existing finished grade of structures surrounding the proposed development, the appearance of a large structure is diminished. Additionally, all proposed structures are well articulated and consist of high quality architectural design, similar to the existing surrounding development.

2. The modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

**Fact.** The Atascadero Emergency Services Department (Atascadero Fire Department) has reviewed the proposed project and determined that based on building placement including setbacks, location of turnouts and fire lanes, that the proposed project will not exceed the lifesaving equipment capabilities of the Department.

**SECTION 2. Findings for Recommendation of Parking Modification.** The Planning Commission recommends that the City Council finds as follows:

1. The characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this title; and



**Fact.** The proposed project includes an independent senior living component. The Atascadero Municipal Code does not have a specific parking calculation for senior apartment facilities. In 2003, the City approved a senior apartment complex for low-income seniors, allowing only 25 parking spaces for 19 one-bedroom units. At the time Staff identified “hotel use” as the most similar use for parking calculations. Based on the existing hotel / residential parking standards, this was a significant parking reduction. The City has not received any complaints in regards to parking at this facility. Additionally City Staff reviewed similar parking requirements in neighboring jurisdictions for this type of use and found that this use generates typically one (1) space per unit. Therefore, based on this research and similar use within the City, the Planning Commission can recommend these findings be made to the City Council for a parking reduction.

2. Reduced parking will be adequate to accommodate on the site all parking needs generated by the use.

**Fact.** The project will be conditioned that shared parking agreements be established through the Home Owners Association, etc. to ensure adequate parking for all aspects of the project.

**SECTION 3. Findings for Recommendation Approval of Master Plan of Development.** The Planning Commission recommends that the City Council finds as follows:

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

**Fact.** The proposed project is consistent with the intention of High Density Residential housing. The proposed project meets the underlying zoning ordinance’s prescribed minimum density requirements for 20 units per acre. The site was identified in the City’s housing element as a vacant parcel targeted for this type of housing.

2. The proposed project or use satisfies all applicable provisions of this title; and

**Fact.** With adoption of the Planned Development Overlay No.34 zone text amendment, and findings made for the height waiver exception, and parking reduction, the proposed project satisfied all applicable provisions of this title.

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

**Fact.** The proposed project will not be detrimental to the health, safety, and welfare of the general public as outlined in the project’s proposed Mitigated Negative Declaration.

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 proposed project is consistent with the immediate neighborhood and with approval of the Planned Development Overlay No. 34, orderly development of a large lot high density residential parcel will be established.

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 proposed project will generate 338 average new daily trips on a new local roadway that intersects with El Camino Real, the City's primary north / south arterial. El Camino Real is a roadway facility that currently operates at an acceptable level of service, consistent with the City's adopted General Plan and will continue to operate at an acceptable level of service with the proposed project, as well as what is considered build-out for the General Plan. The proposed project has been conditioned to pay development impact fees for proposed increase in traffic on regional serving highways (US 101) and other transportation related impacts.

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

**Fact.** The proposed project will be conditioned to meet the City Council's adopted Inclusionary Housing Policy and provide 15 affordable housing units for individuals or families with incomes ranging from very-low, low, and moderate income. The proposed project also has been conditioned to annex into the City's Community Facilities District to make the proposed project fiscally neutral. Finally the project has been reviewed for consistency with the City Council's adopted policy on Planned Developments. The proposed project meets the thresholds for high quality architectural design, landscaping, common open spaces, and affordable housing. Therefore, the project, as proposed, is in compliance with pertinent City policies established by the City Council.

7. Any additional findings deemed necessary.

**Fact.** Findings for height waiver, and parking reductions are included in Section 1 and Section 2 of this resolution.

**SECTION 4. Findings for Recommendation of Tree Removal Approval.** The Planning Commission recommends the City Council finds as follows:

1. The trees are obstructing proposed improvements that cannot be reasonably designed to avoid the need for tree removal, as certified by a report from the Site Planner and determined by the Community Development Department based on the following factors:

- Early consultation with the City;
- Consideration of practical design alternatives;
- Provision of cost comparisons (from applicant) for practical design alternatives;



- If saving tree eliminates all reasonable uses of the property; or
- If saving the tree requires the removal of more desirable trees.

**Fact.** The applicant has provided an arborist report showing the removal of two (2) native trees on-site. Based on the provided site plan, these trees cannot be saved due to the proposed density of the development to meet minimum standards as established by the City.

**SECTION 5. Recommendation of Approval.** The Planning Commission of the City of Atascadero, in a Special Regular Session assembled on June 28, 2017 resolved to recommend that the City Council approve the Master Plan of Development and associated Tree Removal Permit subject to the following:

1. EXHIBIT A: Conditions of approval / Mitigation Monitoring Program
2. EXHIBIT B: Master Plan of Development / Site Plan
3. EXHIBIT C: Landscape Plan
4. EXHIBIT D: Elevations / Floor Plan
5. EXHIBIT E: Colors and Materials Board
6. EXHIBIT F: Grading and Drainage Plan
7. EXHIBIT G: Utility Plan



**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

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

\_\_\_\_\_  
Duane Anderson  
Planning Commission Chairperson

Attest:

\_\_\_\_\_  
Phil Dunsmore  
Planning Commission Secretary

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Exhibit A  
Conditions of Approval  
City of Atascadero



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PLN 2015-1556  
HARTBERG PLANNED DEVELOPMENT  
10805 EL CAMINO REAL  
PARENT APN 045-351-008

The following conditions of approval apply to the project referenced above. The conditions of approval are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of the required compliance.

**A. The following conditions shall be satisfied PRIOR TO THE RECORDATION OF A FINAL MAP, or at the time specified in the condition.**

1. All Conditions, no matter what timing is specified in the above header, shall be completed that are attached as conditions of approval in City Council Resolution 2017-X to final vesting tentative subdivision map for Tract 3099.  PLN

**B. The following conditions shall be satisfied prior to the issuance of the first of any DEMOLITION PERMIT, BUILDING PERMIT, SUBDIVISION IMPROVEMENT, or at the time specified in the condition.**

2. Vesting Tentative Subdivision Map for all lots proposed in Tract 3099 was deemed complete on **May 25, 2017**, for the purposes of vested development rights and fees consistent with the Subdivision Map Act of the State of California.  PLN

3. Approval of this permit shall include the removal of two (2) Native Oak Trees, totaling 17-inches dbh. The applicant shall replant 11 five-gallon native trees (or box tree equivalent), or pay in fee \$566.67 into the native tree fund, or provide a combination of fees or plantings. If re-planting on-site, native tree replantings shall be called out in landscaping plan.  PLN

4. A landscape and irrigation plan shall be approved prior to the issuance of building permits and included as part of site improvement plan consistent with EXHIBIT C and must include the following:  PLN
- All exterior meters, trash storage areas, air conditioning units and mechanical equipment shall be screened with landscape material and/or architecturally compatible enclosures.
  - 24-Inch box London Planes Trees shall be provided along El Camino Real at a maximum spacing of 30 feet on center. Groupings of additional accent trees may be allowed to accommodate sight-distance, topographical features, subject to the approval of the Community Development Director and City Engineer.

5. All project fencing shall be installed consistent with EXHIBIT C and details must be submitted and approved as a part of landscaping plan.  PLN



- Provide color and materials for staff approval of stucco stone wall and wall cap along El Camino Real.
  - Provide color and materials for stacked stone wall base as shown in Exhibit E.
6. Applications for building permits for structures on specific lots or parcels within the subdivision shall not be accepted by the City until the public improvement plans are approved, subdivision improvements are bonded for (as appropriate), and the Final Map has recorded. Building plans for stock plans (not associated with a specific lot or parcel) may be accepted for review, as determined by the Chief Building Official and/or Community Development Director  PLN
7. Fire hydrant locations shall be to the satisfaction of the City Fire Marshall.  FD
8. Properties and/or areas that are managed or owned by the HOA shall be metered separately.  PWD
9. Rear sound wall directly adjacent to Highway 101 shall be landscaped with drought tolerant vines such as Carolina jasmine, lady banks rose, or silver lace vine. Plantings shall be irrigated.  PLN
- C. The following conditions shall IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROJECT.**
10. All site work, grading, and site improvements shall be in substantial conformance with the Master Plan of Development as shown in any of the enclosed exhibits.  PLN
11. Native tree protection shall be installed and up at all times during construction related activities per the tree protection plan.  PLN
- D. The following conditions shall be met prior to the RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE of occupancy, whichever occurs first.**
12. All landscaping is to be installed at each individual lot, and sound wall prior to final inspection.  PLN
- E. The following conditions shall be complied with AT ALL TIMES that the use permitted by this planning application occupies the premise, and shall be applied to the project in perpetuity until such time that the use is extinguished.**
13. The entitlement described at the location per this resolution is determined to be vested with the property upon issuance of a building permit.  PLN
14. Approval of this entitlement shall be final and effective consistent with Atascadero Municipal Code (AMC) section 9-1.111 seq. et. al.  PLN
15. Project construction must be in accordance with provided Exhibit(s), adopted with this Resolution. Changes to architecture, landscaping design, and non-  PLN





substantive subdivision design may be approved by the Design Review Committee (DRC).

- 16. In accordance with the Atascadero Municipal Code section 9-8.105, any violation of any of the conditions of approval is unlawful and may be cause for revocation of this entitlement and subject the applicant and/or future property owners to the penalties set forth in the Atascadero Municipal Code, as well as any other available legal remedies.  PLN
  
- 17. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of this approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of his/her obligations under this condition.  CM
  
- 18. Should the described use be abandoned or extinguished, the property may be used and / or developed with any use allowed by the underlying zoning district.  PLN
  
- 19. Discharges to the public storm drain system are subject to review under the City's MS4 State Permit and the boundaries established by the Regional Water Quality Control Board for discharges to waters of the United States. Illicit discharges shall not be approved and shall be eliminated where known to exist or are identified. Certain non-storm water discharges may not be considered illicit where it can be shown that these waters are not contaminated. Uncontaminated spring water, pumped ground water, and water from crawl space pumps are not considered illicit discharges and are therefore not prohibited from discharging to the storm drain system. The applicant shall provide verification to the satisfaction of the City Engineer that the proposed discharge waters are not contaminated.  PWD

**F. The following are mitigation measures that mitigate adverse environmental effects identified in the prepared Environmental Document. Any change in these measures may affect the validity of the adopted Environmental Document, and a new or amended Environmental Document may be required.**

	<b>MITIGATION MEASURE</b>	<b>TIMING</b>
<b>Aesthetics</b>		
AES-1	At the time of building permit submittal of the proposed project, applicant must submit a photometric plan showing locations of proposed on-site lighting. Prior to final occupancy, City Staff and the applicant shall meet on-site and review lights at dusk condition to ensure off-site light spillage and glare.	Building Permit Submittal



<b>MITIGATION MEASURE</b>	<b>TIMING</b>
AES-2 Any luminaire pole height shall not exceed 14-feet in height to minimize off-site light spillage for consistency with the Atascadero Municipal Code.	Building Permit Submittal
AES-3 Limit intensity to up to 3.0 foot candles at ingress /egress, and otherwise 0.6 foot candle minimum to 1.0 maximum in parking areas and/or for street lighting, bollards, etc.	Building Permit Submittal

**Air Quality**

AQ-1	The proposed project must comply with all standard mitigation measures for construction equipment (Table 2.1, SLOAPCD Air Quality Handbook, April 2012) established by the San Luis Obispo Air Pollution Control District (SLOAPCD) pertaining to construction impacts to reduce the proposed project to thresholds considered less than significant by the district.	During Construction
AQ-2	Prior to issuance of a demo permit for the existing single family residence, the project applicant shall perform the following: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Engineering & Compliance Division at (805) 781-5912 for further information or go to <a href="http://slocleanair.org/rules-regulations/asbestos.php">slocleanair.org/rules-regulations/asbestos.php</a> for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of <a href="http://slocleanair.org/library/download-forms.php">slocleanair.org/library/download-forms.php</a> .	Prior to Building Permit Issuance
AQ-3	To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques: 1. <u>California Diesel Idling Regulations</u> a. <b>On-road diesel vehicles</b> shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles: 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and, 2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in	During Construction



**MITIGATION MEASURE**

**TIMING**

- Subsection (d) of the regulation.
  - b. **Off-road diesel equipment** shall comply with the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation.
  - c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5-minute idling limit.
  - d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: [www.arb.ca.gov/msprog/truck-idling/2485.pdf](http://www.arb.ca.gov/msprog/truck-idling/2485.pdf) and [www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf](http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf).
2. Diesel Idling Restrictions Near Sensitive Receptors including adjacent residential uses to the proposed project, and the Chalk Mountain School:  
In addition to the state required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:
- a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
  - b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
  - c. Use of alternative fueled equipment is recommended; and
  - d. Signs that specify the no idling areas must be posted and enforced at the site.

AQ-4

- Proposed project construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. The following measures shall be incorporated into the project to control dust:
- a. Reduce the amount of the disturbed area where possible;
  - b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. (Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.) For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
  - c. All dirt stock-pile areas should be sprayed daily and

During  
Construction



**MITIGATION MEASURE**

**TIMING**

- covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, and reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

AQ-5	Naturally occurring asbestos (NOA) has been identified by the California Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the county where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD. If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <a href="http://slocleanair.org/business/asbestos.php">slocleanair.org/business/asbestos.php</a>	Prior to issuance of Building Permit
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**Biological Resources**

BIO-1	A Nesting bird survey by a qualified biologist will be required prior to the commencement of any tree removals, or grading activities, whichever occurs first.	Prior to issuance of permits.
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**Cultural Resources**



	<b>MITIGATION MEASURE</b>	<b>TIMING</b>
CR-1	Prior to issuance of building permits for demolition of the existing Colony house on-site, the applicant shall work with either their retained consultant or the Atascadero Historical Society to document the house and any artifacts that may be removed.	Prior to issuance of grading permit
CR-2	In the event that human remains are discovered on the property, all work on the project shall stop and the Atascadero Police Department and the County Coroner shall be contacted. The Atascadero Community Development Department shall be notified. If the human remains are identified as being Native American, the California Native American Heritage Commission (NAHC) shall be contacted at (916) 653-4082 within 24 hours. A representative from both the Chumash Tribe and the Salinan Tribe shall be notified and present during the excavation of any remains.	During Construction
<b>Noise</b>		
NOI-1	A six(6) foot noise attenuation wall will be required on the westerly portion of the site facing US Highway 101. The wall shall be well articulated and incorporate landscaping and color elements that are consistent with the proposed development.	Prior to issuance of subdivision improvement.
NOI-2	Vents and roof penetrations. Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be on the walls and roofs facing away from the noise source wherever possible.	Prior to issuance of permits.
NOI-3	The walls of habitable spaces on second floors of dwelling units nearest the noise source shall have wall construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. For instance, stucco exterior or equivalent on 2" x 4" stud walls with minimum R-13 batt insulation and two layers of ½" gypsum board on the interior will provide an S.T.C. rating of 30 or greater along these walls.	Prior to issuance of permits.
NOI-4	Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues, and other breaks in the integrity of the wall, ceiling or roof construction on the side of the dwellings nearest transportation noise source, shall receive special attention during construction. All construction openings and joints on the walls on the noise facing side of the site shall be insulated, sealed and caulked with a resilient, non-hardening, acoustical caulking material. All such openings and joints shall be airtight to maintain sound isolation.	Prior to issuance of permits.
NOI-5	To meet the interior LDN 45 dBA requirements, windows for habitable spaces on the second floor of affected units (shown in following figures) facing the noise source shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall have full gaskets, with an S.T.C. rating of 30 or	Prior to issuance of permits.



**MITIGATION MEASURE**

**TIMING**

better, as determined in testing by an accredited acoustical laboratory.

