Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note that the public testimony may be limited by the Chair and normally is not allowed after the Public Hearing is closed.

ASHLAND PLANNING COMMISSION
HEARINGS BOARD
AGENDA
JANUARY 8, 2008

Hearings Board Members: Melanie Mindlin, John Stromberg, John Fields

I. **CALL TO ORDER: 1:30 P.M., COMMUNITY DEVELOPMENT AND ENGINEERING SERVICES BUILDING, 51 WINBURN WAY, ASHLAND**

II. **APPROVAL OF MINUTES**: To be approved at tonight's Planning Commission meeting.

III. **TYPE I PLANNING ACTIONS**

A. **PLANNING ACTION:** ***PA2007-01557***
SUBJECT PROPERTY: ***593 Crowson Rd***
OWNER/APPLICANT: ***Crowson Business Center LLC***
DESCRIPTION: ***Request for a modification of a previous Site Review approval (PA #2005-008). The original application included Site Review approval for a business complex with offices, light industrial space and three residential units. The modifications requested include changes to the mix of industrial and office uses, to the number of parking spaces provided, and to the amount of landscaping to be provided, and the addition of second story spaces on Buildings B & D. (NOTE: The original 2005 approval also included the Annexation of the subject property and Tree Removal Permits. No modification of these approvals is requested with this application.)***
COMPREHENSIVE PLAN DESIGNATION: ***Employment;*** **ZONING:** ***E-1;*** **ASSESSOR'S MAP #:** ***39 1E 14D;*** **TAX LOT:** ***500***

B. **PLANNING ACTION:** ***PA2007-02101***
SUBJECT PROPERTY: ***11 First St***
OWNER/APPLICANT: ***Ron Yamaoka***
DESCRIPTION: ***Planning Action #2007-02101 is a request for Site Review approval to construct a two-story mixed-use commercial and residential building to be located at*** *11 First Street****, within the Detail Site Review Zone. Also included is a request for a Tree Removal Permit to remove four trees sized six-inches diameter at breast height and greater. {This application reinstates approvals already granted under Planning Action #2006-01546, which has expired.}*** **COMPREHENSIVE PLAN DESIGNATION:** ***Downtown;*** **ZONING:** ***C-1-D*** **ASSESSOR'S MAP #:** ***39 1E 09BA;*** **TAX LOT:** ***10400***

C. **PLANNING ACTION:** ***PA-2007-02105***
SUBJECT PROPERTY: ***615 Oak***
OWNER/APPLICANT: ***Urban Development Services for Denton Graham***
DESCRIPTION: ***A request for a Conditional Use Permit and Site Review approval to convert the a portion of the existing residence to a 594 square foot Accessory Residential Unit for the property located at 615 Oak Street.***
COMPREHENSIVE PLAN DESIGNATION: ***Single Family Residential*** **ZONING:** ***R-1-5;***
ASSESSOR'S MAP #: ***39 1E 04CD;*** **TAX LOT:** ***700***

CITY OF ASHLAND

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note that the public testimony may be limited by the Chair and normally is not allowed after the Public Hearing is closed.

IV. TYPE II PUBLIC HEARINGS

A. PLANNING ACTION: ***PA2007-02104***
SUBJECT PROPERTY: ***1725 & 1729 Siskiyou Blvd.***
OWNER/APPLICANT: ***Behnam Mehmanpazir***
DESCRIPTION: ***Request for a Site Review approval for a commercial addition onto the existing bicycle shop building at 1729 Siskiyou Blvd The addition would be located at 1725 Siskiyou Blvd. The request includes and Administrative Variance to Site Design and Use Standards to exceed the maximum floor area ratio.*** **COMPREHENSIVE PLAN DESIGNATION:** ***Commercial;*** **ZONING:** ***C-1;*** **ASSESSOR'S MAP #:** ***39 1E 15AB;*** **TAX LOT:** ***3302 and 3303***

1. Adoption of findings

V. UNFINISHED BUSINESS

VI. ADJOURNMENT

CITY OF ASHLAND

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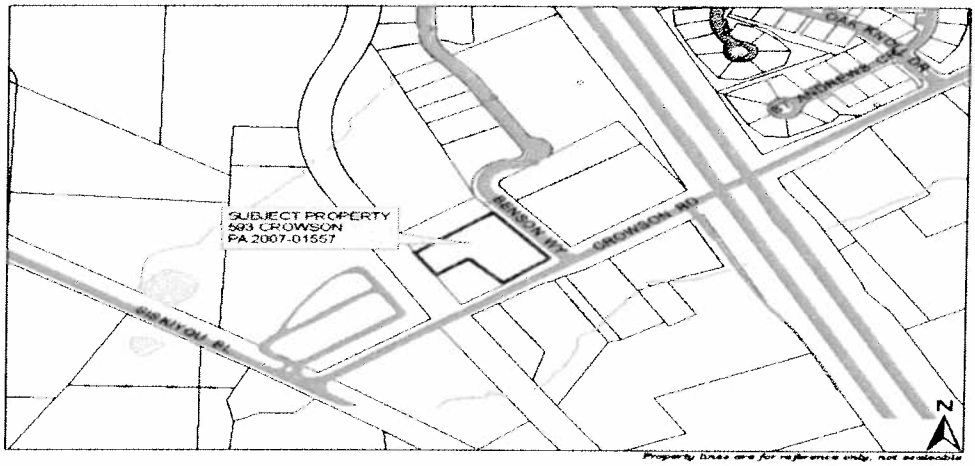
Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

PLANNING ACTION: ***PA2007-01557***
SUBJECT PROPERTY: ***593 Crowson Rd***
OWNER/APPLICANT: ***Crowson Business Center LLC***
DESCRIPTION: ***Request for a modification of a previous Site Review approval (PA #2005-008). The original application included Site Review approval for a business complex with offices, light industrial space and three residential units. The modifications requested include changes to the mix of industrial and office uses, to the number of parking spaces provided, and to the amount of landscaping to be provided, and the addition of second story spaces on Buildings B & D. (NOTE: The original 2005 approval also included the Annexation of the subject property and Tree Removal Permits. No modification of these approvals is requested with this application.)***
COMPREHENSIVE PLAN DESIGNATION: Employment; ZONING: E-1; ASSESSOR'S MAP #: 39 1E 14D; TAX LOT: 500

NOTE: The Ashland Tree Commission meeting scheduled for **January 3, 2008** is cancelled due to a lack of a quorum.

ASHLAND PLANNING DEPARTMENT STAFF PRELIMINARY APPROVAL: ***December 19, 2007***
ASHLAND PLANNING COMMISSION HEARINGS BOARD MEETING: ***January 8, 2008, 1:30pm***
**** NOTE: This meeting will be held at the Community Development Building, 51 Winburn Wy, Siskiyou Room**
DEADLINE FOR REQUEST FOR A PUBLIC HEARING: ***December 31, 2007***



The Ashland Planning Department Staff have preliminarily approved this request. This planning action will be reviewed by the Ashland Planning Commission Hearings Board on the meeting date shown above. **** NOTE: This meeting will be held at the Community Development Building, 51 Winburn Wy, Ashland OR in the Siskiyou Room** NO PUBLIC TESTIMONY IS ALLOWED AT THIS REVIEW.

Any affected property owner or resident has a right to request, AT NO CHARGE, a public hearing before the Ashland Planning Commission on this action. To exercise this right, a WRITTEN request must be received in the Planning Department, 51 Winburn Way, prior to 4:30 p.m. on the deadline date shown above.. The written request for the public hearing must include your name, address, the file number of the planning action and the specific grounds for which the decision should be reversed or modified, based on the applicable criteria. IF YOU DO NOT SPECIFICALLY REQUEST A PUBLIC HEARING BY THE DEADLINE TIME AND DATE STATED ABOVE, THERE WILL BE NO PUBLIC TESTIMONY PERMITTED. If a hearing is requested, it will be scheduled for the following month. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please contact the Ashland Planning Department at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.72.070 Criteria for Approval

The following criteria shall be used to approve or deny an application:

A. All applicable City ordinances have been met or will be met by the proposed development.

B. All requirements of the Site Review Chapter have been met or will be met.

C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.

