Atascadero City Council
Staff Report - Community Development Department

PLN 2006-1117
Ridgeway Court Planned Development:
Custom Planned Development #29
5825 Ridgeway Ct
(Beck)

(Project approval would allow an 8-unit residential planned development on a project site that is currently developed with a single family residence that has been designated as a Colony Home)

RECOMMENDATIONS:

Council:

1. Adopt on second reading, by title only, Draft Ordinance A approving Zone Text Change 2006-0121 to establish Planned Development Overlay Zone #29; and

2. Adopt on second reading, by title only, Draft Ordinance B approving Zone Map Change 2007-0135 based on findings.

DISCUSSION:

The proposed project consists of a Zone Text Change to establish a new site-specific Planned Development Overlay Zone #29, and Zone Map Amendment to establish a Planned Development Overlay Zone #29 on the subject site with a corresponding Master Plan of Development (CUP) and vesting Tentative Tract Map that would allow an 8-unit detached residential planned development. The project site is currently developed with a single-family residence that has been identified as a Colony Home.
FISCAL IMPACT:

Based on findings from the 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 annexation into the community facilities district.

ATTACHMENTS:

Attachment 1: Draft Ordinance A
Attachment 2: Draft Ordinance B
DRAFT ORDINANCE A

ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING THE
ATASCADERO MUNICIPAL CODE BY APPROVING ZONE CHANGE
2006-0121 TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY #29
5825 Ridgeway Ct.
(Beck)

The City Council hereby finds and declares as follows:

WHEREAS, an application has been received from Jim and Adrienne Beck, 5825 Ridgeway Ct, Atascadero, Ca 93422, and Gary and Mary Tharp, 12250 San Antonio Rd, Atascadero, Ca 93422 (Applicants and Property Owners), to consider a project consisting of a Zone Change from RMF-10 (Residential Multi-family-10) to RMF-10/PD29 (Residential Multi-Family-10 with a Planned Development Overlay #29) with corresponding Master Plan of Development and Vesting Tentative Tract Map located at 5825 Ridgeway Ct, (APN 029-322-022, 023, 024); and,

WHEREAS, 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, an Initial Study and Draft Mitigated Negative Declaration 2007-0003 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, the Planning Commission has determined that it is in the best interest of the City to enact this amendment to 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, 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 Zone Text Change 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 September 18, 2007 studied and considered Zone Change 2006-0121, after first studying and considering the Draft Mitigated Negative Declaration prepared for the project, and,

WHEREAS, the City Council of the City of Atascadero, at a Public Hearing held on November 13, 2007 studied and considered Zone Change 2006-0121, after first studying and considering the Draft Mitigated Negative Declaration prepared for the project, and,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Findings for Approval of a Zone Text Change Creating a PD Planned Development Overlay #29 District. The City Council finds as follows:

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.

SECTION 2. Approval. The City Council of the City of Atascadero, in a regular session assembled on November 13, 2007 resolved to approve on second reading by title only, an ordinance that would amend the City Zoning Code Text with the following:

9-3.674 Establishment of Planned Development Overlay Zone #29

This Planned Development Overlay Zone on APN 029-322-022, 023, 02 in the Residential Multi-family Zone. The maximum residential density within the planned development shall not exceed the density allowed by the underlying zoning district and provisions of the Atascadero Municipal Code. The following development standards shall be met by the entitled project within the PD Overlay Zone #29:

a) All site development shall require the approval of a Master Plan of Development. All construction and development shall conform to the approved Master Plan of Development, as conditioned.

b) The Tentative Tract Map and any subsequent amendments for the site shall be consistent with an approved Master Plan of Development. All construction and development shall conform to the approved Master Plan of Development, as conditioned.

c) No subsequent Tentative Parcel or Tract Map shall be approved unless found to be consistent with the approved Master Plan of Development.

d) Appearance of each dwelling unit, site landscaping, site development, and amenities shall be consistent with the Atascadero Appearance Review Manual. All landscaping shown on the approved landscape plan will be installed by the developer and shall be maintained as
approved. Buffer landscaping along the eastern property line shall be maintained by the individual property owners in perpetuity.

e) Any future improvements/rehabilitation of the historic Colony Home shall be completed in accordance with the secretary of the interior’s standards for rehabilitating historic structures.

f) Each unit shall include the following:

- 300 cubic feet of shelved storage area. (Bedroom and entry/coat closets shall not count toward this requirement).
- Dedicated space for laundry facilities with hookups.

g) All utilities, including electric, telephone, and cable, within the PD and along the project frontages shall be installed and/or relocated underground.

h) Exterior walls or fencing shall be consistent throughout the project. Design and appearance of fences and/or walls shall be compatible with the design of the dwelling units. Fence posts shall be metal or pressure treated wood. Wood preservative/sealer shall be applied to fence panels.

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

j) Trash shall be stored in individual garages.