**Transportation & Traffic**

- |      |  |   |
|------|--|---|
| TP-1 | A review of traffic signal phasing should be completed at the intersection of El Camino Real/Santa Barbara Road to determine if protected left turn phasing for the eastbound and westbound approaches would potentially reduce conflicts between vehicles.  | Prior to final of the first residential unit. |
| TP-2 | Since the project would contribute minor traffic volumes towards already excessive queues at the Santa Rosa Road interchange, the project must contribute towards the City's Traffic Impact Fee program which includes future improvements at the Santa Rosa Road interchange. The impact fee is based on the type of residential unit constructed and is due at the time of building permit issuance. | Prior to issuance of permits.                 |
| TP-3 | The applicant must install sidewalks along the project frontage on the west side of El Camino Real.  | Prior to issuance of permits.                 |
| TP-4 | The project driveway must be constructed at the same elevation as El Camino Real for a minimum length of one vehicle, or longer, if determined necessary by the City Engineer  | Prior to issuance of permits.                 |
| TP-5 | Landscaping along the project frontage must be low laying and set back so as not to obstruct sight lines along the project frontage  | Prior to issuance of permits.                 |

**Utilities Services**

- |      |   |                               |
|------|---|-------------------------------|
| UT-1 | The proposed project must pay all applicable sewer connection fees at the time of building permit issuance.   | Prior to issuance of permits. |
| UT-2 | If the City Engineer determines there is insufficient capacity to accommodate the proposed project prior to building permit issuance, a building permit will not be issued by the City until sufficient capacity is obtained either through permanent plant upgrades or interim upgrades.   | Prior to issuance of permits. |
| UT-3 | The applicant shall be responsible for providing interim improvements at the Wastewater Reclamation Facility to handle flows and loading from the proposed project, prior to the issuance of a building permit. The applicant shall either construct, or pay its proportional fair share for any upgrades, either permanent or interim, that provide sufficient capacity to serve the proposed project. | Prior to issuance of permits. |

**Tribal Cultural Resources**



	<b>MITIGATION MEASURE</b>	<b>TIMING</b>
TCR-1	Prior to the issuance of a building permit for subdivision improvements, the applicant shall contract with a qualified archeological consultant to perform a visual survey for a pre-historic surface survey for native American and cultural artifacts.	Prior to issuance of permits.
TCR-2	During grading activities, if any cultural resources are unearthed throughout the duration of the proposed project, all grading activities shall cease, and the applicant shall contact the City of Atascadero Staff. City Staff shall than contact all local native American tribes to determine the extent of additional tribal monitoring for remaining grading activities. Grading activities may resume upon agreeance of monitoring.	During Construction

**\*\*END CONDITIONS\*\***



**EXHIBIT B: MASTER PLAN OF DEVELOPMENT / SITE PLAN**

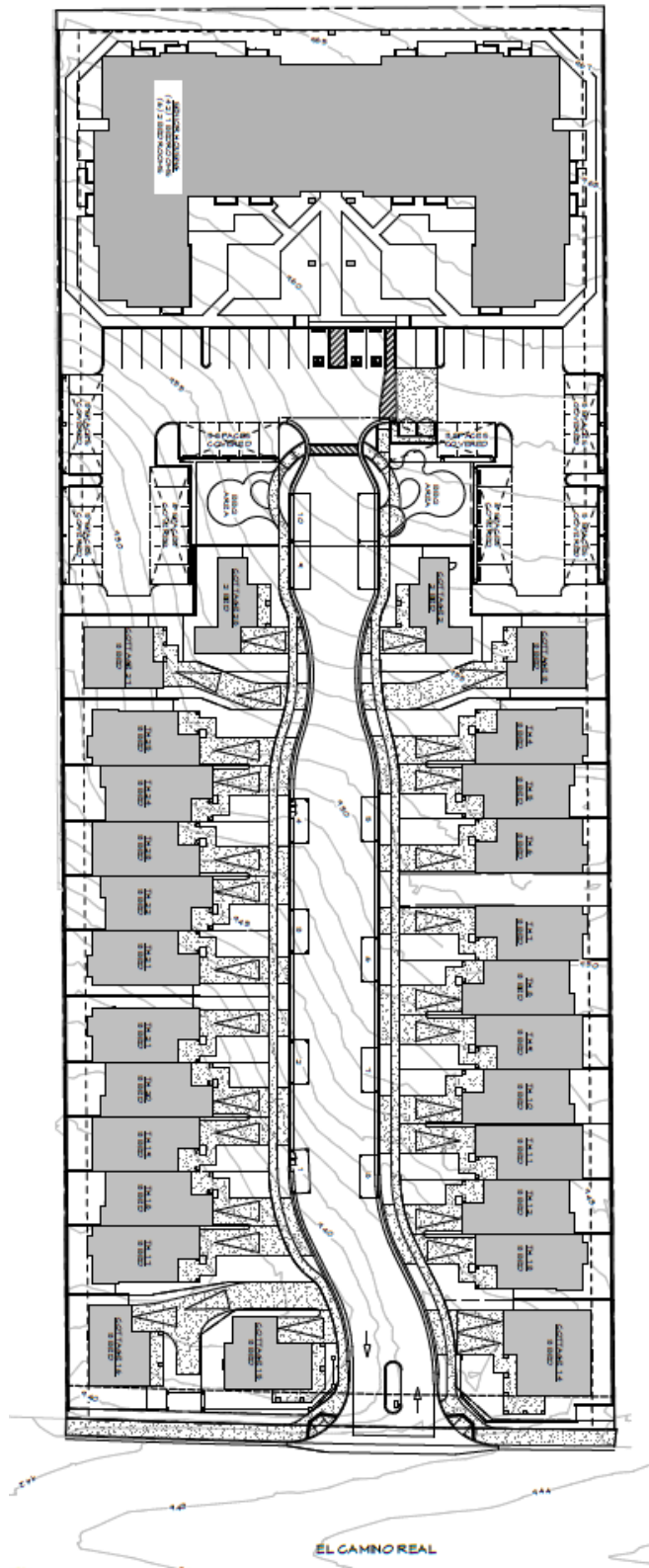
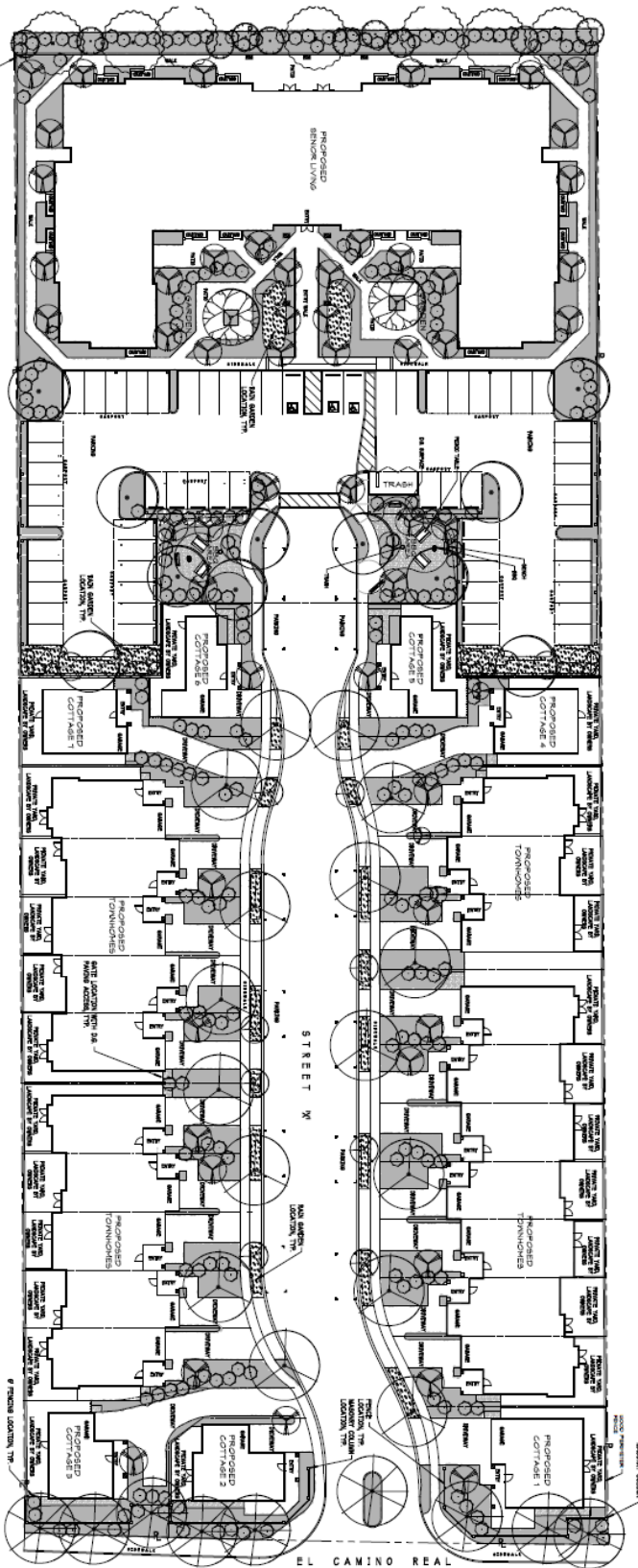




EXHIBIT C: LANDSCAPE PLAN



**IRRIGATION WATER BUDGET CALC.**

ITEM	AREA (SQ FT)	SOIL TYPE	PLANT TYPE	PLANT WATER USE (GAL/INCH)	PLANTING DENSITY	TOTAL WATER USE (GAL)
1	10000	CLAY	SPRING BURNING BUSH	3.0	100	30000
2	5000	CLAY	CELESTINE HYDRANGEA	4.0	50	20000
3	15000	CLAY	DOGWOOD	3.0	150	45000
4	8000	CLAY	HYDRANGEA	4.0	80	32000
5	12000	CLAY	ROSE	3.0	120	36000
6	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
7	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
8	10000	CLAY	DOGWOOD	3.0	100	30000
9	8000	CLAY	HYDRANGEA	4.0	80	32000
10	12000	CLAY	ROSE	3.0	120	36000
11	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
12	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
13	10000	CLAY	DOGWOOD	3.0	100	30000
14	8000	CLAY	HYDRANGEA	4.0	80	32000
15	12000	CLAY	ROSE	3.0	120	36000
16	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
17	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
18	10000	CLAY	DOGWOOD	3.0	100	30000
19	8000	CLAY	HYDRANGEA	4.0	80	32000
20	12000	CLAY	ROSE	3.0	120	36000
21	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
22	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
23	10000	CLAY	DOGWOOD	3.0	100	30000
24	8000	CLAY	HYDRANGEA	4.0	80	32000
25	12000	CLAY	ROSE	3.0	120	36000
26	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
27	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
28	10000	CLAY	DOGWOOD	3.0	100	30000
29	8000	CLAY	HYDRANGEA	4.0	80	32000
30	12000	CLAY	ROSE	3.0	120	36000
31	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
32	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
33	10000	CLAY	DOGWOOD	3.0	100	30000
34	8000	CLAY	HYDRANGEA	4.0	80	32000
35	12000	CLAY	ROSE	3.0	120	36000
36	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
37	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
38	10000	CLAY	DOGWOOD	3.0	100	30000
39	8000	CLAY	HYDRANGEA	4.0	80	32000
40	12000	CLAY	ROSE	3.0	120	36000
41	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
42	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
43	10000	CLAY	DOGWOOD	3.0	100	30000
44	8000	CLAY	HYDRANGEA	4.0	80	32000
45	12000	CLAY	ROSE	3.0	120	36000
46	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
47	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
48	10000	CLAY	DOGWOOD	3.0	100	30000
49	8000	CLAY	HYDRANGEA	4.0	80	32000
50	12000	CLAY	ROSE	3.0	120	36000
51	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
52	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
53	10000	CLAY	DOGWOOD	3.0	100	30000
54	8000	CLAY	HYDRANGEA	4.0	80	32000
55	12000	CLAY	ROSE	3.0	120	36000
56	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
57	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
58	10000	CLAY	DOGWOOD	3.0	100	30000
59	8000	CLAY	HYDRANGEA	4.0	80	32000
60	12000	CLAY	ROSE	3.0	120	36000
61	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
62	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
63	10000	CLAY	DOGWOOD	3.0	100	30000
64	8000	CLAY	HYDRANGEA	4.0	80	32000
65	12000	CLAY	ROSE	3.0	120	36000
66	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
67	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
68	10000	CLAY	DOGWOOD	3.0	100	30000
69	8000	CLAY	HYDRANGEA	4.0	80	32000
70	12000	CLAY	ROSE	3.0	120	36000
71	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
72	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
73	10000	CLAY	DOGWOOD	3.0	100	30000
74	8000	CLAY	HYDRANGEA	4.0	80	32000
75	12000	CLAY	ROSE	3.0	120	36000
76	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
77	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
78	10000	CLAY	DOGWOOD	3.0	100	30000
79	8000	CLAY	HYDRANGEA	4.0	80	32000
80	12000	CLAY	ROSE	3.0	120	36000
81	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
82	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
83	10000	CLAY	DOGWOOD	3.0	100	30000
84	8000	CLAY	HYDRANGEA	4.0	80	32000
85	12000	CLAY	ROSE	3.0	120	36000
86	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
87	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
88	10000	CLAY	DOGWOOD	3.0	100	30000
89	8000	CLAY	HYDRANGEA	4.0	80	32000
90	12000	CLAY	ROSE	3.0	120	36000
91	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
92	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
93	10000	CLAY	DOGWOOD	3.0	100	30000
94	8000	CLAY	HYDRANGEA	4.0	80	32000
95	12000	CLAY	ROSE	3.0	120	36000
96	6000	CLAY	SPRING BURNING BUSH	3.0	60	18000
97	4000	CLAY	CELESTINE HYDRANGEA	4.0	40	16000
98	10000	CLAY	DOGWOOD	3.0	100	30000
99	8000	CLAY	HYDRANGEA	4.0	80	32000
100	12000	CLAY	ROSE	3.0	120	36000

**GREEN CODE REQUIREMENTS**  
 THE CITY OF ATASCADERO HAS ADOPTED THE CALIFORNIA GREEN BUILDING CODE (CALGREEN) AS A PART OF ITS BUILDING DEPARTMENT. THE CODE IS DESIGNED TO PROMOTE SUSTAINABLE BUILDING PRACTICES AND TO REDUCE THE ENVIRONMENTAL IMPACT OF BUILDINGS. THE CODE APPLIES TO ALL NEW BUILDINGS AND MAJOR RENOVATIONS. THE CODE IS DIVIDED INTO SEVERAL SECTIONS, INCLUDING: 1. ENERGY EFFICIENCY, 2. WATER EFFICIENCY, 3. MATERIALS AND RESOURCES, 4. ENVIRONMENTAL QUALITY, 5. CLIMATE RESILIENCE, AND 6. WELL-BEING. THE CODE IS INTENDED TO BE USED IN CONJUNCTION WITH OTHER CITY ORDINANCES AND STANDARDS. THE CITY ENGINEER IS RESPONSIBLE FOR ENFORCEMENT OF THE CODE. FOR MORE INFORMATION, VISIT THE CITY WEBSITE AT WWW.CITYOFATASCADERO.CA.GOV.

**PLANT LIST**  
 THE FOLLOWING IS A LIST OF PLANTS THAT ARE RECOMMENDED FOR USE IN THE LANDSCAPE PLAN. THE PLANTS ARE LISTED BY COMMON NAME, SCIENTIFIC NAME, AND PLANT TYPE. THE PLANTS ARE GROUPED INTO SEVERAL CATEGORIES, INCLUDING: TREES, SHRUBS, PERENNIALS, ANNUALS, AND GRASSES. THE PLANTS ARE CHOSEN FOR THEIR ABILITY TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANTS ARE ALSO CHOSEN FOR THEIR AESTHETIC VALUE AND THEIR ABILITY TO ATTRACT POLLINATORS. THE PLANTS ARE LISTED AS FOLLOWS:  
 - TREES: RED WALNUT, CALIFORNIA REDWOOD, GREY PINNACLE PINE, SILVER PINE, PINON QUINCY, MONTEZUMA CYPRESS, GUMWOOD, PINEAPPLE FLAME TREE, MONTEZUMA CYPRESS, SILVER PINE, GREY PINNACLE PINE, CALIFORNIA REDWOOD, RED WALNUT.  
 - SHRUBS: SPRING BURNING BUSH, CELESTINE HYDRANGEA, DOGWOOD, HYDRANGEA, ROSE.  
 - PERENNIALS: JACINTH, ALLIUM, LILY OF THE VALLEY, TULIP, IRIS, ORCHID, HYDRANGEA, ROSE.  
 - ANNUALS: PANSY, MARIGOLD, ZINNIA, PETUNIA, VERBENA, LANTANA, CROCUS, TULIP, IRIS, ORCHID, HYDRANGEA, ROSE.  
 - GRASSES: BOUTELLOUSA CURTISIANA, PLEISTOCENE GRASS, BOUTELLOUSA CURTISIANA, PLEISTOCENE GRASS, BOUTELLOUSA CURTISIANA, PLEISTOCENE GRASS.

**IRRIGATION NOTES**  
 THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS. THE SYSTEM IS A DROPPED SYSTEM THAT DELIVERS WATER DIRECTLY TO THE ROOTS OF THE PLANTS. THE SYSTEM IS DESIGNED TO BE EFFICIENT AND TO CONSERVE WATER. THE SYSTEM IS DESIGNED TO BE EASY TO MAINTAIN AND TO OPERATE. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL PLANTS. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL SOIL TYPES. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL CLIMATE CONDITIONS. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL REGULATIONS. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL STANDARDS. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL BEST PRACTICES. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL EXPERTS. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL RESEARCH. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL EXPERIENCE. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL KNOWLEDGE. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL WISDOM. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL TRADITION. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL CULTURE. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL HERITAGE. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL IDENTITY. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL CHARACTER. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL SPIRIT. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL SOUL. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL HEART. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL MIND. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL BODY. THE SYSTEM IS DESIGNED TO BE COMPATIBLE WITH ALL LOCAL SPIRIT, SOUL, HEART, MIND, AND BODY.