D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options. (Ord. 2655, 1991; Ord 2836 S6, 1999)

ASHLAND PLANNING COMMISSION

FINDINGS & ORDERS

PLANNING ACTION: PA2007-01557
SUBJECT PROPERTY: 593 Crowson Rd
OWNER/APPLICANT: Crowson Business Center LLC
DESCRIPTION: Request for a modification of a previous Site Review approval (PA #2005-008). The original application included Site Review approval for a business complex with offices, light industrial space and three residential units. The modifications requested include changes to the mix of industrial and office uses, to the number of parking spaces provided, and to the amount of landscaping to be provided, and the addition of second story spaces on Buildings B & D. (NOTE: The original 2005 approval also included the Annexation of the subject property and Tree Removal Permits. No modification of these approvals is requested with this application.) **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP #:** 39 1E 14D; **TAX LOT:** 500

SUBMITTAL DATE:	September 7, 2007
DEEMED COMPLETE DATE:	December 19, 2007
STAFF APPROVAL DATE:	December 19, 2007
DEADLINE TO REQUEST A HEARING DATE:	December 31, 2007
FINAL DECISION DATE:	January 9, 2008
APPROVAL EXPIRATION DATE:	January 9, 2009

DECISION

The original application for Annexation, Comprehensive Plan Map Change, Site Review and Tree Removal, Planning Action #2005-008, was approved in November 2005. The applicant filed an extension of the Site Review and Tree Removal portions of the original in November 2006, Planning Action #2006-02195, which was approved in December 2006. Annexation and Comprehensive Plan Map Change application does not expire and thus was not included in the extension application.

This application is request to modify the previous Site Review approval for an office/light industrial development with three residential units. The request involves revising the elevations of Building D to address the second story. Relocation of Building B to accommodate irrigation lines, and reducing the building footprint by 1,040, and adding that square footage difference to a proposed second floor for additional office space. The applicant has also proposed to increase the number of parking spaces and has provided a revised landscape plan.

This request involves a property approximately 1.6 acres in size. The site is located on the northwest side of the intersection of Crowson Road and Benson Way. The land slopes gradually downhill from the rear of the parcel (west) towards Benson Way. According to the application, the property contains eight trees, which appear to be six inches diameter at breast height and greater (dbh). The trees are identified as a redwood, a spruce, a cedar, a zelkova, two cottonwoods, and two fruit trees. The majority of the site is a mowed field containing non-native grasses.

The site contains a single-family residence, a garage and a barn. Current vehicular access is provided by Benson Way. The parcel is surrounded by rights-of-way on three sides. The railroad property right-of-way is to the west of the parcel, Crowson Road is to the south and Benson Way is to the east. Benson Way is a city street that is improved with curbs, gutter and a driving surface, but does not contain sidewalks in this location. Crowson Road is a county road which includes two travel lanes, bicycle lanes, but does not include a sidewalk. The storm drainage system on Crowson Road is an open ditch.

The proposed offices and light manufacturing uses are permitted in the E-1 zone. The proposed development is subject to the Site Review criteria for approval including the Basic Site Review Standards, Parking Lot Landscaping and Screening Standards and Street Tree Standards. The building adjacent to Crowson Road would also be subject to the Detail Site Review Standards and Large Scale Development Standards.

The landscaped area will cover 22.8% of the developed area, exceeding the 15% landscape requirement for the E-1 zone. The landscaping addresses the street tree requirements, parking lot landscaping standards and screening standards.

According to the applicant's findings, Building B will have its footprint reduced in size by 1,040 and that area will be added to the second story. According to the applicant's site plan 4,020 square feet is being added to the second story. Due to the limits on parking and the proposed uses of the buildings, this not permitted and the second story addition would be limited to 1,040 as stated in the findings. A condition to this effect has been added.

As proposed, this modification complies with the Site Design and Use Standards and with the criteria for Site Review approval.

The criteria for Site Review Approval are described in AMC Chapter 18.72.070, as follows:

A. *All applicable City ordinances have been met or will be met by the proposed development.*

B. *All requirements of the Site Review Chapter have been met or will be met.*

C. *The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.*

D. *That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.*

The application with the attached conditions complies with all applicable City ordinances.

Planning Action 2007-01557 is approved with the following conditions. Further, if any one or more of the following conditions are found to be invalid for any reason whatsoever, then Planning Action 2007-01557 is denied. The following are the conditions and they are attached to the approval:

1) That all proposals of the applicant shall be conditions of approval unless otherwise modified here.

2) That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify this Site Review approval shall be submitted and approved prior to issuance of a building permit.

3) That any intensification of use which requires a greater number of parking spaces than those allotted for general office or industrial use shall require an additional Site Review.

4) That the color, texture, dimensions, shape and building materials for all exterior components of the project be included at the time of submission of building permit. The information shall be consistent with the colors, texture, dimensions and shape of materials and building details proposed and approved as part of the original land use application (PA2005-008).

5) That all street improvements as required for the Annexation approval (PA2005-008) shall be installed in accordance with the approved plans prior to the bond expiration or before June 2008.

6) That building permit submittals shall include:

   a) That an electric distribution plan shall be submitted including load calculations and locations of all primary and secondary services including transformers, cabinets, meter locations, street lights and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to issuance of a building permit. Transformers and cabinets shall be located in areas least visible from streets, while considering the access needs of the Ashland Electric Department. Existing overhead lines shall be installed underground in accordance with the requirements of Ashland Electric Department.

   b) That the Employee Lunch Area to the east of Building E shall meet the requirements for public spaces in the Standard II-C-3b) for Large Scale Projects in the Detail Site Review Zone. The patio area shall be hardscape as required in Standard II-C-2b)1) of the Detail Site Review Standards. The improvements for the Employee Lunch Area shall be included in the building permit submittals.

   c) That the ten required bicycle parking spaces with a minimum of five sheltered from the weather shall be identified on the building permit submittals. The building permit submittals shall verify that the bicycle parking spacing and coverage requirements are met in accordance with 18.92.040.I.

   d) That the opportunity-to- recycle and solid waste receptacles shall be shown on the building permit submittals, and shall be designed and screened in accordance with 18.72.115.A.

   e) That a drainage plan shall be submitted at the time of a building permit for review and approval by the Engineering, Building, and Planning Divisions.

   f) That the building materials and the exterior colors shall be identified in the building permit submittals. The information shall be consistent with the colors, texture, dimensions and shape of materials and building details proposed and approved as part of the land use application. Exterior building colors shall be muted colors, as described in the application.

   g) That the second floor office of area of Building B shall be limited to 2,010 as proposed in the applicant's findings letter addressed December 7, 2007.