SECTION 3. A summary of this ordinance, approved by the City Attorney, together with the ayes and noes, shall be published twice: at least five days prior to its final passage in the Atascadero News, a newspaper published and circulated in the City of Atascadero, and; before the expiration of fifteen (15) days after its final passage in the Atascadero News, a newspaper published and circulated in the City of Atascadero. A copy of the full text of this ordinance shall be on file in the City Clerk’s office on and after the date following introduction and passage and shall be available to any interested member of the public.
INTRODUCED at a regular meeting of the City Council held on ____________, and PASSED and ADOPTED by the City Council of the City of Atascadero, State of California, on ____________, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CITY OF ATASCADERO

By: ______________________________
    Dr. George Luna, Mayor

ATTEST:

_______________________________________
Marcia McClure Torgerson, C.M.C., City Clerk

APPROVED AS TO FORM:

_______________________________________
Robert Schultz, Interim City Attorney
DRAFT ORDINANCE B

ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING ZONE
CHANGE 2007-0135, AMENDING THE OFFICIAL ZONING MAP
DESIGNATION OF APN 029-322-022, 023, 024 FROM RMF-10
(RESIDENTIAL MULTI-FAMILY – 10) TO RMF-10 /PD-29
(RESIDENTIAL MULTI-FAMILY – 10/ PLANNED DEVELOPMENT
OVERLAY #29) WITH AN HS (HISTORIC SITE) DESIGNATION ON THE
RESULTING LOT 1
5825 Ridgeway Ct.
(Beck)

The City Council hereby finds and declares as follows:

WHEREAS, an application has been received from Jim and Adrienne Beck (5825 Ridgeway Ct, Atascadero, Ca 93422) and Gary and Mary Tharp (12250 San Antonio Rd, Atascadero, Ca 93422) Applicants and Property Owners, to consider a project consisting of a Zone Change from RMF-10 (Residential Multi-family-10) to RMF-10/PD29 (Residential Multi-Family-10 with a Planned Development Overlay 29) with corresponding Master Plan of Development and Vesting Tentative Tract Map located at 5825 Ridgeway Ct, (APN 029-322-022, 023, 024); and,

WHEREAS, the site’s General Plan Designation is MDR (Medium Density Residential); and,

WHEREAS, the site’s current zoning district is RMF-10 (Residential Multi-family -10); and,

WHEREAS, proposed Lot 1 contains an existing historic Colony Home; and,

WHEREAS, an Initial Study and Draft Mitigated Negative Declaration 2007-0003 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, the Planning Commission has determined that it is in the best interest of the City to enact this amendment to the Official Zoning Map to protect the health, safety, and welfare of its citizens by applying orderly development of the City; 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 Zone Change 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 Amendments; and,

WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on September 18, 2007 studied and considered Zone Change 2007-0135, after first studying and considering the Proposed Mitigated Negative Declaration prepared for the project, and,

WHEREAS, the City Council of the City of Atascadero, at a duly noticed Public Hearing held on November 13, 2007 studied and considered Zone Change 2007-0135, after first studying and considering the Proposed Mitigated Negative Declaration prepared for the project, and,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Findings for Approval of a Zone Change to the Official Zoning Map of Atascadero Changing the existing site zoning to RMF-10/PD-29. The City Council finds as follows:

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. The proposed project offers certain redeeming features to compensate for the requested zone change.
5. The project site includes the retention of an existing Colony Home and an open space easement over the existing riparian area allowing for location of the guest parking in a parallel fashion along the shared driveway at the entrance to the project site.

SECTION 2. Approval. The City Council of the City of Atascadero, in a regular session assembled on November 13, 2007, resolved to approve on second reading by title only, an ordinance that would rezone the subject site consistent with the following:

Exhibit A: Location Map/Zone Map Amendment Diagram
SECTION 3. A summary of this ordinance, approved by the City Attorney, together with the ayes and noes, shall be published twice: at least five days prior to its final passage in the Atascadero News, a newspaper published and circulated in the City of Atascadero, and; before the expiration of fifteen (15) days after its final passage in the Atascadero News, a newspaper published and circulated in the City of Atascadero. A copy of the full text of this ordinance shall be on file in the City Clerk’s office on and after the date following introduction and passage and shall be available to any interested member of the public.

INTRODUCED at a regular meeting of the City Council held on ____________, and PASSED and ADOPTED by the City Council of the City of Atascadero, State of California, on ____________, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CITY OF ATASCADERO

By: ______________________________

Dr. George Luna, Mayor

ATTEST:

Marcia McClure Torgerson, C.M.C., City Clerk

APPROVED AS TO FORM:

_____________________________________

Robert Schultz, Interim City Attorney
Proposed Project Sites

Existing Designation:
- Medium Density Residential
- Residential Multi-family - 10

Proposed Designation:
- Medium Density Residential
- Residential Multi-Family -10/ PD 29 – HS designation on resulting Lot 1