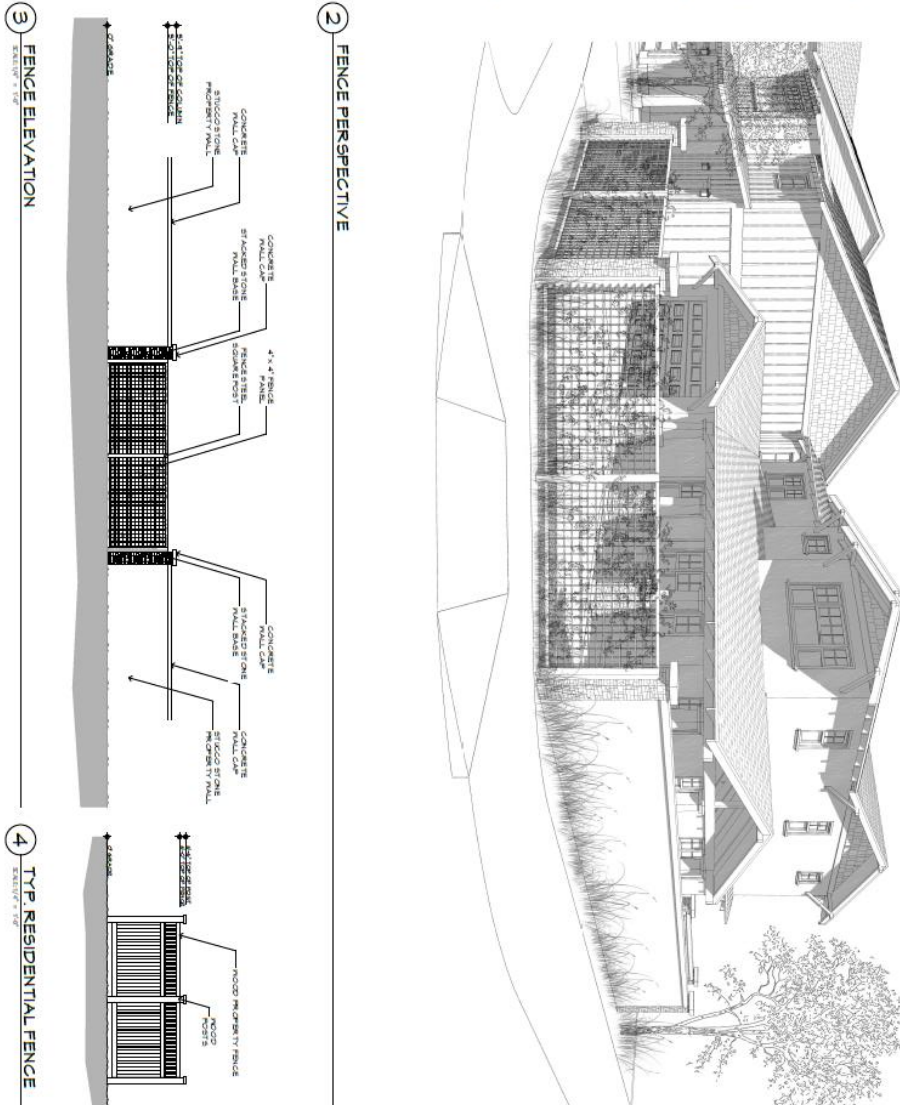
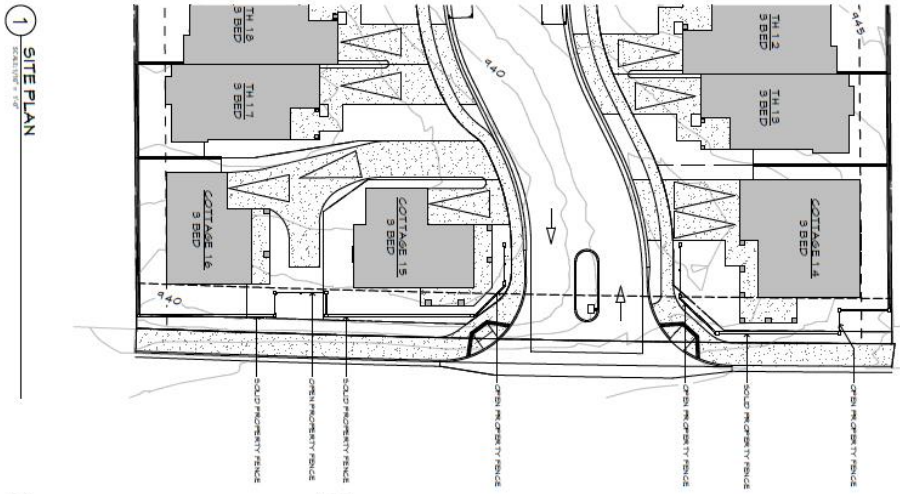
**PLANTING SYMBOL LEGEND**  
 [Symbol] RED WALNUT (JUGLANS FLORIDA)  
 [Symbol] CALIFORNIA REDWOOD (SEQUOIA SEMPERPARVENS)  
 [Symbol] GREY PINNACLE PINE (AUSTRIAN PINE)  
 [Symbol] SILVER PINE (BALSAM FIR)  
 [Symbol] PINON QUINCY (QUINCY PINON)  
 [Symbol] MONTEZUMA CYPRESS (MONTEZUMA PINON)  
 [Symbol] GUMWOOD (QUERCUS GRANDIS)  
 [Symbol] PINEAPPLE FLAME TREE (SCOTCH PINE)  
 [Symbol] SPRING BURNING BUSH (SAROTHECA FLAMMULA)  
 [Symbol] CELESTINE HYDRANGEA (HYDRANGEA LYNCHII)  
 [Symbol] DOGWOOD (DOGWOOD)  
 [Symbol] HYDRANGEA (HYDRANGEA)  
 [Symbol] ROSE (ROSE)  
 [Symbol] JACINTH (PLATOCodon)  
 [Symbol] ALLIUM (ALLIUM)  
 [Symbol] LILY OF THE VALLEY (LILY)  
 [Symbol] TULIP (TULIP)  
 [Symbol] IRIS (IRIS)  
 [Symbol] ORCHID (ORCHID)  
 [Symbol] HYDRANGEA (HYDRANGEA)  
 [Symbol] ROSE (ROSE)  
 [Symbol] PANSY (PANSY)  
 [Symbol] MARIGOLD (TAGETES)  
 [Symbol] ZINNIA (ZINNIA)  
 [Symbol] PETUNIA (PETUNIA)  
 [Symbol] VERBENA (VERBENA)  
 [Symbol] LANTANA (LANTANA)  
 [Symbol] CROCUS (CROCUS)  
 [Symbol] TULIP (TULIP)  
 [Symbol] IRIS (IRIS)  
 [Symbol] ORCHID (ORCHID)  
 [Symbol] HYDRANGEA (HYDRANGEA)  
 [Symbol] ROSE (ROSE)  
 [Symbol] BOUTELLOUSA CURTISIANA (BOUTELLOUSA CURTISIANA)  
 [Symbol] PLEISTOCENE GRASS (PLEISTOCENE GRASS)  
 [Symbol] BOUTELLOUSA CURTISIANA (BOUTELLOUSA CURTISIANA)  
 [Symbol] PLEISTOCENE GRASS (PLEISTOCENE GRASS)



**PRELIMINARY LANDSCAPE PLAN**

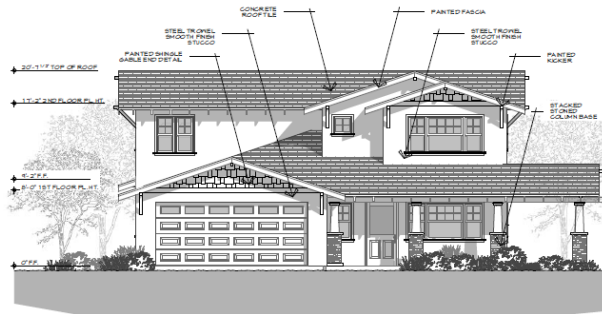


**EXHIBIT C- LANDSCAPE PLAN WALLS / FENCES**

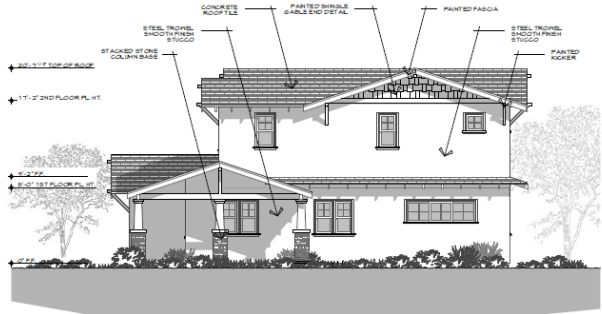


**EXHIBIT D: ELEVATIONS / FLOOR PLAN**

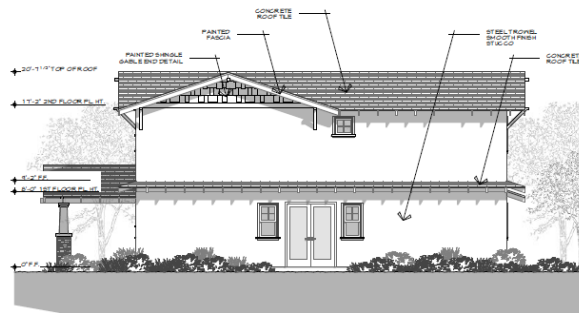
**Cottages – See Project File**



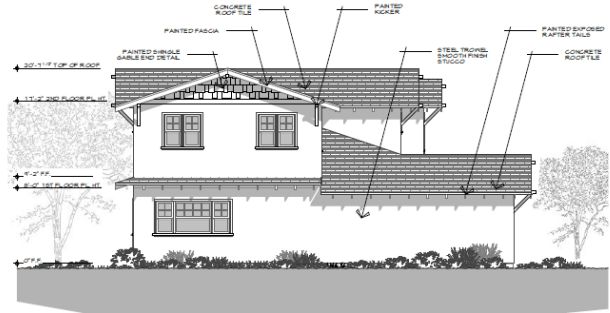
① FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



② RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"



③ LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"



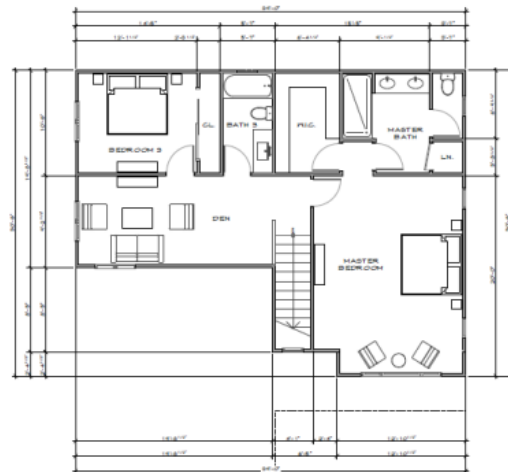
④ REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

**COTTAGE 14 - STATISTICS**

FIRST FLOOR (CONDITIONED):	1,046 SQ. FT.
SECOND FLOOR (CONDITIONED):	422 SQ. FT.
TOTAL (CONDITIONED):	1,468 SQ. FT.
UNCONDITIONED:	400 SQ. FT.



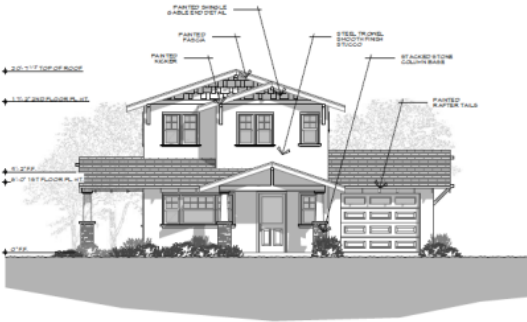
① FIRST FLOOR  
 SCALE: 1/4" = 1'-0"



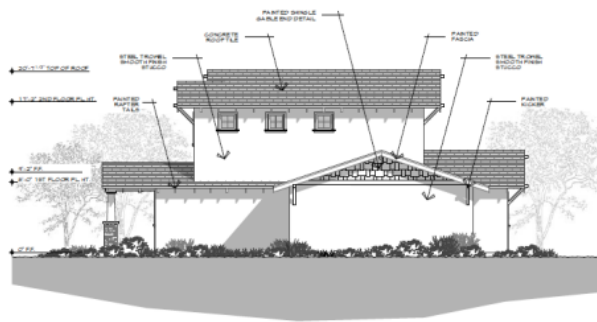
② SECOND FLOOR  
 SCALE: 1/4" = 1'-0"



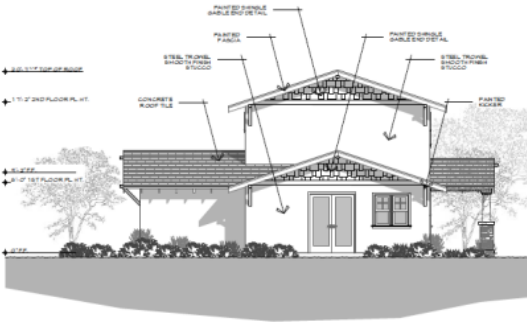
**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Cottages – See Project File**



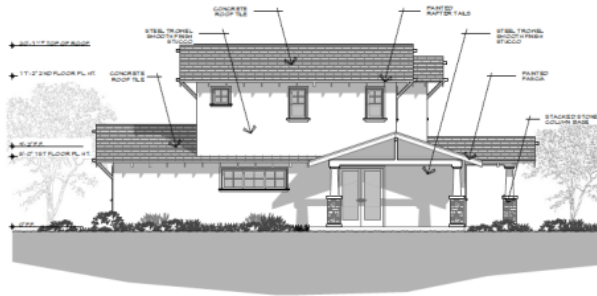
1 FRONT ELEVATION



2 RIGHT ELEVATION



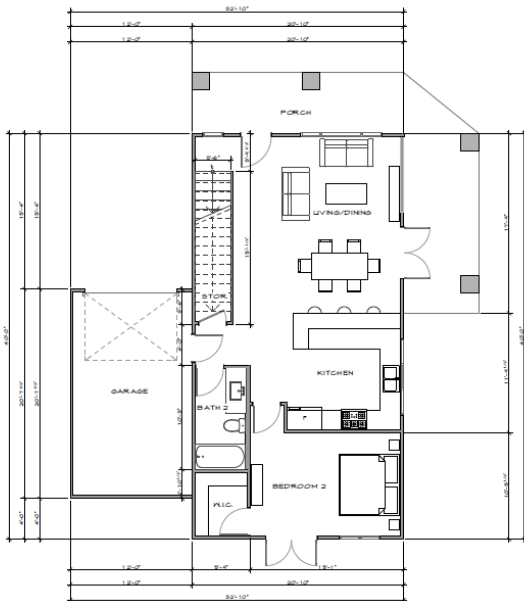
3 REAR ELEVATION



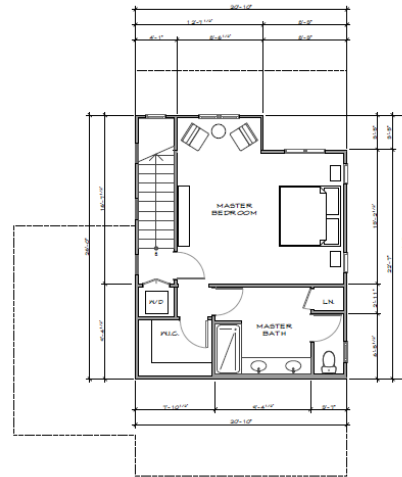
4 LEFT ELEVATION

**COTTAGE 18, STATISTICS**

FIRST FLOOR (CONDITIONED)	841 SQ. FT.
SECOND FLOOR (CONDITIONED)	469 SQ. FT.
TOTAL (CONDITIONED)	1,310 SQ. FT.
UNCONDITIONED	240 SQ. FT.