7) That prior to the issuance of a building permit:

a) That all easements for sewer, water, electric, and streets shall be granted as required by the City of Ashland. The easements shall be recorded as required by Ashland Engineering prior to issuance of a building permit.

b) That the necessary area for street improvements shall be dedicated as public street right-of-way. The right-of-way dedication shall include the area necessary for retaining walls to be installed with the street improvements. That the right-of-way dedication shall be submitted for review and approval of the Ashland Planning and Engineering divisions prior to issuance of a building permit. The dedication shall be surveyed and recorded as necessary prior to issuance of a building permit.

d) That a final utility plan for the project shall be reviewed and approved by the Engineering Division and Building Divisions prior to issuance of a building permit. The utility plan shall include the location of connections to all public facilities in and adjacent to the development, including the locations of water lines and meter sizes, sewer mains and services, manholes and clean-outs, storm drainage pipes and catch basins.

e) That the engineered construction drawings for Crowson Road shall comply with City of Ashland Street Standards including a pavement overlay, extending the pavement for a six-foot wide bike lane, curb and gutter, street lights, a seven-foot wide planting strip and a six-foot sidewalk, for the frontage of the property. That a parking bay shall be included if approved by the Ashland Engineering Division for safety. Engineered construction drawings for the street improvements shall be submitted for review and approval by Ashland Planning and Public Works Departments prior to issuance of a building permit.

f) That the engineered construction drawings for Benson Way shall comply with City of Ashland Street Standards including street lights, a minimum of a seven-foot wide planting strip and a six-foot wide sidewalk, for the frontage of the property. In addition, a sidewalk connection between the existing sidewalk north of the site and the proposed development shall be installed. Engineered construction drawings for the Benson Way improvements shall be submitted for review and approval by Ashland Planning and Public Works Departments prior to issuance of a building permit.

g) That evidence of RVTD approval of the bus stop location shall be submitted to the Planning Division prior to issuance of a building permit.

h) That a Verification Permit in accordance with 18.61.042.B shall be applied for and approved by the Ashland Planning Division prior to removal of the approved trees on site and prior to site work, storage of materials and/or issuance of a building permit. The Verification Permit is to inspect the identifications of trees to be removed and the installation of tree protection fencing. The tree protection shall be installed according to the approved Tree Protection and Removal Plan prior to site work, storage of materials and/or issuance of a building permit.

i) All exterior lighting in the interior of the site shall be appropriately shrouded so as not to

permit direct illumination of any adjacent residential land. Lighting detail, including a scaled plan, shall be submitted to the Staff Advisor for review and approval with the building permit submittals.

j) That location of mechanical equipment shall be shown on the site plan and elevations in the building permit submittals. Mechanical equipment shall not be visible from Crowson Road and Benson Way.

k) The requirements of the Ashland Fire Department, including the installation of any required fire hydrants and fire apparatus access and turnaround requirements shall be complied with prior to issuance of the building permit or the use of combustible materials, whichever applicable. Fire Department requirements shall be included on the engineered construction documents for public facilities. If a fire protection vault is required, the vault shall not be located in the sidewalk.

8) That prior to the issuance of a certificate of occupancy:

a) That all services shall be installed in accordance with the approved plan prior to issuance of the certificate of occupancy for a building on the property.

b) That the bus stop pad shall be installed or bonded for prior to the issuance of the first certificate of occupancy.

c) That street trees, 1 per 30 feet of street frontage, shall be installed in the parkrows on Crowson Road and Benson Way prior to issuance of the certificate of occupancy. All street trees shall be chosen from the adopted Street Tree List and shall be installed in accordance with the specifications noted in Section E of the Site Design and Use Standards. The street trees shall be irrigated.

d) That ten bicycle parking spaces with a minimum of five sheltered from the weather shall be installed prior to issuance of a certificate of occupancy. The inverted u-rack shall be used for the bicycle parking and shall be installed in accordance with design and rack standards in 18.92.040.I and J prior to the issuance of the certificate of occupancy.

9) That obstructions including landscaping and structures greater than two and one half feet high including landscaping, signage or structures, shall not be placed in the vision clearance areas at the intersection of Crowson Road and Benson Way, and adjacent to the driveway entrances in accordance with 18.72.120.C.

10) That the street facing windows shall not be tinted so as to prevent views from outside of the building into the interior of the building.

11) That the front entrances adjacent to Crowson Road and Benson Way shall be functional and open to the public during all business hours.

12) That a sign permit shall be obtained prior to installation of new signage. Signage shall meet the requirements of Chapter 18.96 and shall meet the requirements if located in the vision clearance area of 18.72.120.C.

Bill Molnar, *Community Development Director* Date

Giordano

ARCHITECTURE
LAND PLANNING

RECEIVED

DEC 7 2007

Community Development

7 December 2007

Derek Severson, Associate Planner
City of Ashland
Planning Department
51 Winburn Way
Ashland, OR. 97520

RE: Crowson Road Site Review Modification (PA 2007-01557) - Second Response to city letter dated November15, 2007

Dear Derek,

The applicant is providing for your review a response to the items listed in the incomplete determination letter dated November 15, 2007 as well as alterations to the modification request to address city and neighbor concerns. Crowson Business Center LLC. has recently sold the project to Aspen Ash LLC.,425 NW 10th Ave., suite 307, Portland, Or., 97209. The new owner will comply with all the requirements and conditions of both the original site review approval and the requested modifications.

SECOND STORY ON BUILDING D

The applicant has revised the design of the exterior elevations for Building D, see attached drawing. The revised design better reflects a two-story structure. This revision, however, does not alter either the approved or modified square footage for this building, since the approved design included a second story (for storage) with an internal stair.

BONDING/LETTER OF CREDIT

To secure the installation of the off-site improvements for the project, the applicant has sent a wire transfer of the money to cover the expenses estimated by the civil engineer ($120,805.17).

PROJECT PHASING

The new owner of the project does not desire to phase the project; therefore, the proposed phasing shown on the 4 September 2007 Site Plan is removed.

2635 Takelma Way, Ashland, OR 97520 ◆ Phone and Fax (541) 482-9193 ◆ E-Mail tomarch@charter.net

ADDITIONAL INFORMATION

The applicant has recently been provided additional survey information regarding the location of irrigation lines. This information impacts the location of Building B. The Modified Site Plan shows the change of location and size of building footprint for this building.

The building footprint's shape and size will be reduced to 48' x 104' for a total of 4,992 square feet instead of 58' x 104' for a total of 6.032 square feet. The difference between the original and modified plan is 1,040 square feet. This square foot difference will be added to a proposed second floor for the middle section of Building B, as more office space, see Modified Site Plan and revised exterior elevations.

The proposed change will modify both the overall site calculations and the parking requirement, see below:

Overall Site Calculations:

Area of Property	69,576 S.F. (1.6 acres)	100 %
Building Footprint	24,488 S.F.	34.2 %
Landscape/Openspace	15,804 S.F.	22.8 %
Paving	29,384 S.F.	43.0 %

Parking Required/Provided:

Industrial (17,788) @ 1:700	= 26
Office (10,350) @ 1:450	= 23
Residential @ 2:Unit	= 6
Total	55 (3 ADA)

It is hoped that this additional information will enable Planning Staff to deem the application complete. If there are additional concerns, please don't hesitate to call me.

Sincerely,

Tom R, Giordano, Agent/Architect

Giordano

ARCHITECTURE
LAND PLANNING

PROJECT NARRATIVE AND FINDINGS
1 DECEMBER 2004

PROJECT NAME: Crowson Business Center

TYPE OF PLANNING ACTION: A request for an Annexation/Zone Change (Chapter 18.106), Site Review (Chapter 18.72), and Tree Removal Permit approval for a Mixed Use Complex located in the E-1 (Residential overlay) Zone District (currently RR-5, County zoning).