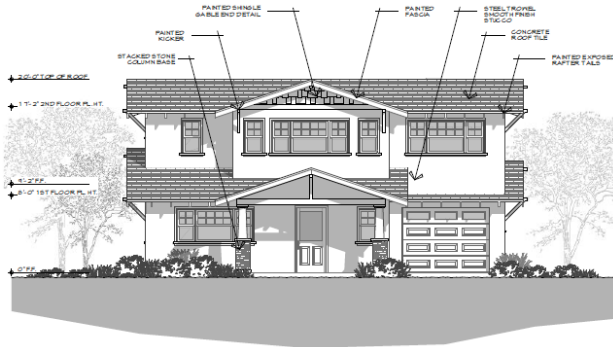
1 FIRST FLOOR  
 SCALE 1/4" = 1'-0"



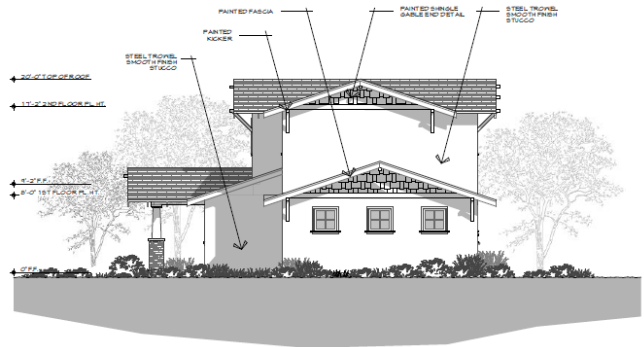
2 SECOND FLOOR  
 SCALE 1/4" = 1'-0"



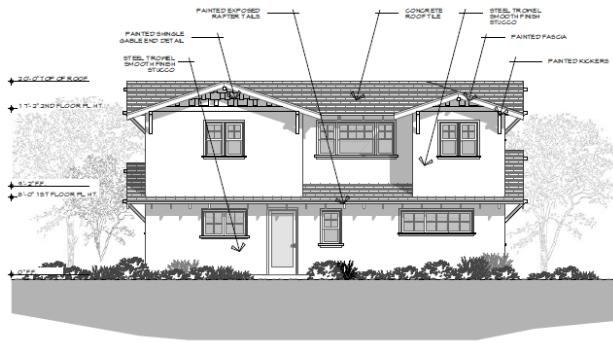
**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Cottages – See Project File**



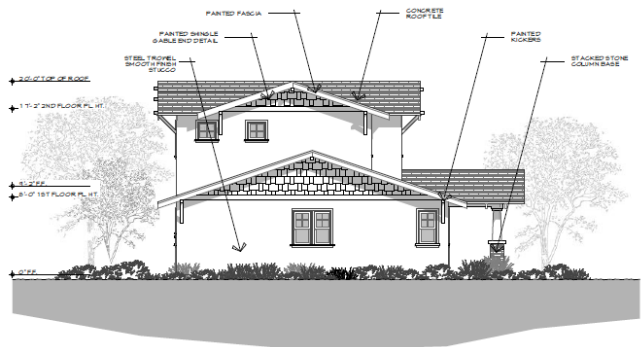
1 FRONT ELEVATION  
 SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION  
 SCALE 1/4" = 1'-0"



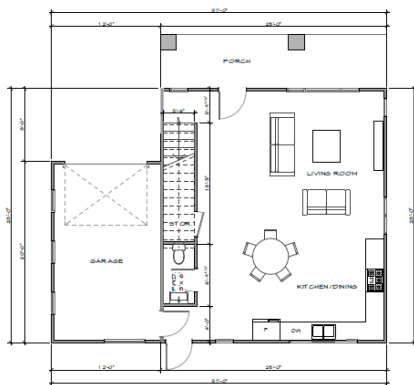
3 REAR ELEVATION  
 SCALE 1/4" = 1'-0"



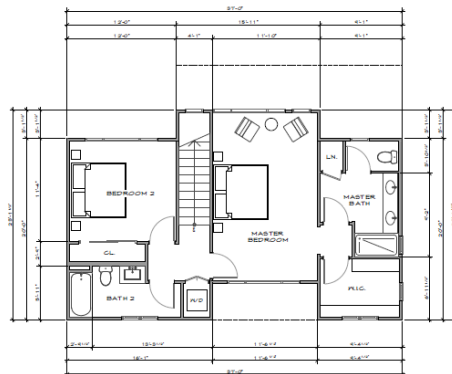
4 LEFT ELEVATION  
 SCALE 1/4" = 1'-0"

**COTTAGE 16: STATISTICS**

FIRST FLOOR (CONDITIONED)	100 SQ. FT.
SECOND FLOOR (CONDITIONED)	100 SQ. FT.
TOTAL (CONDITIONED)	1,400 SQ. FT.
UNCONDITIONED	240 SQ. FT.



1 FIRST FLOOR  
 SCALE 1/8" = 1'-0"



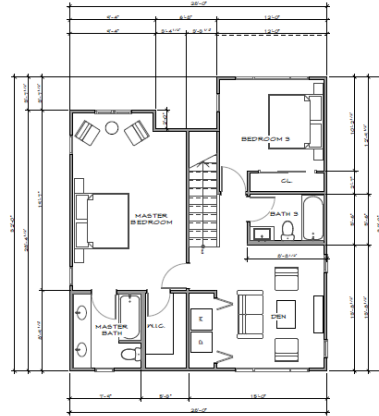
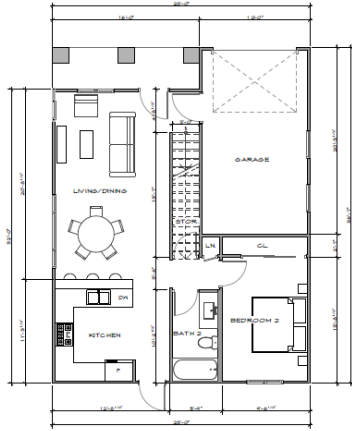
2 SECOND FLOOR  
 SCALE 1/8" = 1'-0"



**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Cottages – See Project File**

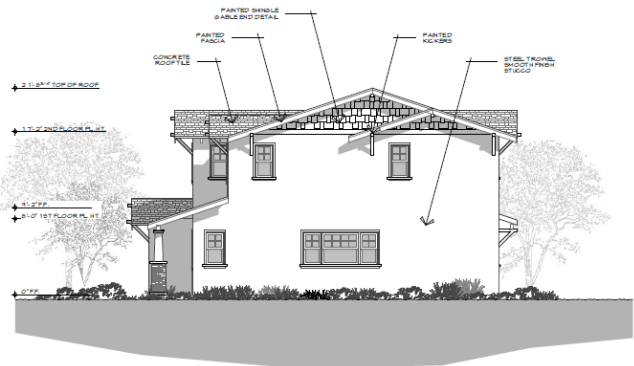
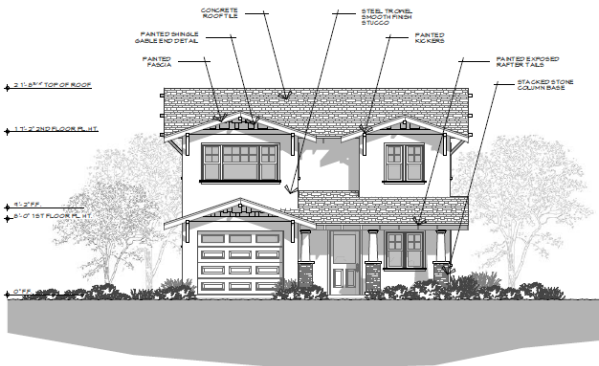
COTTAGE 3 & 2: STATISTICS

FIRST FLOOR (CONDITIONED)	711 SQ. FT.
SECOND FLOOR (CONDITIONED)	740 SQ. FT.
TOTAL (CONDITIONED)	1,501 SQ. FT.
UNCONDITIONED	240 SQ. FT.



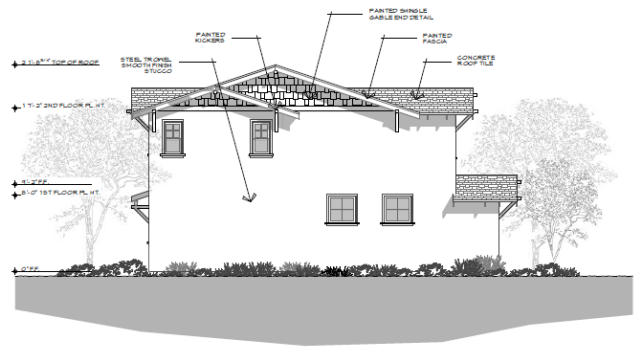
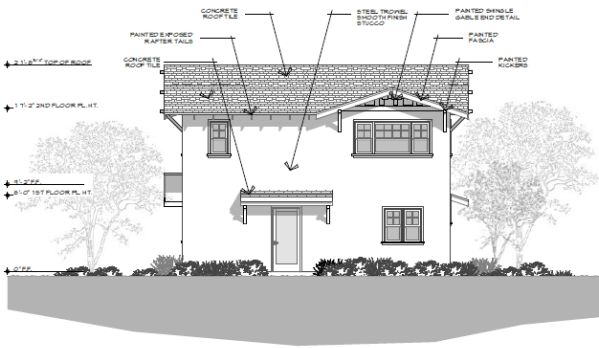
1 FIRST FLOOR  
 SCALE 1/4" = 1'-0"

2 SECOND FLOOR  
 SCALE 1/4" = 1'-0"



1 FRONT ELEVATION  
 SCALE 1/4" = 1'-0"

2 RIGHT ELEVATION  
 SCALE 1/4" = 1'-0"

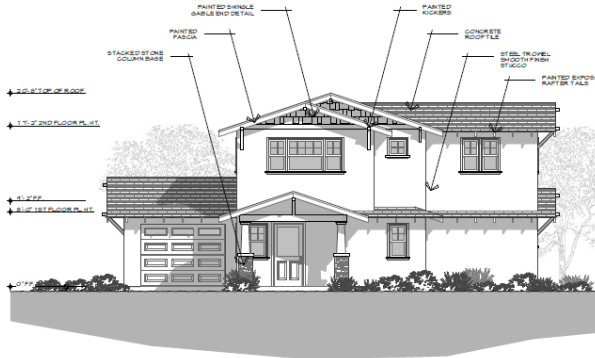


3 REAR ELEVATION  
 SCALE 1/4" = 1'-0"

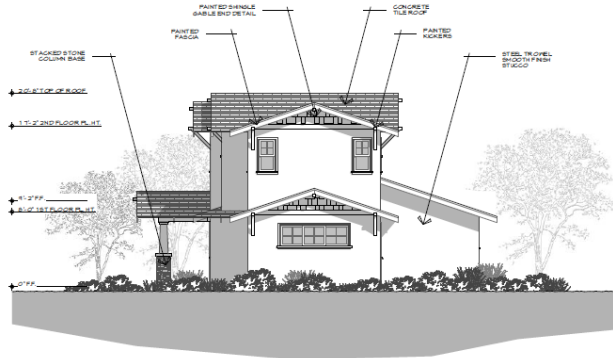
4 LEFT ELEVATION  
 SCALE 1/4" = 1'-0"



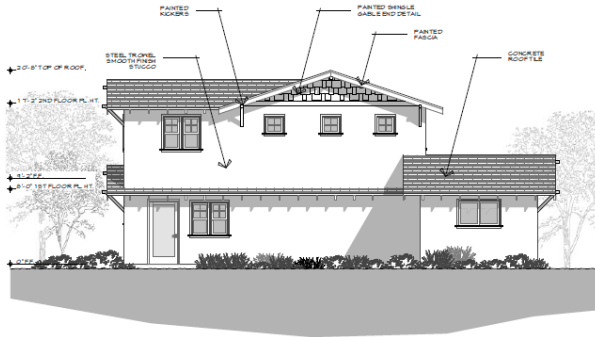
**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Cottages – See Project File**



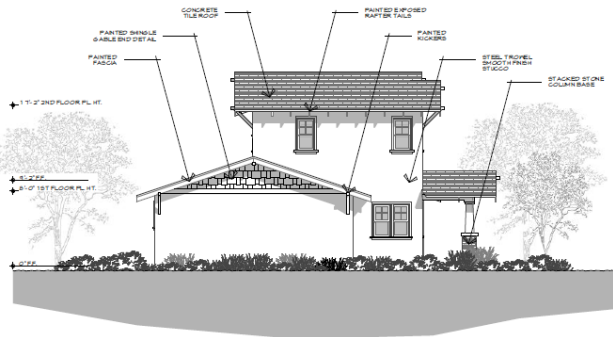
1 FRONT ELEVATION



2 RIGHT ELEVATION



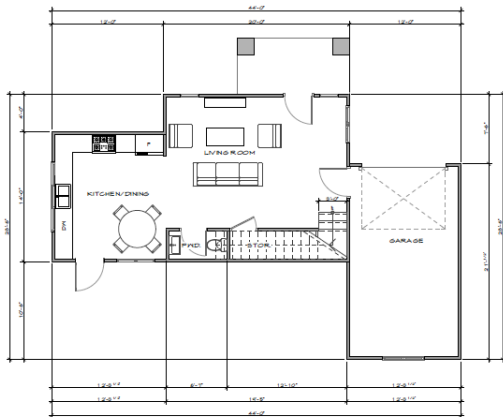
3 REAR ELEVATION



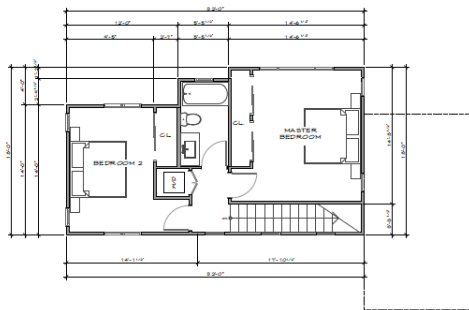
4 LEFT ELEVATION

**COTTAGE 242B STATISTICS**

FIRST FLOOR (CONDITIONED)	543 SQ. FT.
SECOND FLOOR (CONDITIONED)	414 SQ. FT.
TOTAL (CONDITIONED)	1,023 SQ. FT.
UNCONDITIONED	240 SQ. FT.



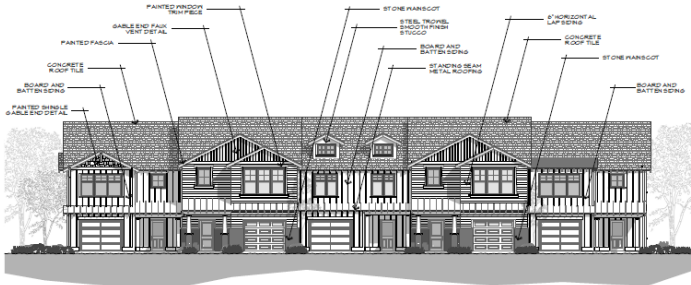
1 FIRST FLOOR



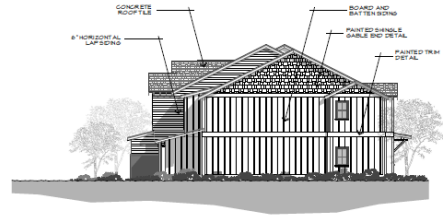
2 SECOND FLOOR



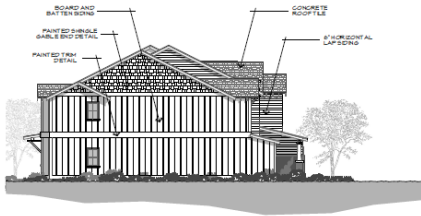
**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Townhouses – See File**



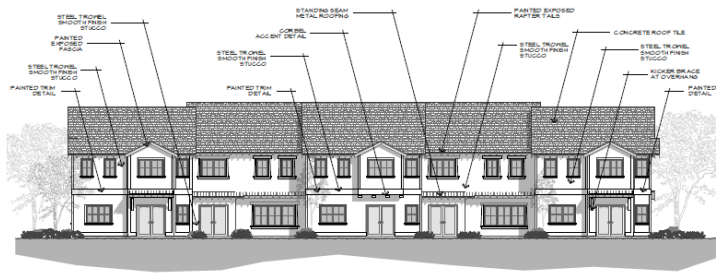
① FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



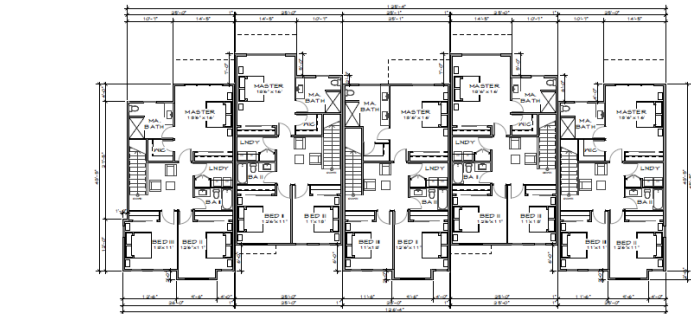
② SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



③ RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



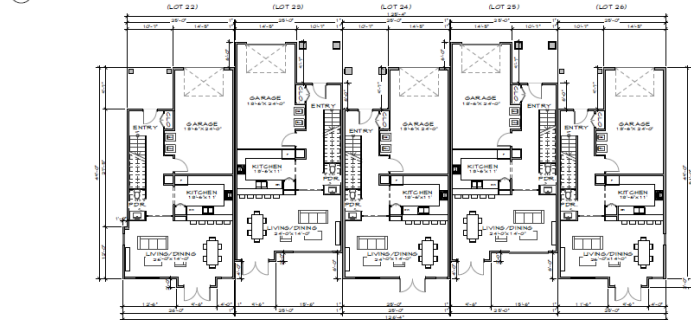
④ REAR ELEVATION  
SCALE: 1/8" = 1'-0"



② SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

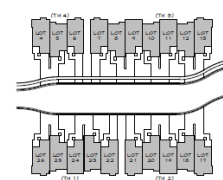
**TOWNHOME 1 STATISTICS**

LOT 22	FIRST FLOOR (CONDITIONED)	609 SQ. FT.
	SECOND FLOOR (CONDITIONED)	1,023 SQ. FT.
	TOTAL (CONDITIONED)	1,632 SQ. FT.
	UNCONDITIONED	350 SQ. FT.
LOT 23	FIRST FLOOR (CONDITIONED)	143 SQ. FT.
	SECOND FLOOR (CONDITIONED)	1,001 SQ. FT.
	TOTAL (CONDITIONED)	1,144 SQ. FT.
	UNCONDITIONED	350 SQ. FT.
LOT 24	FIRST FLOOR (CONDITIONED)	174 SQ. FT.
	SECOND FLOOR (CONDITIONED)	1,042 SQ. FT.
	TOTAL (CONDITIONED)	1,216 SQ. FT.
	UNCONDITIONED	350 SQ. FT.
LOT 25	FIRST FLOOR (CONDITIONED)	143 SQ. FT.
	SECOND FLOOR (CONDITIONED)	1,001 SQ. FT.
	TOTAL (CONDITIONED)	1,144 SQ. FT.
	UNCONDITIONED	350 SQ. FT.
LOT 26	FIRST FLOOR (CONDITIONED)	143 SQ. FT.
	SECOND FLOOR (CONDITIONED)	1,012 SQ. FT.
	TOTAL (CONDITIONED)	1,155 SQ. FT.
	UNCONDITIONED	350 SQ. FT.