PROJECT INFORMATION:

Owner/Applicant:
Crowson Business Center LLC
593 Crowson Road
Ashland, OR. 97520
541-201-1116

Architect/Agent:
Tom R. Giordano
2635 Takelma Way
Ashland, OR. 97520
541-482-9193

Surveyor:
Hoffbuhr and Associates
880 Golf View Drive
Medford, OR. 97504
541-779-4641

Wetland Biologist:
Terra Sciences, Inc.
4710 SW Kelly Avenue, First Floor
Portland, OR. 97208
503-274-2100

Landscape Designer:

Mike Starr
2772 East McAndrews Road
Medford, OR. 97504
541-779-2965

Civil Engineer:

CEC Engineering
304 S. Central Avenue
Medford, OR. 97501
541-779-5268

Project Address:

539 Crowson Road

Legal Description:

39-1E-14D Tax Lot 500

Comprehensive Plan Design:

Employment (City), Rural Residential (County)

Zoning Designation:

E-1 (City), RR-5 (County)

Site Data:

Area of Property	(1.6 Acres)	69,576 S.F.	100%
Building Footprint		25,580 S.F.	36.3%
Landscape		17,154 S.F.	24.7%
Paving/Sidewalks		27,142 S.F.	39%

Auto Parking Requirements:

Required: 3 Residential units - 6
6,300 S.F. Office (1:450 S.F.) - 14
18,880 S.F. Industrial (1:700 S.F.) - 27
Total - 47

Provided: 51 spaces (three HC and three garage spaces included)

Bicycle Parking Requirements:

10 Required, 10 will be provided (covered); 4 uncovered

SITE DESCRIPTION:

Land Use -

The 1.6 acre parcel is located in the corner of Benson Way and Crowson Road. The subject property is currently in the County but within the Urban Growth Boundary (UGB) and adjacent to the City Limits of Ashland, see Vicinity/Zone Map. The County Zoning is RR-5 which allows a Single Family Residence on a 5 acre parcel. The City's Comprehensive Plan Map shows this property to be E-1, employment when annexed to the City. The E-1 District (Chapter 18.40)... "is designated to provide for a variety of uses such as office, retail or manufacturing in an aesthetic environment and having a minimal impart on surrounding uses." Further, residential uses (with restrictions) are allowed with a R-overlay.

In the general vicinity of the site (see Aerial Photograph) there are both, large lot single family residences to the south and east and large industrial buildings used for manufacturing purposes to the north. The southern Pacific railroad, I-5 corridor and Highway 99 run north and south near the property. The land uses and zone districts immediately adjacent to the subject property are as follows:

Northwest - Single Family Residence, Zoned RR-5 (County), E-1 (City)

Southwest - Communication Building and Railroad ROW, Zoned RR-5 (County)

Northeast - Benson Way (City limits) and Single Family Home, Zoned E-1 (City), RR-5 (County)

Southeast - Crowson Road and Single Family Homes (UGB), Zoned RR-5 (County), R-1-10 (City)

Physical Characteristics -

The property is "L" shaped and has a gentle slope (5%) towards the northeast (Benson Way), see City Topo Map. There is an open drainage ditch along the frontage of Crowson Road. There is an existing Single Family Home, barn and garage on the site. There are large trees adjacent to house, see Aerial Photograph, Site Plan, and Tree Inventory.

As suggested by City Planning Staff, a study was performed by a wetland biologist to determine if the site qualifies as a wetland. No wetland was found on the site, see attached report.

Access to the Property -

The existing home has a driveway off Benson Way; however, the property also fronts on Crowson Road. Benson Way is a City neighborhood collector with a 65 foot ROW and a 40 foot

wide paved section. Crowson Road is a major county collector with a varying ROW from 100 to 60 feet and a varying paved section.

No sidewalks are presently on Crowson or Benson; however, sidewalks have been installed within the South Valley Business Park Subdivision, to the north of the site. On-street bike lanes are located on Crowson Road.

Utilities and Services -

City underground facilities are located within the ROW of Benson Way, approximately 100 feet from the site. Overhead utilities and an open drainage ditch are located along Crowson Road. Presently, the existing home is served by private well and septic system.

PROJECT DESCRIPTION:

Request -

The applicant wishes to provide a mixed use manufacturing/office/residential complex on the property similar to the existing development along Benson Way, to the north. To provide as much flexibility for future tenants, the applicant is proposing a variety of building sizes (from 1,000 S.F. to 9,280 S.F.) for manufacturing and office uses. Each of these buildings can be further divided into separate spaces. These buildings will also have office space and building "A"on the corner of Benson Way and Crowson Road will have three, second story residential units.

Since the square footage for the office use is not specific, the applicant is providing a surplus of parking spaces (10%) beyond the assumed requirement.

The City Planning Staff is recommending that Building A, on the corner of Benson Way and Crowson Road be brought in the detail Site Review Zone due to the area across Crowson Road being designated R-1 in the Comprehensive Plan. The applicant will provide a design that is consistent with the design standards of this designation and include three second story residential units, see Site Plan and Exterior Elevations. The residential units and the Detail Site Review Zone will provide a transition between the industrial uses to the northeast and the residential zoning across Crowson Road.

To accomplish this development plan the subject property must be annexed into the City. As mentioned in the Site Description above, the City's Comprehensive Plan has designated this area to be employment or E-1 zoning (Chapter 18.40). The proposed development is in concert with this designation. The property is within the City's UGB and borders the City limits on the northeast boundary (Benson Way). In fact, all of the land to the northeast of the I-5 corridor, along Crowson Road is within the City's boundary, see City Zone Map.

The existing house will be saved, remodeled and provide an office use. The barn and garage will be demolished.

The E-1 District general regulations (Chapter 18.40.050) have no yard requirements except when a lot adjoins a Residential District. The adjoining properties are currently zoned by the county as residential; however, the City's designation in the Comprehensive Plan is E-1. The setback requirements, therefore, apply to the E-1 Zone district for adjoining properties, except for provisions in the Site Review and Solar Access Chapters. The proposed buildings will also be less than 40 feet in height and walls on the north facing boundary will be limited to 16 feet (Solar Standard B), see Exterior Elevations and Site Plan.

Access -

Proposed vehicle access to the development will be from two private driveways off Benson Way, a minimum of 60 feet from the Crowson Road intersection, see Site Plan. The private driveway will be wide enough to meet the turning radius of autos and trucks. Parking will be located in the interior of the lot and screened from the roads by proposed buildings and landscaping.

The applicant will provide street improvements (sidewalks, on-street parking, and parkrows) per the City of Ashland's standards and as shown on the Site Plan. The applicant will also connect the sidewalk to the existing sidewalk on Benson Way.

Landscape Strategies -

Landscape areas will be used throughout the site to:

1) Meet permeable surface requirements;

2) Provide screening to adjacent properties;

3) Provide shade for the parking area, and;

4) Provide scale/texture for the proposed buildings.

In addition, the Landscape Design within the Detail Site Review Zone will reflect the City's Design Standards, see Landscape Plan. Six of the existing trees will be removed; however, two large evergreen trees will be saved, see Tree Inventory, Tree Removal and Tree Protection Plan attached.

Utilities/Service -

The applicant will extend the existing sanitary sewer line as well as the electrical, CTV and telephone utilities in the ROW of Benson Way to the site, see Civil Drawings. Further, an

Electric Distribution Plan will be provided to the Electric Department for review and approval.

A Storm Sewer Plan is included in this application package. The system includes on-site detention, underground pipes along Crowson Road/Benson Way and all necessary on and off site catch basins, see Civil Drawings.

Architecture -

The architectural style for the proposed buildings will be similar to the existing utilitarian manufacturing/office buildings along Benson Way, see Exterior Elevations. This area of the City is not highly visible and therefore more sophisticated architecture is not warranted. The proposed buildings, however, will comply with the City's Site Design Guidelines regarding orientation , scale and location of fenestration. As mentioned above, the building on the corner of Benson Way and Crowson Road, will be designated to conform to the Detail Site Review Zone Design Standards, see Exterior Elevations and Site/Landscape Plans. Exterior building materials will include:

1) Smooth and textured CMU's;

2) Metal siding, and;

3) Exterior plaster.

FINDINGS:

ANNEXATIONS (CHAPTER 18.106)

An annexation may be approved if the proposed request for annexation conforms, or can be made to conform through the imposition of conditions, with the following approval criteria:

A. The land within the City's Urban Growth boundary.

As shown on the County Parcel Map and the Vicinity/Zone Map, the subject property is within the City of Ashland's Urban Growth Boundary (UGB).

B. The proposed zoning for the annexed area is in conformance with the designation on the Comprehensive Plan Map, and the project, if proposed concurrently with the annexation, is an allowed use within the zoning.