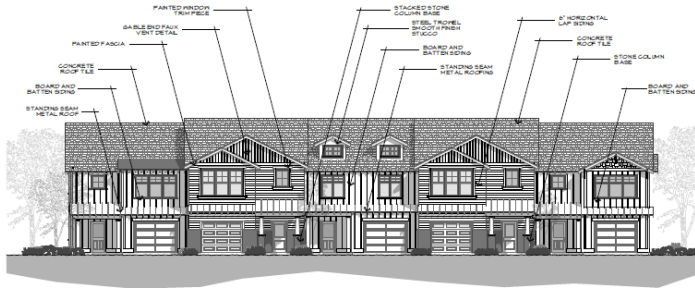
① FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**KEY PLAN**

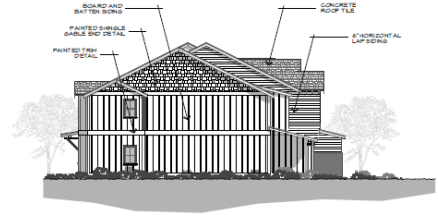




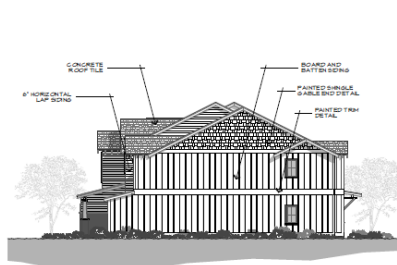
**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Townhouses – See File**



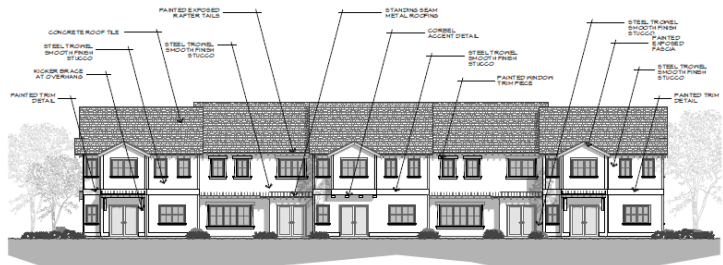
1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



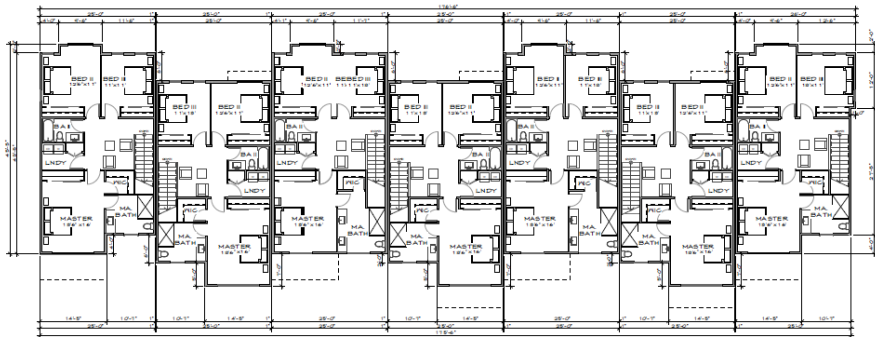
2 RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION  
 SCALE: 1/8" = 1'-0"



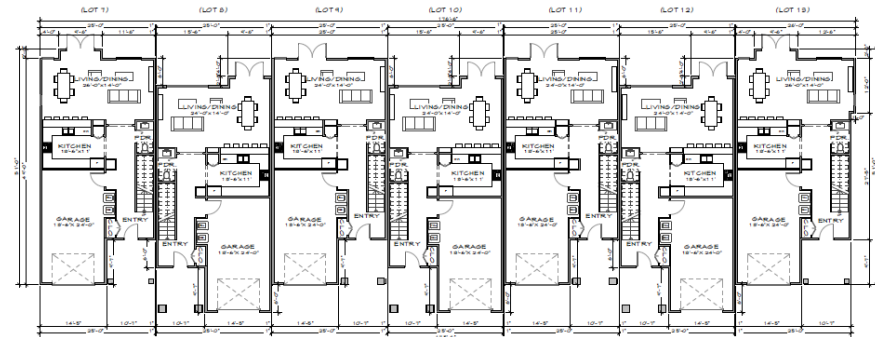
4 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



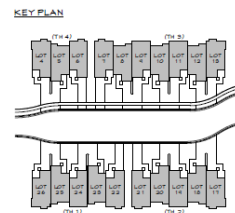
2 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**TOWNHOME 3 STATISTICS**

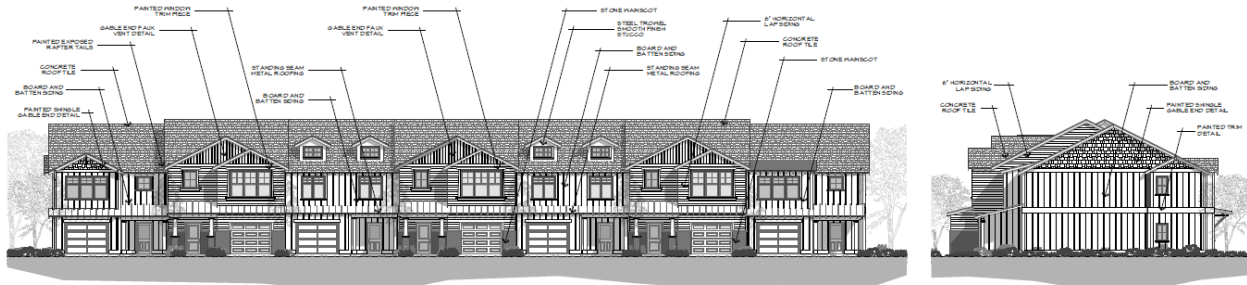
LOT 1	FIRST FLOOR (CONDITIONED): 743 SQ. FT.
	SECOND FLOOR (CONDITIONED): 1,017 SQ. FT.
	TOTAL (CONDITIONED): 1,800 SQ. FT.
	UNCONDITIONED: 350 SQ. FT.
LOT 5	FIRST FLOOR (CONDITIONED): 743 SQ. FT.
	SECOND FLOOR (CONDITIONED): 1,007 SQ. FT.
	TOTAL (CONDITIONED): 1,800 SQ. FT.
	UNCONDITIONED: 350 SQ. FT.
LOT 4	FIRST FLOOR (CONDITIONED): 714 SQ. FT.
	SECOND FLOOR (CONDITIONED): 1,093 SQ. FT.
	TOTAL (CONDITIONED): 1,827 SQ. FT.
	UNCONDITIONED: 350 SQ. FT.
LOT 10	FIRST FLOOR (CONDITIONED): 743 SQ. FT.
	SECOND FLOOR (CONDITIONED): 1,007 SQ. FT.
	TOTAL (CONDITIONED): 1,800 SQ. FT.
	UNCONDITIONED: 350 SQ. FT.
LOT 11	FIRST FLOOR (CONDITIONED): 714 SQ. FT.
	SECOND FLOOR (CONDITIONED): 1,093 SQ. FT.
	TOTAL (CONDITIONED): 1,827 SQ. FT.
	UNCONDITIONED: 350 SQ. FT.
LOT 12	FIRST FLOOR (CONDITIONED): 743 SQ. FT.
	SECOND FLOOR (CONDITIONED): 1,007 SQ. FT.
	TOTAL (CONDITIONED): 1,800 SQ. FT.
	UNCONDITIONED: 350 SQ. FT.
LOT 13	FIRST FLOOR (CONDITIONED): 809 SQ. FT.
	SECOND FLOOR (CONDITIONED): 1,023 SQ. FT.
	TOTAL (CONDITIONED): 1,827 SQ. FT.
	UNCONDITIONED: 350 SQ. FT.



1 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

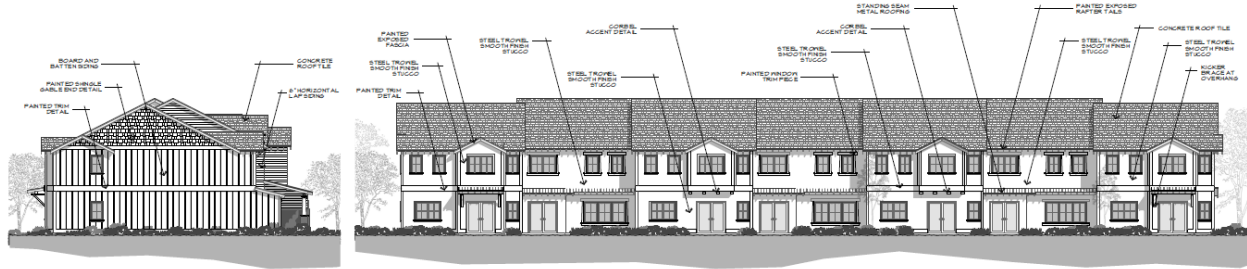


**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Townhouses – See File**



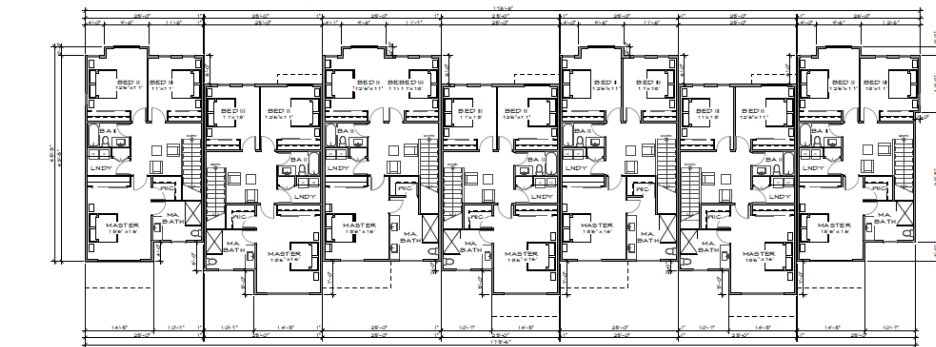
1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

2 LEFT ELEVATION  
 SCALE: 1/8" = 1'-0"

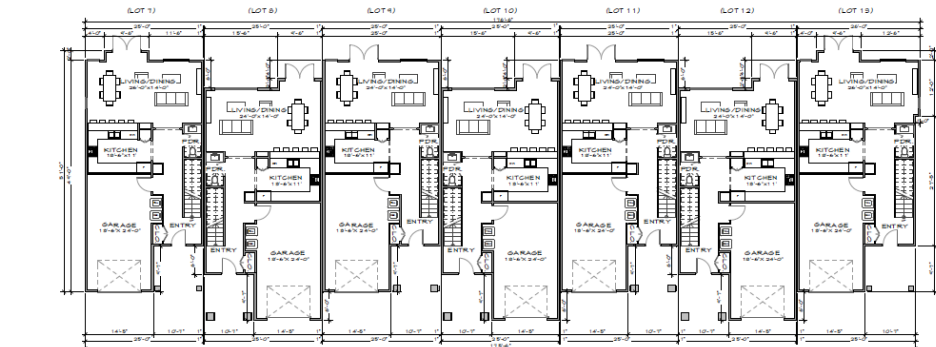


3 RIGHT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"

4 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

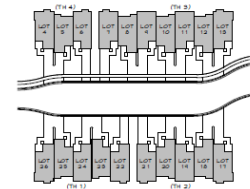


1 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

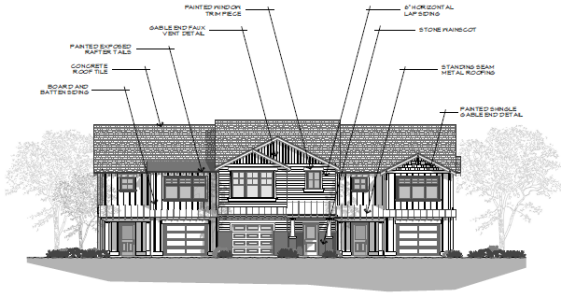
**TOWNHOME STATISTICS**

LOT 3	743 SQ. FT.
FIRST FLOOR (CONDITIONED)	1,012 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,205 SQ. FT.
TOTAL (CONDITIONED)	2,217 SQ. FT.
UNCONDITIONED:	950 SQ. FT.
LOT 8	743 SQ. FT.
FIRST FLOOR (CONDITIONED)	1,007 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,200 SQ. FT.
TOTAL (CONDITIONED)	2,207 SQ. FT.
UNCONDITIONED:	950 SQ. FT.
LOT 4	774 SQ. FT.
FIRST FLOOR (CONDITIONED)	1,059 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,221 SQ. FT.
TOTAL (CONDITIONED)	2,280 SQ. FT.
UNCONDITIONED:	950 SQ. FT.
LOT 10	743 SQ. FT.
FIRST FLOOR (CONDITIONED)	1,001 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,200 SQ. FT.
TOTAL (CONDITIONED)	2,201 SQ. FT.
UNCONDITIONED:	950 SQ. FT.
LOT 11	774 SQ. FT.
FIRST FLOOR (CONDITIONED)	1,053 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,221 SQ. FT.
TOTAL (CONDITIONED)	2,274 SQ. FT.
UNCONDITIONED:	950 SQ. FT.
LOT 13	743 SQ. FT.
FIRST FLOOR (CONDITIONED)	1,007 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,200 SQ. FT.
TOTAL (CONDITIONED)	2,207 SQ. FT.
UNCONDITIONED:	950 SQ. FT.
LOT 15	809 SQ. FT.
FIRST FLOOR (CONDITIONED)	1,023 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,221 SQ. FT.
TOTAL (CONDITIONED)	2,244 SQ. FT.
UNCONDITIONED:	950 SQ. FT.

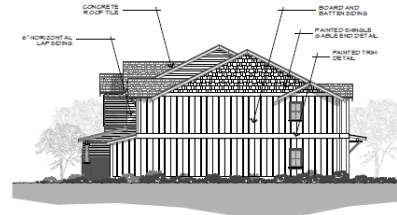
**KEY PLAN**



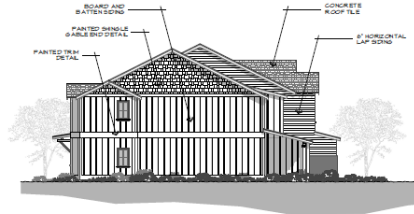
**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Townhouses – See File**



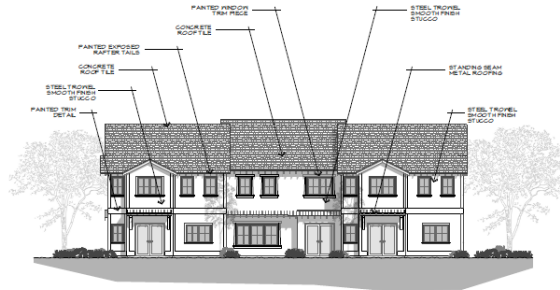
1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



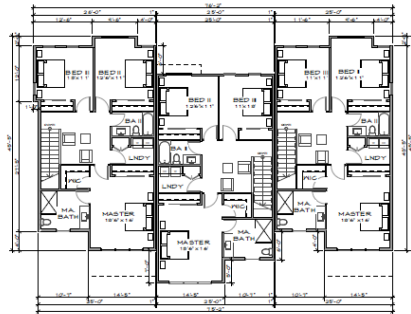
2 RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION  
 SCALE: 1/8" = 1'-0"



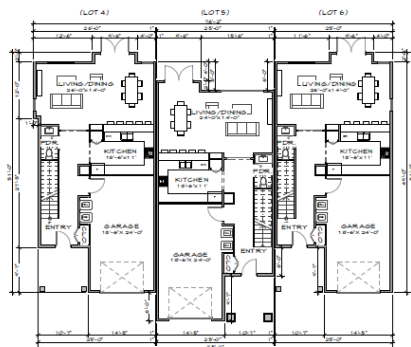
4 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

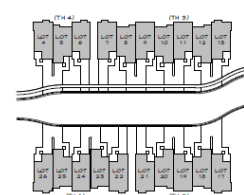
**TOWNHOME 4 STATISTICS**

LOT 4	
FIRST FLOOR (CONDITIONED)	805 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,023 SQ. FT.
TOTAL (CONDITIONED)	1,828 SQ. FT.
UNCONDITIONED	350 SQ. FT.
LOT 5	
FIRST FLOOR (CONDITIONED)	743 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,001 SQ. FT.
TOTAL (CONDITIONED)	1,744 SQ. FT.
UNCONDITIONED	350 SQ. FT.
LOT 6	
FIRST FLOOR (CONDITIONED)	743 SQ. FT.
SECOND FLOOR (CONDITIONED)	1,011 SQ. FT.
TOTAL (CONDITIONED)	1,754 SQ. FT.
UNCONDITIONED	350 SQ. FT.