The applicant is proposing a manufacturing/office/residential, E-1 Zone designation type project, see Site Review Findings. The proposed development is consistent with the City's designation indicated on the Comprehensive Plan Map which shows employment, E-1 Zoning.

C. *The land is currently contiguous with the City limits.*

As shown on the County Parcel Map and City Zone Map, the City limits are located on one side of subject property(Benson Way). The applicant is providing a legal description of the subject property as required.

D. Adequate City facilities for the provision of water to the site as determined by the Public Works Department; the transport of sewage from the site to the waste water treatment plant as determined by the Public Works Department; the provision of electricity to the site as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided to and through the subject property. Unless the City has declared a moratorium based upon a shortage of water, sewer or electricity, it is recognized that adequate capacity exist system-wide for these facilities.

The Site Review Finding "D" in this document as well as the preliminary civil engineering drawings show compliance with this finding.

E. Adequate transportation can and will be provided to and through the subject property. For the purposes of this section "adequate transportation" for annexation consists of vehicular, bicycle, pedestrian and transit transportation meeting the following standards:

1. For vehicular transportation a 20' wide paved access area exists, or can and will be constructed along the full frontage of the project site to the nearest fully improved collector or arterial street. All streets adjacent to the annexed area shall be improved, at a minimum, to a half-street standard with a minimum 20' driving surface. The City may, after assessing the impact of the development, require the full improvement of streets adjacent to the annexed area. All streets located within annexed areas shall be fully improved to City standards. Where future street dedications are indicated on the City's Street Dedication Map or required by the City, provisions shall be made for the dedication and improvement of these streets and included with the application for annexation.

2. For bicycle transportation safe and accessible bicycle facilities exist, or can and will be constructed. Should the annexation be adjacent to an arterial street, bike lanes shall be provided on or adjacent to the arterial street. Likely bicycle destinations from the project site shall be determined and safe and accessible bicycle facilities serving those destinations shall be indicated.

3. For pedestrian transportation safe and accessible facilities exist, or can and will be constructed. Full sidewalk improvements shall be provided on one side adjacent to the annexation for all streets adjacent to the proposed annexed area. Sidewalks shall be provided as required by ordinance on all streets within the annexed area. Where the project site is within a quarter of a mile of an existing sidewalk system, the sidewalks from the project site shall be constructed to extend and connect to the existing system. Likely pedestrian destinations from the project site shall be determined and the safe and accessible pedestrian

facilities serving those destinations shall be indicated.

4. For transit transportation, should transit service be available to the site, or be likely to be extended to the site in the future based on information from the local public transit provider, provisions shall be made for the construction of adequate transit facilities, such as bus shelters and bus turn-out lanes. All required transportation improvements shall be constructed and installed prior to the issuance of a certificate of occupancy for any new structures on the annexed property.

As discussed in the Project and Site Description sections of the narrative and shown on the Site Plan, the subject property currently has vehicle and bicycle access from both Crowson Road and Benson Way. Both of these streets are paved and will meet or exceed the minimum paved widths, see Site Review Findings.

Pedestrian access will be provided by proposed sidewalks located along the frontage of Crowson Road and Benson Way, see Site Plan. The proposed sidewalk along Benson Way will be continued to the existing sidewalk located to the northwest. The Site Review Findings and Site Plan show compliance with City Standards. There are no transit facilities near the proposed development.

F. For all residential annexations, a plan shall be provided demonstrating that the development of the entire property will ultimately occur at a minimum density of 90% of the base density for the zone, unless reductions in the total number of units is necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints. The owner or owners of the property shall sign an agreement, to be recorded with the county clerk after approval of the annexation, ensuring that the future development will occur in accord with minimum density indicated in the development plan. For purposes of computing maximum density, portions of the annexed area containing undevelopable areas such as wetlands, floodplain corridor lands, or slopes greater than 35%, shall not be included.

This is not a residential project but a mixed use development consisting of manufacturing and office activities allowed in the E-1 Zone. The applicant, however, is proposing three, second story residential units on the corner of Crowson Road and Benson Way. These units are proposed to assist in the transition of the existing manufacturing/office uses located to the northwest of the site along Benson Way and the existing/proposed residential uses across Crowson Road. Further, the second story residences can provide a human scale element that is consistent with the Detail Site Review Zone.

G. For all annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay):

1. 35% of the base density to qualifying buyers or renters with incomes at or below 120% of median income; or

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2. 25% of the base density to qualifying buyers or renters with incomes at or below 100% of median income; or

3. 20% of the base density to qualifying buyers or renters with incomes at or below 80% of median income; or

4. 15% of the base density to qualifying buyers or renters with incomes at or below 60% of median income; or

5. Title to a sufficient amount of buildable land for development is transferred to a non-profit (IRC 501(3)(c)) affordable housing developer or comparable Development Corporation for the purpose of complying with subsection 2 above. The land shall be located within the project and all needed public facilities shall be extended to the area or areas proposed for transfer. Ownership of the land shall be transferred to the affordable housing developer or Development Corporation prior to commencement of the project.

The total number of affordable units described in this section G shall be determined by rounding down fractional answers to the nearest whole unit. A dead restriction, or similar legal instrument, shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years. Properties providing affordable units as part of the annexation process shall qualify for a maximum density bonus of 25 percent.

All of the existing E-1 development along Benson Way does not have an R-overlay nor are any residential units present. As stated in Finding F, above, the proposed three residences are included in building "A" only to provide a transition from the existing industrial/manufacturing uses on Benson Way and the existing homes and R-1 Comprehensive Plan Designation across Crowson Road. These units can also provide a human scale element that is consistent with the Detail Site Review Zone. Further, the number of the units is limited to less than four to avoid a costly elevator as required by the Building Code.

H. One or more of the following standards are met:

1. The proposed area for annexation is to be residentially zoned, and there is less than a five-year supply of vacant and redevelopable land in the proposed land use classification within the City limits. "Redevelopable land" means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the likelihood that existing development will be converted to more intensive residential uses during the planning period. The five-year supply shall be determined from vacant and redevelopable land inventories and by the methodology for land need projections from the Housing Element of the Comprehensive Plan; or

2. The proposed lot or lots will be zoned E-1 or C-1 under the Comprehensive Plan,

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and that the applicant will obtain Site Review approval for an outright permitted use, or special permitted use concurrent with the annexation request; or

3. A current or probable public health hazard exists due to lack of full City sanitary sewer or water services; or

4. Existing development in the proposed annexation has inadequate water or sanitary sewer service; or the service will become inadequate within one year; or

5. The area proposed for annexation has existing City of Ashland water or sanitary sewer service extended, connected, and in use, and a signed "consent to annexation" agreement has been filed and accepted by the City of Ashland; or

6. The lot or lots proposed for annexation are an "island" completely surrounded by lands within the City limits. (ORD 2792, 1997)

As mentioned in Finding B, above, the Comprehensive Plan and zoning for this property is employment (E-1). The applicant is also requesting Site Review Approval for an outright permitted use and has included in this document, drawings and findings for review.

SITE REVIEW (Chapter 18.72)

The Planning Staff/Planning Commission can approve a Site Review when the following criteria have been addressed:

A. All applicable City Ordinances have been met or will be met by the proposed development.

Annexation -

The applicant is requesting an Annexation/Zone Change (Chapter 18.106). The Annexation Findings, above, provide justification for this request.

Chapter 18.40 Employment District, allows a variety of uses such as manufacturing, office, and retail establishments. Residential uses are also allowed in the E-1 Zone with an R-Overlay. The proposed development is in concert with above uses by providing both office and manufacturing uses as well as three residential units.

Employment Zone District -

The E-1 Zone District does not require either yard restrictions or Solar Setbacks except when the subject parcel adjoins a residential district. Adjoining property to the northwest and southwest are currently in the County and Zoned RR-5, a Residential Designation; however, these properties have a City Comprehensive Plan and Zoning Designation of Employment (E-1) which requires no yard or solar setback restrictions. The applicant has however provided landscape

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buffers between the development and the existing homes.