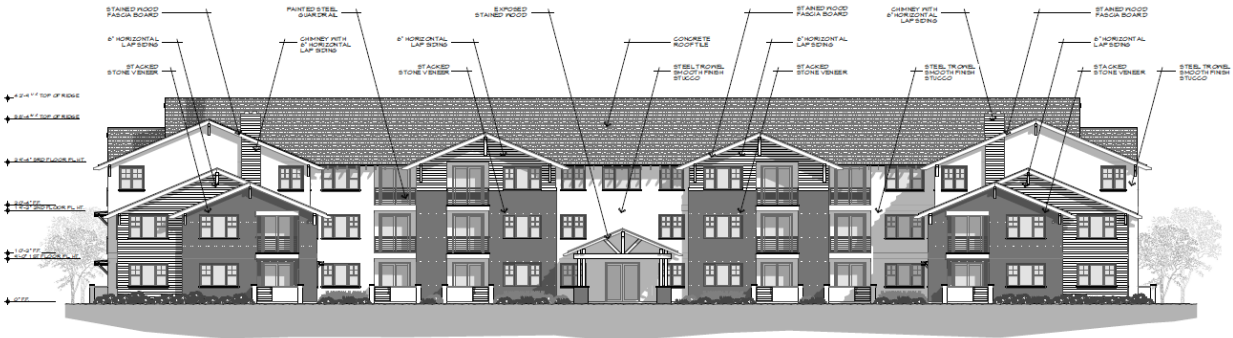


1 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

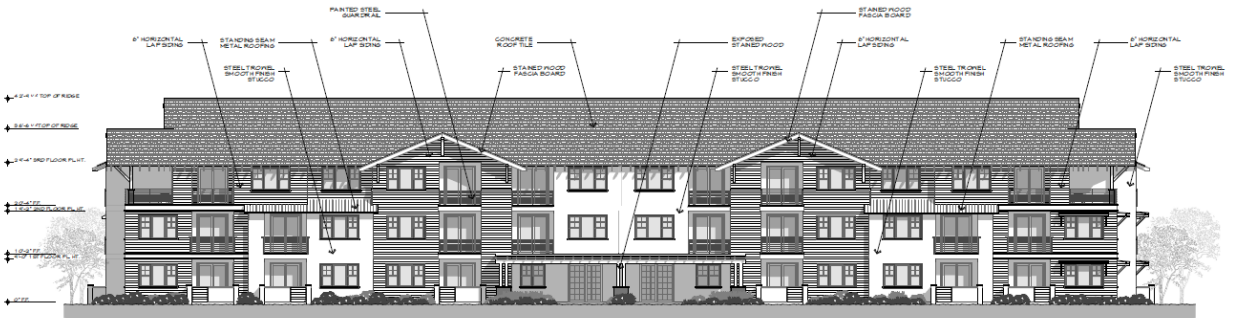
**KEY PLAN**



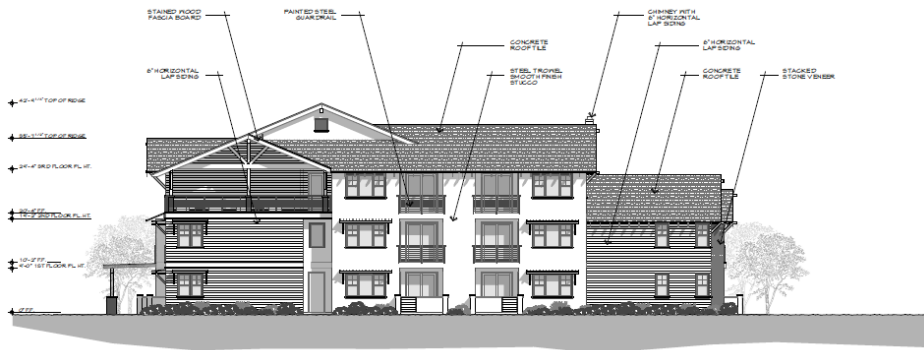
**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Senior Housing Facility – See File**



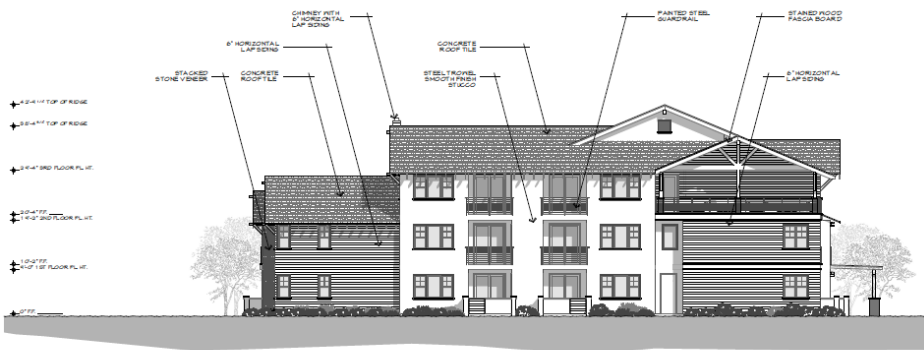
1 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



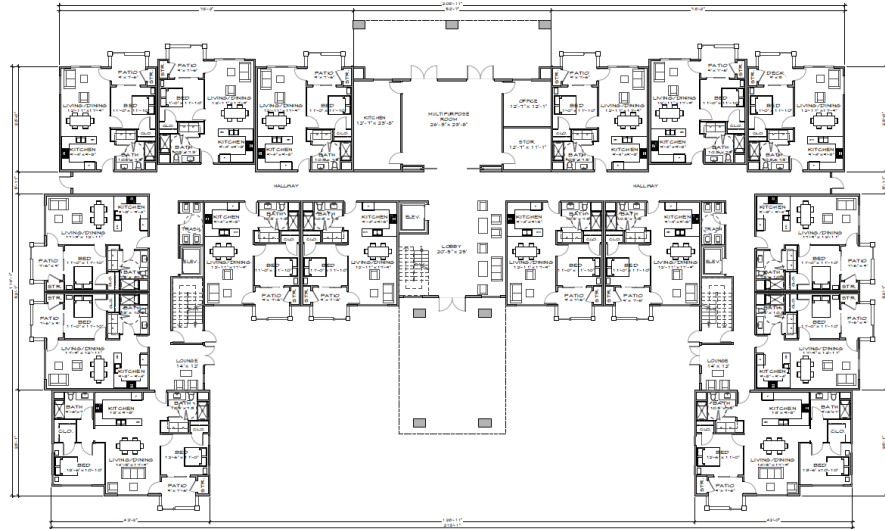
1 LEFT ELEVATION  
 SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"

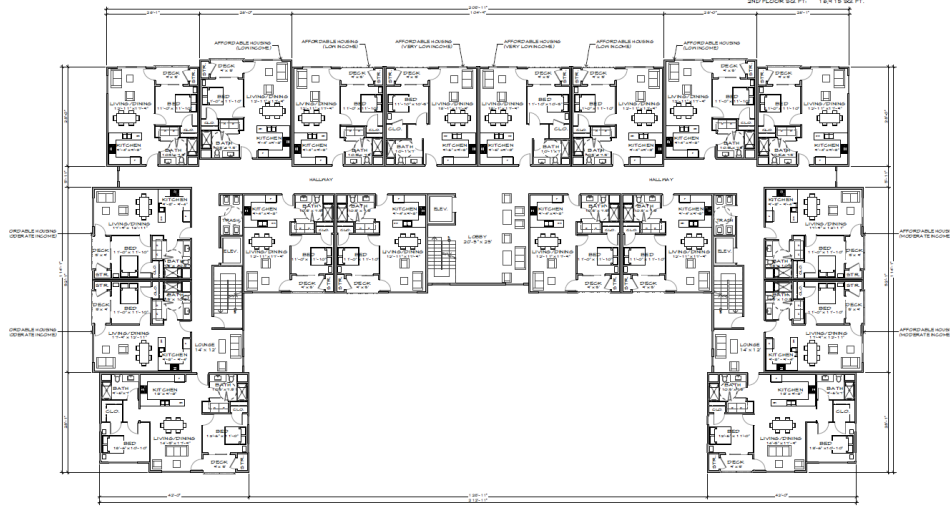


**EXHIBIT D: ELEVATIONS / FLOOR PLAN**  
**Senior Housing Facility – See File**



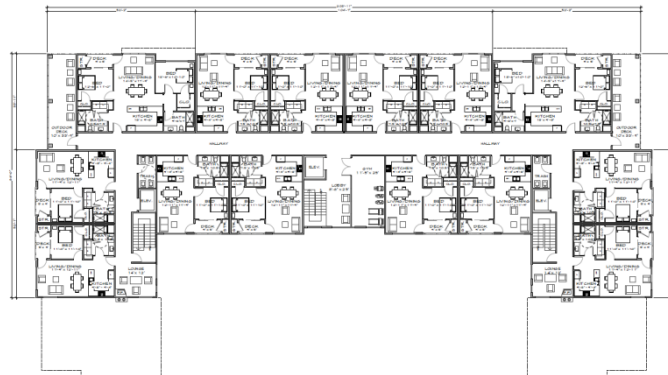
1 FIRST FLOOR PLAN

SENIOR HOUSING 2ND FLOOR STATISTICS  
 (1) 1 BEDROOM  
 (2) 1 BEDROOM - VERY LOW INCOME AFFORDABLE HOUSING  
 (3) 1 BEDROOM - LOW INCOME AFFORDABLE HOUSING  
 (4) 1 BEDROOM - MODERATE INCOME AFFORDABLE HOUSING  
 (5) 2 BEDROOMS  
 (6) 3 BEDROOMS  
 (7) 4 BEDROOMS  
 2ND FLOOR SQ. FT. 16,419 SQ. FT.



1 SECOND FLOOR PLAN

SENIOR HOUSING 3RD FLOOR STATISTICS  
 (1) 1 BEDROOM  
 (2) 2 BEDROOMS  
 3RD FLOOR SQ. FT. 13,843 SQ. FT.



1 THIRD FLOOR PLAN



**EXHIBIT E: COLOR AND MATERIALS BOARD**  
**See File For Full Size Copies**

**Cottages**



STUCCO: KELLY MOORE  
 PASEO VERDE

TRIM AND MOOD:  
 KELLY MOORE  
 WHITEST WHITE

SHAKE SIDING:  
 KELLY MOORE  
 WHITEST WHITE

CONCRETE TILE:  
 EAGLE ROOFING  
 BEL AIR; BROWN GRAY RANGE

STONE: CORONADO  
 HONEY LEDGE  
 GREY QUARTZITE

**Townhomes**



SIDING:  
 KELLY MOORE  
 WINTER'S PARK  
 (KM5024)

BOARD AND BATTEN:  
 KELLY MOORE  
 WHITEST WHITE  
 (KMM43)

SHAKE SIDING:  
 KELLY MOORE  
 WHITEST WHITE  
 (KMM43)

CONCRETE TILE:  
 EAGLE ROOFING  
 BEL AIR; BROWN  
 GRAY RANGE

CONCRETE TILE:  
 EAGLE ROOFING  
 BEL AIR; SLATE RANGE

STANDING SEAM  
 ROOF:  
 ASP SPAN  
 OLD TOWN GRAY

STONE:  
 CORONADO  
 HONEY LEDGE  
 KELLY MOORE  
 GREY

PAINTED  
 TRIM:  
 KELLY MOORE  
 WHITEST WHITE  
 (KMM43)

**Senior Living**



STONE:  
 CORONADO  
 VIRGINIA LEDGE  
 HILLSIDE

SIDING:  
 KELLY MOORE  
 PASEO VERDE  
 (KM5154)

SIDING:  
 KELLY MOORE  
 WHITEST WHITE  
 (KMM43)