As shown on the Preliminary Exterior Elevations, the maximum height of the proposed buildings are all less than the maximum height requirement of 40 feet.

Housing -

As discussed in the Annexation Findings, above, the applicant is providing three second story residential units for building "A" on the corner of Benson Way and Crowson Road. This building is in the Detail Site Review Zone. Since the number of these dwelling units is less than four, no affordable units or elevator is required. Each unit will be less than 2,000 S.F. and have a minimum of two bedrooms and or studio space. Further, each unit will have a private deck of 280 S.F. (14 x 20 feet, minimum dimensions).

Demolition -

As mentioned in the Site Description Section of the Narrative, there is a 670 S.F. garage and a 860 S.F. barn as well as a 1,300 S.F. house. The existing house will be saved and remodeled into office space. The garage and barn will be removed. Prior to receiving Final Plan Approval, the applicant will submit a Demolition Permit.

Fire/Truck Access -

The driveway has been designed to accommodate both fire vehicles and trucks, see Turning Radus Dimensions on Site Plan. Further, all driveway entrance widths are a minimum of 22 feet. The applicant will either provide an automatic fire sprinkler system for the buildings or additional fire hydrants, see Civil Drawings.

Tree Plans -

The Site and Landscape Plans show existing trees to be removed and saved. The trees will be removed because of species suitability adjacent to buildings and the configuration of the parking/driveways to accommodate the truck access. A tree Inventory/Removal and Protection Plan is attached.

Parking -

The applicant is providing vehicle parking for manufacturing, office and residential uses. The parking requirement for the complex is 47 spaces. This number is based on 18,880 S.F. of manufacturing space at one space per 700 S.F., 6,300 S.F. of office at one space per 450 S.F. , and six spaces for the three residential units. Three of the residential spaces will be in a garage. The applicant is providing 52 spaces (three are HC). The reason for the extra parking is to insure that sufficient parking is available if future tenants desire more office use instead of manufacturing space. The City allows a maximum of 10% increase over the required parking.

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In general, the parking spaces are located in the middle of the parking lot to accommodate access to the roll-up doors for the manufacturing spaces, see Site Plan and Exterior Elevations.

Ten covered bicycle parking spaces are to be located within the buildings and under the stairs adjacent to the residential units. Four additional uncovered spaces will be located near the outside employee lunch area.

Signage -

A sign program will be provided by the applicant prior to receiving a Building Permit.

B. All requirements of the Site Review Chapter have been met or will be met.

Submittal Requirements -

The applicant is providing a written Narrative and Findings as well as Site/Landscape Plans, Preliminary Engineering Drawings, City Topographic Survey/Aerial Photograph and Building Elevation drawings. Further, a tree inventory/removal/protection plan is included. A Demolition Permit will be provided prior to receiving a building permit. This information is provided in the Application Package and addresses the submittal requirements of Chapter 18.72.060.

C. The development complies with the Site Design Standards adopted by the City Council for the implementation of this Chapter.

Lot Coverage/Landscape/Openspace -

The Site and Landscape Plans delineate the paving, buildings and landscape areas. The area of pervious surface is approximately 24%, see Site and Landscape Plans.

The landscaping areas will be used to: 1. Provide scale elements adjacent to the buildings, 2. Control run-off, 3. Create separation between buildings and 4. Enhance the urban environment, and provide shade for the parking area. In addition, landscaping will be used to create an outdoor lunch area for employees and for the entrance plaza for building "A".

Trash/Recycling -

The applicant has located three trash/recycle areas on the site. These areas will be screened from view by a 6 foot high CMU wall and landscaping.

Light and Glare -

All site and building lighting will be directed away from adjacent properties.

Easements -

The development will provide condominium ownership; therefore, the applicant will provide reciprocal easements and CC&R's for parking areas, utility lines, access and maintenance prior to obtaining Final Engineering Approval.

II-C-1. BASIC SITE REVIEW STANDARDS

Approval Standard: Development in all commercial and employment zones shall conform to the following development standards:

II-C-1a) Orientation and Scale

Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be functional, and shall be shall be accessed from a public sidewalk. Public sidewalks shall be provided adjacent to a public street frontage.

Buildings that are within 30 feet of the street shall have an entrance for pedestrians directly from the street to the building interior. This entrance shall be designed to be attractive and functional, and shall be open to the public during all business hours.

These requirements may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service uses such as service stations and tire stores.

As shown on the Site Plan, all buildings which front on Crowson Road and Benson Way have entrances which connect to the public sidewalk. The interior buildings do not have pedestrian access since they are manufacturing/industrial buildings with limited pedestrian use.

II-C-1b) Streetscape

1) One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street.

The applicant is providing a minimum of one street tree per 30 feet of lot frontage along Crowson Road and Benson Way. These trees will be in a parkrow, as recommended by Planning Staff.

II-C-1c) Landscaping

1) Landscaping shall be designed so that 50% coverage occurs after one year and 90% coverage occurs after 5 years.

2) Landscaping design shall use a variety of low water deciduous and evergreen trees and

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shrubs and flowering plant species.

3) Buildings adjacent to streets shall be buffered by landscaped areas at least 10 feet in width, except in the Ashland Historic District. Outdoor storage areas shall be screened from view from adjacent public rights-of-way, except in M-1 zones. Loading facilities shall be screened and buffered when adjacent to residentially zoned land.

4) Irrigation systems shall be installed to assure landscaping success.

5) Efforts shall be made to save as many existing healthy trees and shrubs on the site as possible.

The Landscape Plan has been designed so that 50% coverage occurs after one year and 90% occurs after five years. Further, the plan shows a mix of low water use deciduous and evergreen trees, shrubs and flowering plants. The irrigation system will conform to the City of Ashland's Standards.

The minimum setback for all new buildings adjacent to Benson Way and Crowson Road is 10 feet or a maximum of 20 feet, see Site Plan. There will be no outdoor storage areas allowed for the project and loading facilities are located internally, off the proposed driveway.

The applicant will save as many trees as possible with the exception of those trees which are unsuitable and dangerous to adjacent proposed buildings. A tree inventory, removal permit and protection plan is included in the application package.

II-C-1d) Parking

1) Parking areas shall be located behind buildings or on one or both sides.

2) Parking areas shall be shaded by deciduous trees, buffered from adjacent non-residential uses and screened from non-residential uses.

All parking areas are either screened by proposed buildings or setback 15 feet or more from the Benson Way front property line (on the side of the buildings).

II-C-1e) Designated Creek Protection

Designated creek protection areas shall be considered design elements and incorporated in the overall design of a given project.

Native riparian plant materials shall be planted in and adjacent to the creek to enhance the creek habitat.

Not applicable

II-C-1f) Noise and Glare

1) Special attention to glare (AMC18.72.110) and noise (AMC9. 08.170(c) & AMC 9.08.175) shall be considered in the project design to insure compliance with these standards.

See Site Review Finding B, above.

II-C-1g) Expansions of Existing Sites and Buildings

1) For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building expansion, e.g., if building area is to expand by 25%, then 25% of the site must be brought up to the standards required by this document.

Not applicable

II-C-2. DETAIL SITE REVIEW

Developments that are within the Detail Site Review Zone shall, in addition to complying with the standards for Basic Site Review, conform to the following standards:

II-C-2a) Orientation and Scale

1) Developments shall have a minimum Floor Area Ratio of .35 and shall not exceed a maximum Floor Area Ratio of .5 for all areas outside the Historic District. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum floor area ratio.

2) Building frontages greater than 100 feet in length shall have offsets, jogs, or have other distinctive changes in the building façade.