STUCCO:  
 LA HABRA  
 SILVER GRAY

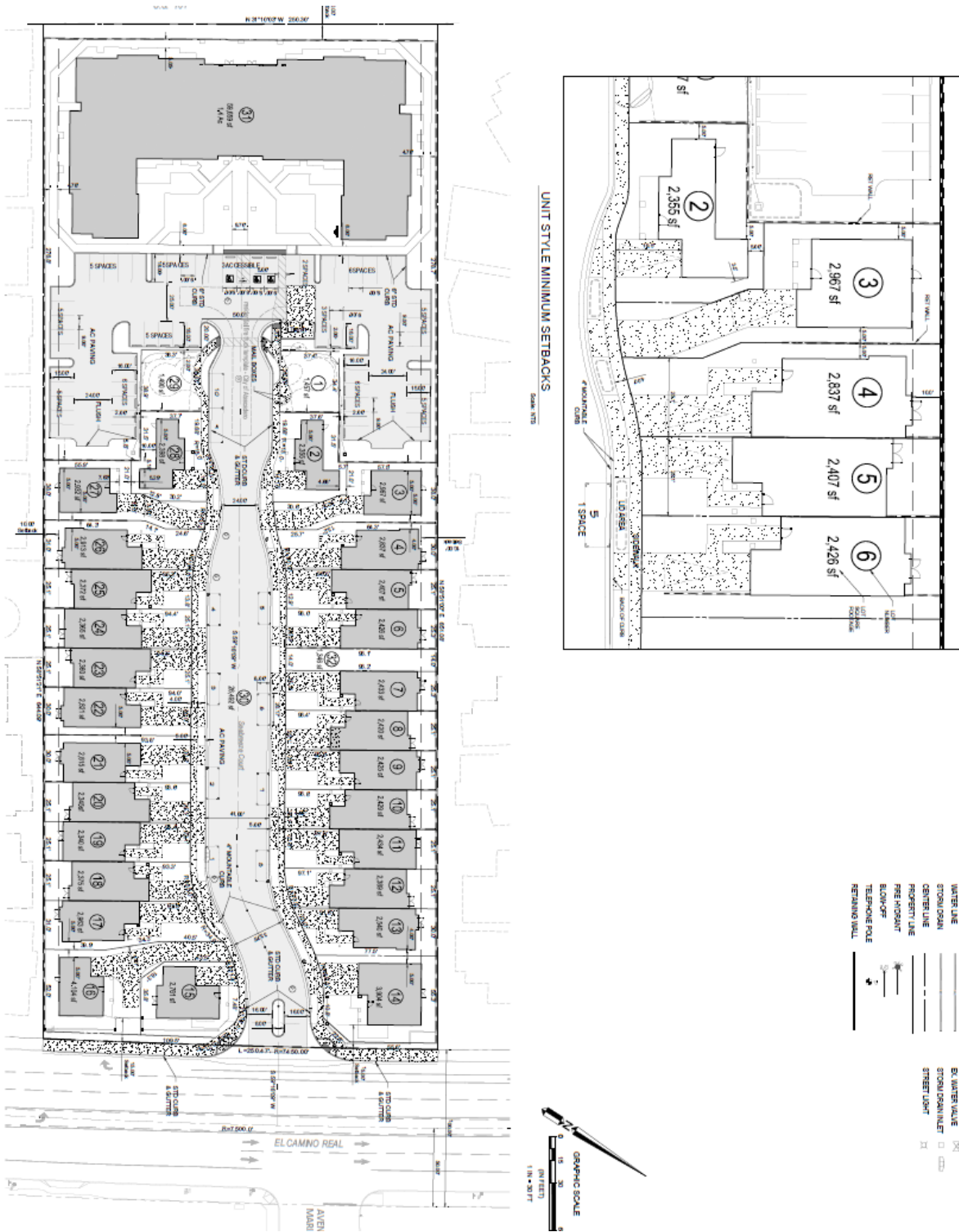
ROOF:  
 CONCRETE TILE  
 EAGLE ROOFING  
 BEL AIR; SLATE RANGE

STANDING SEAM  
 ROOF:  
 ASP SPAN  
 OLD TOWN GRAY

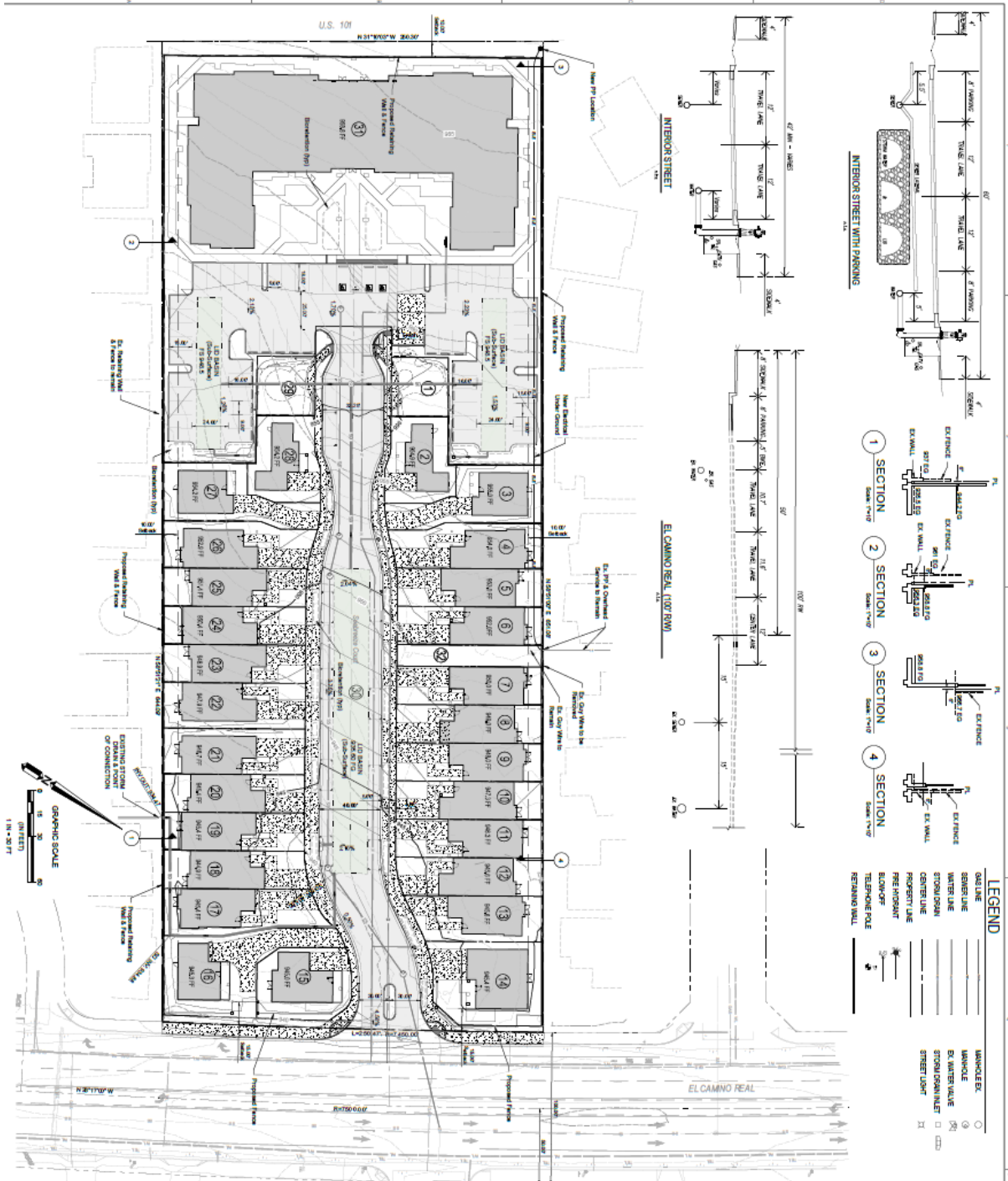
EXPOSED WOOD:  
 SHERMAN-WILLIAMS  
 HILL COUNTRY (BN 9592)



**EXHIBIT F: UTILITY PLAN**  
 See File



**EXHIBIT G – GRADING AND DRAINAGE**  
 See Project File





**ATTACHMENT 7: DRAFT PC RESOLUTION 2017-E – VESTING TENTATIVE  
SUBDIVISION MAP  
PLN 2015-1556**

**DRAFT PC RESOLUTION 2017-E  
VESTING TENTATIVE SUBDIVISION MAP**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ATASCADERO, RECOMMENDING THAT THE CITY  
COUNCIL APPROVE A VESTING TENTATIVE SUBDIVISION MAP,**

**PLN 2015-1556  
HARTBERG PLANNED DEVELOPMENT  
SEABERG / HARTBERG PROPERTIES, LLC**

**WHEREAS**, an application has been received from Hartberg Properties, LLC (2165 Wilton Drive, Cambria, CA 93428) Owner and Applicant Chris Seaberg (2165 Wilton Drive, Cambria, CA 93428), to consider Planning Application PLN 2015-1556, for a project consisting of a zone text and map change, a Master Plan of Development (CUP), a vesting tentative subdivision map, tree removal permit, and certification of a Mitigated Negative Declaration ("MND") on a 3.79 acre site located on 10850 El Camino Real, Atascadero, CA 93422 (APN's 045-351-008); and,

**WHEREAS**, the site's current General Plan Land Use Designation is High Density Residential (HDR); and,

**WHEREAS**, the site's current Zoning District is Residential Multi-Family (RMF-20); and,

**WHEREAS**, the Planning Commission has recommended that the City Council approve a Zoning Ordinance Text Change and Zoning Map Amendment to establish zoning code text for PD-34 zoning district with a PD-34 overlay on the entire project site based on findings; and,

**WHEREAS**, the PD-34 requires the adoption of a Master Plan of Development, approved in the form of a Conditional Use Permit for the project area; and,

**WHEREAS**, the Planning Commission has recommended that the City Council approve a Master Plan of Development prepared for the project site which, as conditioned, meet all requirements of the PD-34 Overlay Zoning District; and,

**WHEREAS**, an Initial Study and Draft Mitigated Negative Declaration 2017-0009 was prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,



**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and,

**WHEREAS**, a timely and properly noticed Public Hearing upon the subject Vesting Tentative Subdivision Map was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Subdivision; and,

**WHEREAS**, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on June 28, 2017 studied and considered Vesting Tentative Subdivision Map (Tract 3099) for PLN 2015-1556, after studying and considering the proposed Mitigated Negative Declaration prepared for the project, and

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Vesting Tentative Subdivision Map:

**SECTION 1. Findings of Approval for Vesting Tentative Subdivision Map**, the Planning Commission of the City of Atascadero recommends that the City Council find as follows:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and the proposed Zone Text Change Amendment (Government Code §§ 66473.5 and 66474(a) and (b));

**Fact.** The proposed subdivision has been designed and includes proposed improvements that are consistent with the City's adopted General Plan, in addition to the requirements that have been considered to be codified for the Planned Development Overlay Zone No. 34.

2. The site is physically suitable for the type of development (Government Code § 66474(c));

**Fact.** The proposed site is suitable for this type of development as the grades are gently sloping. Based on the existing grades and proposed grading plan, the proposed subdivision contains a number of lots and ultimately a number of residential units that is consistent with the density of the underlying residential multi-family residential zoning district RMF-20 of 20 units to the acre minimum.

3. The site is physically suitable for the proposed density of development (Government Code § 66474(d));

**Fact.** The site is directly adjacent to neighborhoods that are zoned Residential Multi-Family 20, which allow for development of parcels with a minimum density of 20 units to the acre and a maximum density of 24 units the acre. The properties to the north and south have already been constructed. Properties to the west are under construction with



additional high density housing. Therefore, the project is consistent with the surrounding neighborhood and is suitable for the proposed density.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e));

**Fact.** The proposed project has been analyzed consistent with the California Environmental Quality Act (CEQA) through a mitigated negative declaration. With the incorporation of mitigation measures, in addition to project conditions, the proposed project's impacts will be mitigated to a threshold of less than significant, therefore the proposed project will not create substantial environmental damage.

5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f));

**Fact.** The proposed project and the types of improvements include a subdivision for a total of 75 residential units over 32 lots. Because the proposed project is residential in nature, and the improvements have been reviewed for consistency with threshold established by the City through adopted ordinances, and City policies, the proposed project will not cause serious health problems.

6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g));

**Fact.** The proposed subdivision does not conflict with any easements for access or use of property.

7. The installation of public improvements are necessary prior to recordation of a Final Map in order to ensure orderly development of the surrounding area (Government Code § 66411.1(b)(2)).

**Fact.** Public improvements that are included, as conditioned by the City Engineer, are required consistent with the City's adopted General Plan, adopted Master Facilities Plan, and Municipal Code. Therefore the proposed improvements are necessary to ensure orderly development of the surrounding area.

**SECTION 2. Recommendation of Approval.** The Planning Commission of the City of Atascadero, in a Special Regular Session assembled on June 28, 2017, resolved to recommend to the City Council approval of a Vesting Tentative Subdivision Map, Tract 3099 for PLN 2015-1556 subject to the following:

1. EXHIBIT A: Tentative Subdivision Map – Tract 3099
2. Exhibit B: Conditions of Approval
3. EXHIBIT C: Grading Plan
4. EXHIBIT D: Utility Plan



**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

On motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES: \_\_\_\_\_ ( )

NOES: \_\_\_\_\_ ( )

ABSTAIN: \_\_\_\_\_ ( )

ABSENT: \_\_\_\_\_ ( )

ADOPTED:

CITY OF ATASCADERO

By: \_\_\_\_\_  
Duane Anderson  
Planning Commission Chairperson

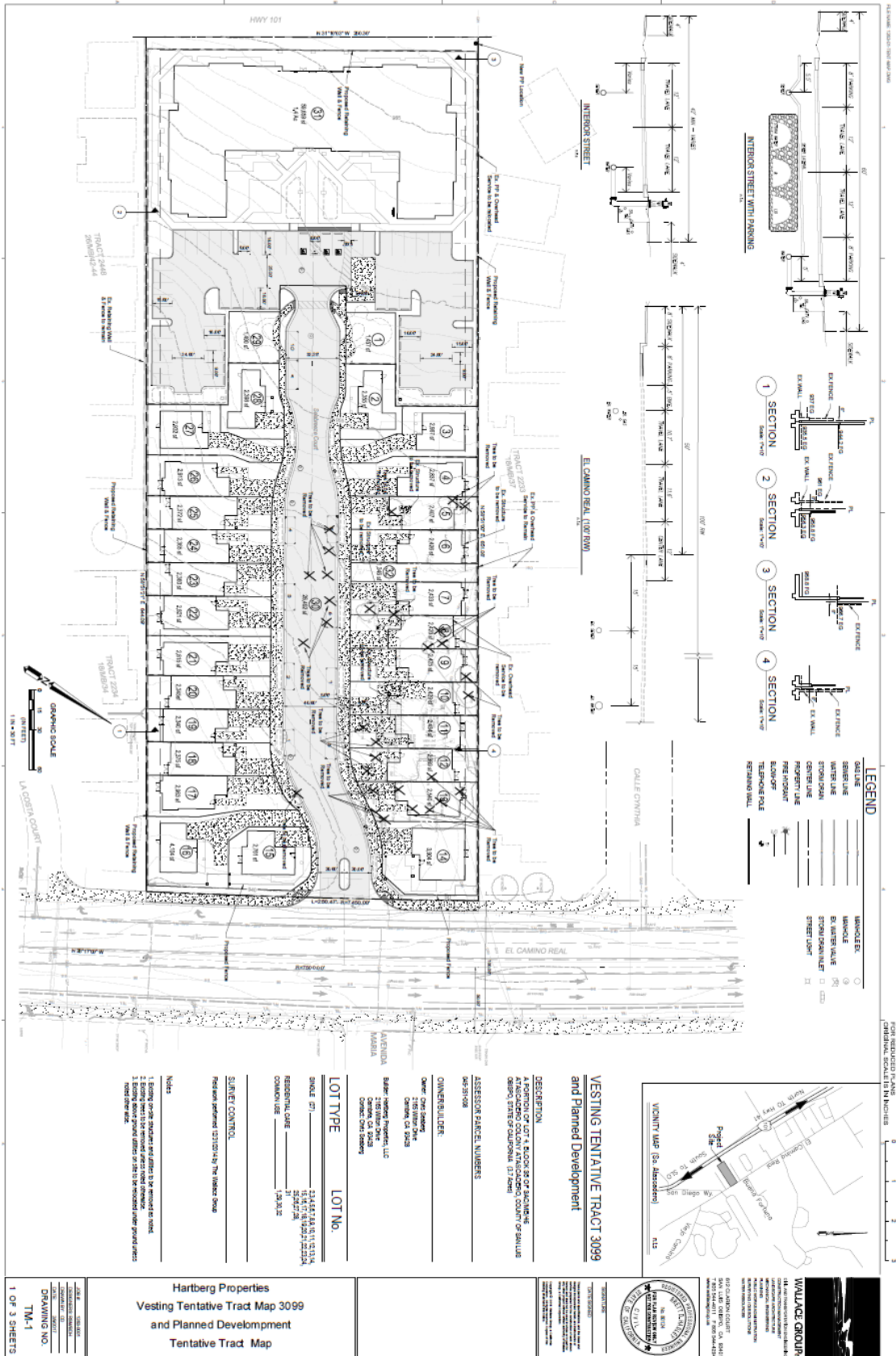
ATTEST:

\_\_\_\_\_  
Phil Dunsmore  
Planning Commission Secretary

t:\- 15 plns\pln 2015-1556 ecr apartments\staff report\pc-hartberg.docx



**EXHIBIT A - VESTING TENTATIVE SUBDIVISION MAP**



**DESCRIPTION**  
 A PORTION OF LOT 1, RECORD 309 OF RECORD 1, AND A PORTION OF LOT 2, RECORD 309 OF RECORD 1, (BOTH IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, (17.76 ACRES))

**ASSESSOR'S PARCEL NUMBERS**  
 025-010-001-000  
 025-010-001-001

**OWNER/BUILDER:**  
 Hartberg Properties, LLC  
 21515 Avenida  
 Orange, CA 92668

**LOT TYPE**      **LOT No.**

Single 27'	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
Residential 40'	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
Common Use	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

**SLURRY CONTROL**  
 Project performed 02/11/2014 by THE ENGINEER GROUP

**Notes:**  
 1. Existing ground features and utilities to be removed or noted.  
 2. Existing ground features and utilities to be retained under private easement.  
 3. Existing above ground utilities or walls to be removed under private easement.  
 4. Existing above ground utilities or walls to be retained under private easement.

**VESTING TENTATIVE TRACT 3099 and Planned Development**

**DATE:** 06/28/2017  
**PROJECT:** Hartberg Properties, LLC  
**OWNER:** Hartberg Properties, LLC  
**ADDRESS:** 21515 Avenida Orange, CA 92668

**LA DESIGN COUNTY**  
 1 OF 3 SHEETS

**WALLACE GROUP**  
 600 CALHOUN COLLETT BLVD  
 SUITE 100  
 ATASCADERO, CA 93422  
 (805) 435-1111  
 www.wallacegroup.com

**LA DESIGN COUNTY**  
 1 OF 3 SHEETS



Exhibit B  
Conditions of Approval  
City of Atascadero



PLN 2015-1556  
HARTBERG PLANNED DEVELOPMENT  
VESTING TENTATIVE SUBDIVISION TRACT 3099  
10805 EL CAMINO REAL  
PARENT APN 045-351-008

The following conditions of approval apply to the project referenced above. The conditions of approval are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of the required compliance.

**A. The following conditions shall be satisfied PRIOR TO THE RECORDATION OF A FINAL MAP, or at the time specified in the condition.**

1. The applicant shall deed restrict the following affordable housing units within the development prior to or concurrently with recordation of a Final Map for the project:  PLN
- 3 units dedicated to persons of very low income
  - 6 units dedicated to persons of low income;
  - 6 units dedicated to persons of moderate income.

For sale units shall be deed restricted for 30 years. Units that are designated affordable that are rental units shall be restricted for 45 years.

2. The emergency services and facility maintenance costs listed below shall be 100% funded by the project in perpetuity. The service and maintenance costs shall be funded through a community facilities district established by the City at the developer's cost. The funding mechanism must be in place prior to or concurrently with acceptance of the final maps. The funding mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any final map. The administration of the above mentioned funds shall be by the City. Developer agrees to participate in the community facilities district and to take all steps reasonably required by the City with regard to the establishment of the district and assessment of the property.  CM
- All Atascadero Police Department service costs to the project.
  - All Atascadero Fire Department service costs to the project.
  - Off-site common City of Atascadero park facilities maintenance service costs related to the project.

3. All tract maintenance costs listed below shall be 100% funded by the project in perpetuity. The service and maintenance cost shall be funded through a Homeowners Association established by the developer subject to City approval or similar maintenance entity. The Homeowners Association or similar maintenance entity must be in place prior to, or concurrently with acceptance of  CM



any final map. The Homeowners Association or similar entity shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any Final Map. The administration of the above mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the Homeowners Association.