3) Any wall which is within 30 feet of the street, plaza or other public open space shall contain at least 20% of the wall area facing the street in display areas, windows, or doorways. Windows must allow views into working areas or lobbies, pedestrian entrances or display areas. Blank walls within 30 feet of the street are prohibited. Up to 40% of the length of the building perimeter can be exempted from this standard if oriented toward loading or service areas.

4) Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to entrances.

5) Infill of buildings, adjacent to public sidewalks, in existing parking lots is encouraged and desirable.

6) Buildings shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the rain and sun.

City Staff is recommending that building "A" located at the corner of Benson Way and Crowson Road comply with the Detail Site Review Zone. To determine the floor area ratio (FAR), the applicant has used the entire site, since no property line or separate zone is available or existing. The FAR is .43 (30,200 total S.F. of development divided by the lot area, 69,576 S.F.). This FAR is more than .35 and less than .5 which is required.

The building frontage along Crowson Road is 160 feet in length. The applicant however, has divided the building in 80 foot lengths and offset one of the 80 foot lengths by 10 feet, see Site Plan and Exterior Elevations. Further, the second story has deck areas which are recessed 14 feet and a one story element for forty feet (near the street corner). In addition, two arcades extend forward by 10 feet. The exterior building materials (textured CMU's, horzontal metal siding and exterior plaster) also vary to provide interest to the mass and emphasize entrances.

The two covered arcades (each 10 feet deep and 54 feet long) will have seating areas and protect pedestrians from sun and rain.

The two walls fronting Crowson Road and Benson Way will have doors and windows. There is more than 20% of door and wall area along Crowson Road (3,400 S.F. wall, 734 S.F. window/door) and Benson Way (875 S.F., 191 S.F. window/door).

II-C-2b) Streetscape

1) Hardscape (paving material) shall be utilized to designate "people" areas. Sample materials could be unit masonry, scored and colored concrete, grasscrete, or combinations of the above.

2) A building shall be setback not more than 20 feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas. If more than one structure is proposed for a site, at least 25% of the aggregate building frontage shall be within 20 feet of the sidewalk.

The Detail Landscape Plan shows a plaza at the entrances on Crowson Road. This plaza uses a combination of scored concrete and unit pavers in addition to the plant material, to designate a "people" area. Benches are also proposed under the covered arcades. An employee lunch area is located adjacent to the existing house (converted to office use), see Detail Landscape Plan.

The front yard setback along Crowson Road varies from 10 feet to 20 feet while the front yard setback on Benson Way is approximately 14 feet.

II-C-2c) Parking & On-site Circulation

Protected, raised walkways shall be installed through parking areas of 50 or more spaces or more than 100 feet in average width or depth.

2) Parking lots with 50 spaces or more shall be divided into separate areas and divided by landscaped areas or walkways at least 10 feet in width, or by a building or group of buildings.

3) Developments of one acre or more must provide a pedestrian and bicycle circulation plan for the site. On-site pedestrian walkways must be lighted to a level where the system can be used at night by employees, residents and customers. Pedestrian walkways shall be directly linked to entrances and the internal circulation of the building.

The majority of the buildings on the site will be developed for utilitarian, industrial, manufacturing, and small office uses. This is indicative of the E-1 Zone Designation when a Detail Site Review Zone is not required. City Planning Staff has recommended that corner building be in the Detail Site Review Zone due to the area across Crowson Road being identified as R-1 in the City's Comprehensive Plan and because of existing residences.

The applicant is proposing a building design as well as a Landscape Design for building "A" which is consistent with both the Detail and Large Scale Design Standards, see Site/Landscape Plans and Exterior Elevations. However, the area and buildings behind Building "A" are more consistent with the E-1 Zone and the existing development along Benson Way. Therefore, the parking, on-site circulation, and landscaping requirements of the Detail and Large Scale Design Standards should not apply in this area.

II-C-2d) Buffering and Screening

1) Landscape buffers and screening shall be located between incompatible uses on an adjacent lot. Those buffers can consist of either plant material or building materials and must be compatible with proposed buildings.

2) Parking lots shall be buffered from the main street, cross streets and screened from residentially zoned land.

As shown on the City's Comprehensive Plan, all adjacent properties have an Employment(E-1) designation; therefore, buffers and screening requirements do not apply. The applicant has, however, provided landscape buffer areas adjacent to adjourning properties, see Site and Landscape Plans.

The parking areas, as shown on the Site and Landscape Plans, are buffered from the streets with landscaping and are located behind proposed buildings.

II-C-2e) Lighting

Lighting shall include adequate lights that are scaled for pedestrians by including light standards or placements of no greater than 14 feet in height along pedestrian path ways.

The applicant will use pole mounted light fixtures for public sidewalks and parking area as well as wall mounted fixtures on the proposed buildings. These fixtures will conform to the City's Standards.

II-C-2f) Building Materials

1) Buildings shall include changes in relief such as cornices, bases, fenestration, fluted masonry, for at least 15% of the exterior wall area.

Bright or neon paint colors used extensively to attract attention to the building or use are prohibited. Buildings may not incorporate glass as a majority of the building skin.

As shown on the Exterior Elevations for building "A", there are changes in relief such as cornices, windows/doors, metal siding and textured masonry, much greater than the 15% of required wall area.

II-C-3. ADDITONAL STANDARDS FOR LARGE SCALE PROJECTS

Developments (1) involving a gross floor area in excess of 10,000 square feet or a building frontage in excess of 100 feet in length, (2) located within the Detail Site review Zone, shall, in addition to complying with the standards for Basic and Detail Site Review, shall conform to the following standards:

II-C-3a) Orientation and Scale

1) Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.

No new buildings or contiguous groups of buildings shall exceed a gross square footage of 45,000 square feet or a combined contiguous building length of 300 feet. Any building or contiguous group of buildings which exceed these limitations, and which were in existence in 1992, may expand up to 15% in area or length beyond their 1992 area or length.

3) Buildings not connected by a common wall shall be separated by a distance equal to the height of the tallest building. If buildings are more than 240 feet in length, the separation shall be 60 feet.

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4) All on-site circulation systems shall incorporate a streetscape which includes curbs, sidewalks, pedestrian scale light standards, and street trees.

The proposed development is in the Additional Standard for Large Scale Projects because of the building length exceeding 100 feet. The issues for the above Findings were discussed in II-C-2, Detail Site Review Findings in regard to building massing, square footage, building length, and on-site circulation systems.

II-C-3b) Public Spaces

One square foot of plaza or public space shall be required for every 10 square feet of gross floor area.

2) A plaza or public spaces shall incorporate at least 4 of the 6 following elements:

a) Sitting Space - at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.

b) A mixture of areas that provide both Sunlight & Shade

c) Protection from wind by screens and buildings.

d) Trees - provided in proportion to the space at a minimum of 1 tree per 800 square feet, at breast height.

e) Water features or public art.

f) Outdoor Eating Areas or Food Vendors.

The applicant is providing approximately 1,600 S.F. of public plaza space in front of building "A". This is greater than one S.F. of plaza space per ten S.F. of gross floor area (14,000 S.F.). The Landscape Plan shows; 1. Sitting areas, 2. A mix of sun and shade (arcades), 3. Protection from wind (arcade and building), and 4. One tree per 800 S.F.

II-C-3c) Transit Amenities

1) Transit amenities, bus shelters, pullouts and designated bike lanes shall be required in accordance with the City's Transportation Plan and guidelines established by the Rogue Valley Transportation District.

Not applicable.

II-C-3d) Recycling

1) Recycling areas shall be provided at all developments.

The Site Plan shows three locations for trash and recycling.

D. PARKING LOT LANDSCAPING AND SCREENING STANDARDS

Approval Standard: All parking lots, which for purposes of this section include areas of vehicle maneuvering, parking, and loading shall be landscaped and screened as follows:

II-D-1) Screening at Required Yards

1) Parking abutting a required landscaped front or exterior yard shall incorporate a sight obscuring hedge screen into the required landscaped yard.

The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance areas.