- All streets, bridges, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, and sewer mains within the project.
  - All parks, trails, recreational facilities and like facilities.
  - All open space and native tree preservation areas.
  - All drainage facilities and detention basins.
  - All creeks, flood plains, floodways, wetlands, and riparian habitat areas.
  - All common landscaping areas, street trees, medians, parkway planters, manufactured slopes outside private yards, and other similar facilities.
  - All frontage landscaping and sidewalks along public streets.
4. Prior to Final Map, the applicant shall submit CC&Rs for review by the Community Development Department. The CC&R's shall record with the Final Map and shall include the following:  PLN
- Provisions for maintenance of all common areas including access, parking, street trees, fencing and landscaping.
  - A detailed list of each individual homeowner's responsibilities for maintenance of the individual units.
  - Individual unit's responsibility for keeping all trash receptacles within the unit's garage.
  - Include provisions for ensuring parking within garages.
5. Prior to recordation of the Final Map, the Applicant shall establish a benefit maintenance assessment district, or similar funding mechanism approved by the City, to provide sufficient funds on an annual basis to pay for the operation, maintenance and future replacement of the new wastewater collection system serving Eagle Ranch (both on-site and off-site). The engineer of record shall prepare and submit an estimated operating budget and capitol replacement analysis for review and approval by the City Engineer, prior to recordation of the Final Map.  PWD
6. The Applicant shall enter into a Subdivision Agreement with the City and bond for all subdivision improvements (public and certain private improvements) that are not completed prior to recordation of the first Final Map and each subsequent phased Final Map. The Subdivision Improvement Agreement and bond shall be approved by the City Council and prepared in accordance with City regulations.  PWD
7. An engineer's Estimate of Probable Cost shall be submitted for review and approval by the City Engineer to determine the amount of the bonds.  PWD
8. If the tract monuments are not set prior to recordation of the Final Map, the Surveyor shall submit a letter stating the cost required to set the tract monuments and the Applicant shall submit a Monumentation Bond in an equal  PWD



amount, to the satisfaction of the City Engineer.

9. Prior to recording the Final Map, the Applicant shall have the map reviewed by the public utility providers for power, telephone, gas, cable TV, and the Atascadero Mutual Water Company. The Applicant shall obtain a letter from each utility company stating that the easements and rights-of-way shown on the map for public utility purposes are acceptable.
10. Documents that the City of Atascadero requires to be recorded concurrently with the Final Map (e.g.: off-site rights-of-way dedications, easements not shown on the map, agreements, etc.) shall be listed on the certificate sheet of the map.  PWD
11. The on-site road shall be privately owned and maintained. The Final Map shall dedicate an easement over the road for access, drainage, public utilities, public water and public wastewater purposes.  PWD
12. In Lieu of dedicating 0.94 acres of public park space, a parkland dedication fee (Quimby Act Fee) must be paid prior to the recordation of a Final Map.  PLN

**B. The following conditions shall be satisfied prior to the issuance of the first of any DEMOLITION PERMIT, BUILDING PERMIT, SUBDIVISION IMPROVEMENT, or at the time specified in the condition.**

13. Vesting Tentative Subdivision Map for all lots proposed in Tract 3099 was deemed complete on **May 25, 2017**, for the purposes of vested development rights and fees consistent with the Subdivision Map Act of the State of California.  PLN
14. Subdivision improvement plans shall be prepared by a registered Civil Engineer and approved by the City Engineer prior to the start of any work. The plans shall include, but are not limited to the following:
  - On-site and of-site subdivision grading, drainage and erosion control.
  - Public and private street design.
  - Public and private utilities necessary to serve the subdivision and each lot.
  - Extension or modifications to the AMWC water distribution system
  - Extension or modifications to the City wastewater collection system.
  - Storm water management and/or storm water collection system. PWD
15. The property owner shall dedicate a 6-foot wide Public Utility Easement (PUE) contiguous to the El Camino Real right-of-way to the satisfaction of the utility purveyors and City Engineer.  PWD
16. The water system may require easements outside of the road rights-of-way for water system facilities to the satisfaction of the AMWC and City Engineer.  PWD
17. Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.  PWD





18. The City Engineer may require the Geotechnical Engineer to either sign the improvement plans or provide a letter stating that the recommendations in the soils report have been incorporated into the improvement plans.  PWD
19. The subdivision shall be designed to intercept cross lot drainage and direct any overland run-off to an approved point of discharge (e.g. - street, storm drain, drainage swale & easement, other acceptable point of discharge), as approved by the City Engineer.  PWD
20. A Storm Water Control Plan (SWCP) shall be prepared in accordance with City and State regulations (Regional Water Quality Control Board Res. No. R3-2013-0032). The SWCP shall be completed using the City standard form available from the Building Permit Counter, or, can be e-mailed as a PDF or WORD document if requested.  PWD

A detailed hydrology study shall be prepared and submitted for review and approval by the City Engineer. The analysis shall indicate the effects of the proposed development on adjacent and downstream properties. The scope of the study shall include analysis of all existing public and private drainage facilities and creek capacities between the subject property and an adequate point of discharge. Storm water detention or retention facilities are required. All proposed detention or retention basin and associated drainage improvements shall be privately owned and maintained by the Home Owners' Association. The analysis shall be prepared consistent with City and State standards for post-construction storm water quality and control and shall include details of storm water detention and treatment improvements, to the satisfaction of the City Engineer. The following information shall be included:

- Each Post-Construction Requirement (PCR) identified in the Storm Water Control Plan (SWCP)
- A list of each Structural Control Measures (SCM) associated with each PCR
- The area (in SF) of the impervious surface associated with each PCR
- The total area (in SF) of impervious surfaces to be constructed per the plan set
- This project includes PCRs 2, 3, or 4 and therefore is required to prepare and submit an Operations/Maintenance Plan (OMP) for each PCR.

When a project includes PCRs 3 or 4, an Operations/Maintenance Plan & Schedule (OMPS) is required to be prepared for each PCR. In soils types not conducive to percolation, the plans may be required to include details for amended permeable layers of material below drainage features and the basin to enhance and promote percolation of storm water.

All stormwater management improvements to be owned or managed by the HOA shall be identified in an Operation and Maintenance Plan (OMP) that shall be recorded concurrently with the Final Map. The OMP shall include a financial plan addressing annual and long-term maintenance budgets as well as replacement.



21. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any ground disturbing activities. The WDID number provided upon acceptance of the SWPPP into the State's SMARTS system registration shall be noted on the Title Sheet of the Public Improvement Plans.  PWD
22. Detention Basin. Any drainage basin which has a downstream outlet designed to meter the outflow shall be classified as a detention basin. Basin capacity shall be based on receiving the runoff from a 50-year storm with the watershed in its fully-developed condition, and releasing the flow equivalent to the runoff from a 2-year storm with the project site in its pre- development condition. The outlet shall release water in a non-erosive manner.  PWD
23. Subsurface Infiltration Basins. Subsurface basins may be used for either retention or detention of site runoff, where their application is suitable for project conditions. Subsurface basins shall be limited to locations where the depth to seasonally high groundwater is greater than 10-feet below the deepest portion of the basin. The Project Engineer must address the following:  PWD
- a. Design Criteria.
- i. Distance to structures on site
  - ii. Maintenance practicality including landscape maintenance and maintenance access
  - iii. Long-term percolation rate
  - iv. Surface (vehicle) loading characteristics (where applicable)
- c. Drain Rock. Drain rock shall be per the manufacturer's specifications. Where no specification exists, drain rock shall be clean, crushed granite (or clean, angular rock of similar approved hardness) with rock size ranging from 1-1/2-inch to 3/4-inch. Rock gradation shall conform to the Specification of ASTM C-33 #4.
- d. Operational Requirements.
- i. Water quality of inflow (both sediment and chemical loading) may require pretreatment or separation
  - ii. Maintenance plan, including provisions for vehicular access and confined-space entry safety requirements, where applicable
24. Overflow Path Required. The design of all drainage basins shall identify the designated route for overflow. The Project Engineer shall design the overflow path so that the flow in a 100- year storm is non-erosive and will not damage downstream improvements, including other basins. Easements may be required for concentrated flows across multiple properties.  PWD
25. Subdivision improvement plans shall be prepared by a registered Civil Engineer and approved by the City Engineer prior to the start of any work. The plans shall include, but are not limited to the following:  PWD
- On-site and of-site subdivision grading, drainage and erosion control.
  - Public and private street design.
  - Public and private utilities necessary to serve the subdivision and each



lot.

- Extension or modifications to the AMWC water distribution system
- Extension or modifications to the City wastewater collection system.
- Storm water management and/or storm water collection system

**C. The following conditions shall be met prior to the RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE of occupancy, whichever occurs first.**

26. Prior to final inspection of the subdivision improvements, the subdivider shall  PWD submit record drawings for review and approval by the City Engineer.

27. The subdivider shall complete street improvements in accordance with City Standard Details and Standard Specifications and to the satisfaction of the City Engineer.  PWD The following are minimum requirements to be incorporated into the project:

- New sidewalk, curb & gutter shall be installed across the property frontage and shall match the existing adjacent frontage improvements.
- The on-site private road shall be designed and constructed with a structural section based on "R" value testing, utilizing the Traffic Index = 5.5 (with a 20-yr design life). The Applicant shall be responsible for providing all testing and calculations. Calculations shall include the safety factor defined in the State Highway Design Manual. The minimum asphalt thickness shall not be less than 3-inches.
- Street pavement shall be widened to meet the new frontage improvements. El Camino Real pave-out shall be designed and constructed with a structural section based on "R" value testing, utilizing the Traffic Index = 10 (with a 20-yr design life). The minimum asphalt thickness shall not be less than 3-inches.
- Curb returns at El Camino Real shall maintain a 30-foot radius.
- Directional ADA compliant curb ramps shall be installed at the El Camino Real intersection, to the satisfaction of the City Engineer.
- Street striping, signage, traffic signals, and any traffic control improvements shall be in accordance with the CA Manual on Unified Traffic Control Devices (CA-MUTCD), and to the satisfaction of the City Engineer.
- Street lighting may be required at the intersection and/or locations as determined by the City Engineer.
- The bike lane shall be extended along the project side of El Camino Real to the southerly intersection of La Costa Ct.

28. . The Applicant shall extend the water distribution system to the satisfaction  PWD of the AMWC and City Engineer.

29. Each lot shall be served with a separate water lateral and meter in  PWD accordance with the AMWC requirements.

30. Where the water distribution system requires an above ground facility, said  PWD facility shall be located in an easement contiguous to the road right-of-way



and shall include visual screening, to the satisfaction of the AMWC, Community Development Director, and City Engineer.

31. Each lot shall be served with individual utilities (water, power, gas, telephone & cable TV) to the satisfaction of the City Engineer.  PWD

32. The on-site gravity sewer system shall be offered to the City of Atascadero.  PWD  
The public portion of the wastewater system shall be designed and constructed in accordance with City Standards and Specifications and to the satisfaction of the City Engineer.

**D. The following conditions shall be complied with AT ALL TIMES that the use permitted by this planning application occupies the premise and shall be applied to the project in perpetuity until such time that the use is extinguished.**

33. Approval of this entitlement shall be final and effective consistent with Atascadero Municipal Code (AMC) section 9-1.111 seq. et. al.  PLN

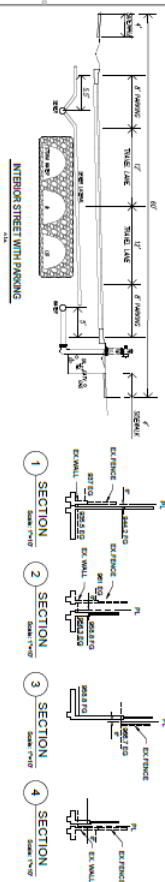
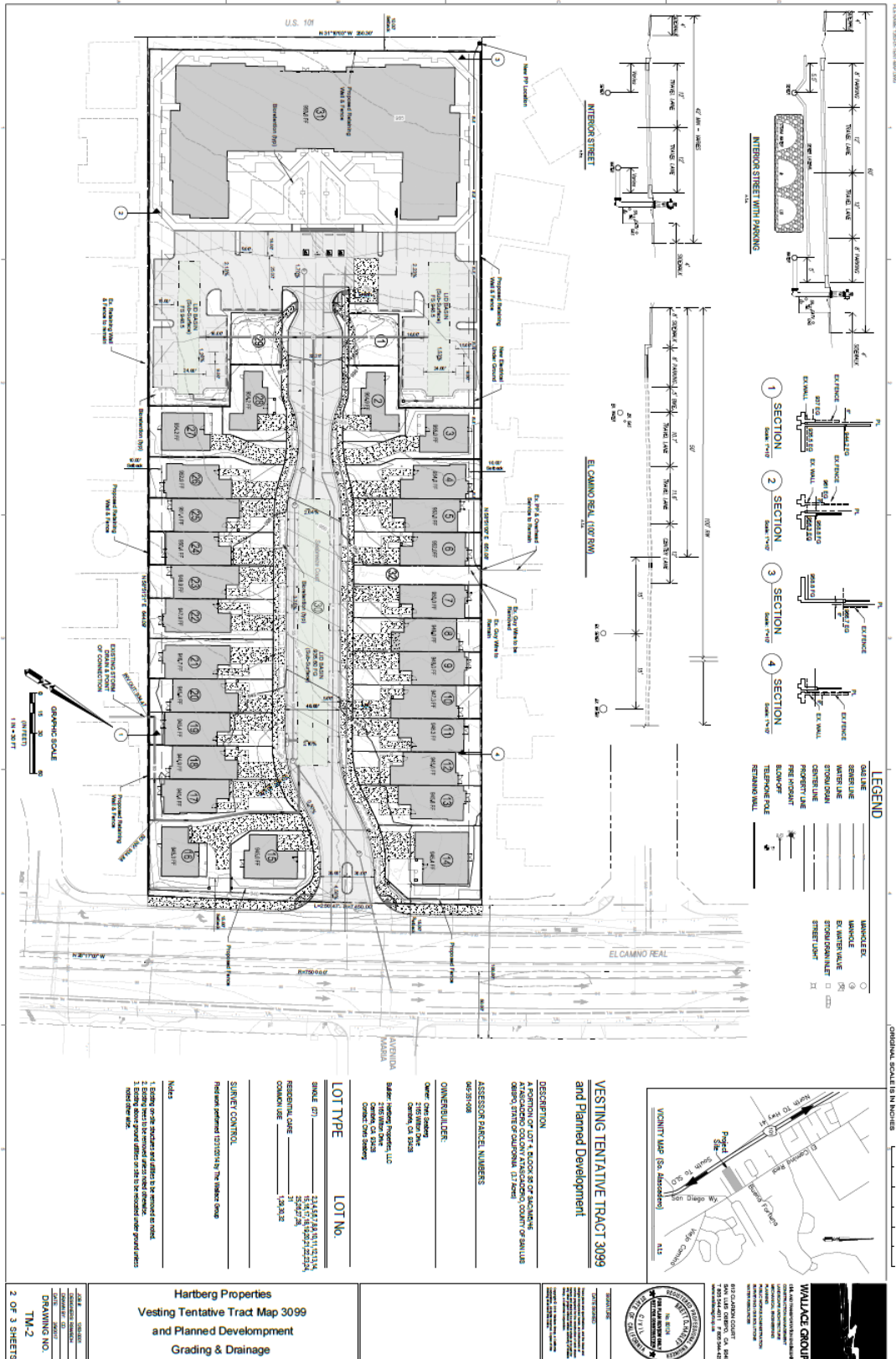
34. Vesting Tentative Subdivision Map shall expire September 12, 2019 (date of 2<sup>nd</sup> reading for Ordinance establishing PD-34 overlay) unless the a final map has been recorded or an extension has been granted. Initial extension shall be consistent with Atascadero Municipal Code section 9-2.117 or its successor code. Any extensions beyond one (1) year shall be consistent with section 11-4.23 of the Atascadero Municipal Code, or its successor code.  PLN

35. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of this approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of his/her obligations under this condition.  CM

**\*\*END CONDITIONS\*\***

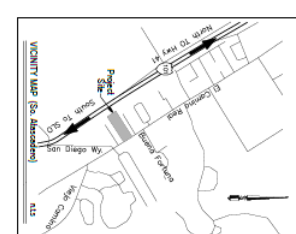


**EXHIBIT C – GRADING & DRAINAGE PLAN**



**LEGEND**

—	GRADE LINE	○	MANHOLE
—	SEWER LINE	○	EX. WATER VALVE
—	WATER LINE	○	STORM DRAINLET
—	STORM DRAIN	○	STREET LIGHT
—	PROPOSED LINE	—	RETAINING WALL
—	EXISTENCE	—	



**VESTING TENTATIVE TRACT 3099**  
 and Planned Development

**DESCRIPTION**  
 A PORTION OF LOT 1, BLOCK 88 OF MARQUIS  
 TRACT, COUNTY OF CALIFORNIA  
 (SEE PLANS FOR EXACT LOCATION)

**ASSESSOR'S PARCEL NUMBERS**  
 025-210-008

**OWNER'S BUILDERS**  
 Hartberg Properties, LLC  
 21815 Avenida Marina  
 Marina, CA 94038

LOT TYPE	LOT No.
SINGLE DTI	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28
RESIDENTIAL CARE	2
COMMON USE	1

**SLURRY CONTROL**  
 Proposed as per Section 151202(b)(2) of the Uniform Building Code

**NOTES**

1. Existing or to-be structures and utilities to be removed as noted.
2. Existing trees to be removed are noted on other sheets.
3. Existing trees to be retained are noted on other sheets.
4. Existing trees to be planted are noted on other sheets.

Hartberg Properties  
 Vesting Tentative Tract Map 3099  
 and Planned Development  
 Grading & Drainage

2 OF 3 SHEETS  
 TM-2  
 DRAWING NO.



EXHIBIT D - UTILITY PLAN