The screen height may be achieved by a combination of earth mounding and plant materials.

Elevated parking lots shall screen both the parking and the retaining wall.

The Landscape Plan shows compliance with this Finding.

II-D-2) Screening Abutting Property Lines

1) Parking abutting a property line shall be screened by a 5' landscaped strip. Where a buffer between zones is required, the screening shall be incorporated into the required buffer strip, and will not be an additional requirement.

The Site and Landscape Plans show compliance with this Finding. Also see Finding II-C-2d, above.

II-D-3) Landscape Standards:

Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus a ratio of 1 tree for each seven parking spaces to create a canopy effect.

The tree species shall be an appropriate large canopied shade tree and shall be selected from the street tree list to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians.

The tree shall be planted in a landscaped area such that the tree bole is at least 2 feet from any

curb or paved area.

The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% within 5 years.

Landscaped areas shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.

That portion of a required landscaped yard, buffer strip or screening strip abutting parking stalls may be counted toward required parking lot landscaping but only for those stalls abutting landscaping as long as the tree species, living plant material coverage and placement distribution criteria are also met. Front or exterior yard landscaping may not be substituted for the interior parking stalls.

The Landscape Plan shows compliance with this Finding.

II-D-4) Residential Screening

Parking areas adjacent to a residential dwelling shall be set back at least 8 feet from the building, and shall provide a continuous hedge screen.

Not applicable, see Finding II-C-2d, above.

II-D-5) Hedge Screening

The required hedge screen shall be installed as follows:

Evergreen shrubs shall be planted so that 50% of the desired screening is achieved within 2 years, 100% within 4 years.

2) Living groundcover in the screen strip shall be planted such that 100% coverage is achieved within 2 years.

The Landscape Plan shows compliance with these Findings.

II-D-6) Other Screening

1) Other screening and buffering shall be provided as follows:

Refuse Container Screen: *Refuse containers or disposal areas shall be screened from view by placement of a solid wood fence or masonry wall from five to eight feet in height. All refuse materials shall be contained within the refuse area.*

Service Corridor Screen: *When adjacent to residential uses, commercial and industrial service*

areas shall reduce the adverse effects of noise, odor and visual clutter upon adjacent residential uses.

Light and Glare Screen: *Artificial lighting shall be so arranged and constructed as to not produce direct glare on adjacent residential properties or streets.*

The Site and Landscape Plans show three locations for a trash/recycle area. These areas will be screened with both a six foot high CMU walls and landscaping.

All pole and wall mounted lighting within the site will be directed down.

E. STREET TREE STANDARDS

APPROVAL STANDARD: All development fronting on public or private streets shall be required to plant street trees in accordance with the following standards and chosen from the recommended list of street trees found in this section.

II-E-1) Location for Street Trees

Street trees shall be located behind the sidewalk except in cases where there is a designated planting strip in the right of-way, or the sidewalk is greater shall include irrigation, root barriers, and generally conform to the standard established by the Department of Community Development.

The applicant is providing street trees on both Crowson Road and Benson Way, see Site and Landscape Plans. As recommended by City Planning Staff, these trees are located in a parkrow instead of tree wells to be more harmonious with the residences across Crowson Road.

II-E-2) Spacing, Placement, and Pruning of Street Trees

1) All tree spacing may be made subject to special site conditions which may, for reasons such as safety, affect the decision. Any such proposed special condition shall be subject to the Staff Advisor's review and approval. The placement, spacing, and pruning of street trees shall be as follows:

Street trees shall be placed the rate of one tree for every 30 feet of street frontage. Trees shall be evenly spaced, with variations to the spacing permitted for specific site limitations, such as driveway approaches.

b) Trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than 10 feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

c) Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location shall be positioned closer than 10 feet to any existing street tree, and preferably such locations will be at least 20 feet distant.

d) Trees shall not be planted closer than 2½ feet from the face of the curb except at intersections where it shall be 5 feet from the curb, in a curb return area.

e) Where there are overhead power lines, tree species are to be chosen that will not interfere with those lines.

f) Trees shall not be planted within 2 feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least 10 square feet, however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable non-permanent hard surfaces such as grates, bricks on sand, or paver blocks.

g) Trees, as they grow, shall be pruned to provide at least 8 feet of clearance above sidewalks and 12 feet above street roadway surfaces.

h) Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the Staff Advisor.

The Landscape Plan shows compliance with the above Finding.

II-E-3) Replacement of Street Trees

1) Existing street trees removed by development projects shall be replaced by the developer with those from the approved street tree list. The replacement trees shall be of size and species similar to the trees that are approved by the Staff Advisor.

Not applicable.

II-E-4) Recommended Street Trees

1) Street trees shall conform to the street tree list approved by the Ashland Tree Commission.

See Landscape Plan for compliance with this Finding.

D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, adequate transportation can and will be provided to and through the subject property.

When annexed to the City of Ashland, the subject property can connect to existing water and

sanitary sewer lines in Benson Way. The sanitary sewer main will be extended to the property. Fire hydrants (on and off site), will be provided per the Fire Department requirements

CTV, electricity and telephone service will be placed underground along the frontage of Crowson Road and Benson Way. An electric distribution plan will be provided to the City's electric department prior to receiving a building permit.

Storm water run-off will be controlled on site with a water detention plan and metered to existing systems in both Benson Way and Crowson Road. The current system along the frontage of Crowson Road is an open ditch. The applicant will provide an underground system as part of the street and sidewalk improvements.

The above utilities and services are shown on the Civil Engineers Preliminary Design Drawings.

Benson Way is currently paved (40 feet wide) with curbs on both sides of the street. The applicant will provide sidewalk improvements adjacent to the property and extend the sidewalk to the existing portion to the northwest. Crowson Road has a ROW that varies from 100 feet at the intersection to 80 feet on the southwest boundary. The applicant will provide street and sidewalk improvements as recommended by City Staff and as shown on the Site and Civil Engineering drawings. Also see Annexation Finding E.

TREE REMOVAL PERMIT (CHAPTER 18.61.080)

An applicant for a Tree Removal Permit shall demonstrate that the following criteria are satisfied. The Staff Advisor may require an arborist's report to substantiate the criteria for a permit.

The applicant has shown on the Site Plan, Landscape Plan, Tree Removal/Protection Plan, and aerial photograph all existing trees 6" dbh. Further, the narrative and other findings for this project have discussed in general which trees will be saved and which trees will be removed. It is the intent of the applicant to save as many trees as possible; however, due to design criteria for industrial development such as truck circulation and potential hazard conditions adjacent to proposed buildings, six existing trees are recommended for removal.

A. Hazard Tree: The Staff Advisor shall issue a tree removal permit for a hazard tree if the applicant demonstrates that a tree is a hazard and warrants removal.

1. A hazard tree is a tree that is physically damaged to the degree that it is clear that it is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within public rights of way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated or the damage alleviated. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard or a foreseeable danger of property damage to an existing structure and such hazard or danger cannot reasonably be alleviated by treatment or pruning.

2. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to AMC 18.62.084. Such mitigation requirements shall be a condition of approval permit.

B. Tree that is Not a Hazard: The City shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates all of the following:

1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Ashland Land Use Ordinance requirements and standards. (e.g. other applicable Site Design and Use Standards). The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and

2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks; and

3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property.

The City shall grant an exception to this criteria when alternatives to the tree removal

have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. Nothing in this section shall require that the residential density be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the Ashland Land Use Ordinance.

4. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.

HAZARD TREES

#3	10"	15 Dia.	Populus, Cottonwood
#3	10"	12 Dia.	Populus, Cottonwood

The hazard trees listed above are considered by the City as a hazard tree and prohibited from use as a street tree. Roots of these type of trees can be easily damaged by construction which cause entry for bacteria and disease. Further, these trees can drop limbs periodically through out their life span.

These trees are currently physically impaired by poor pruning and wind damage.

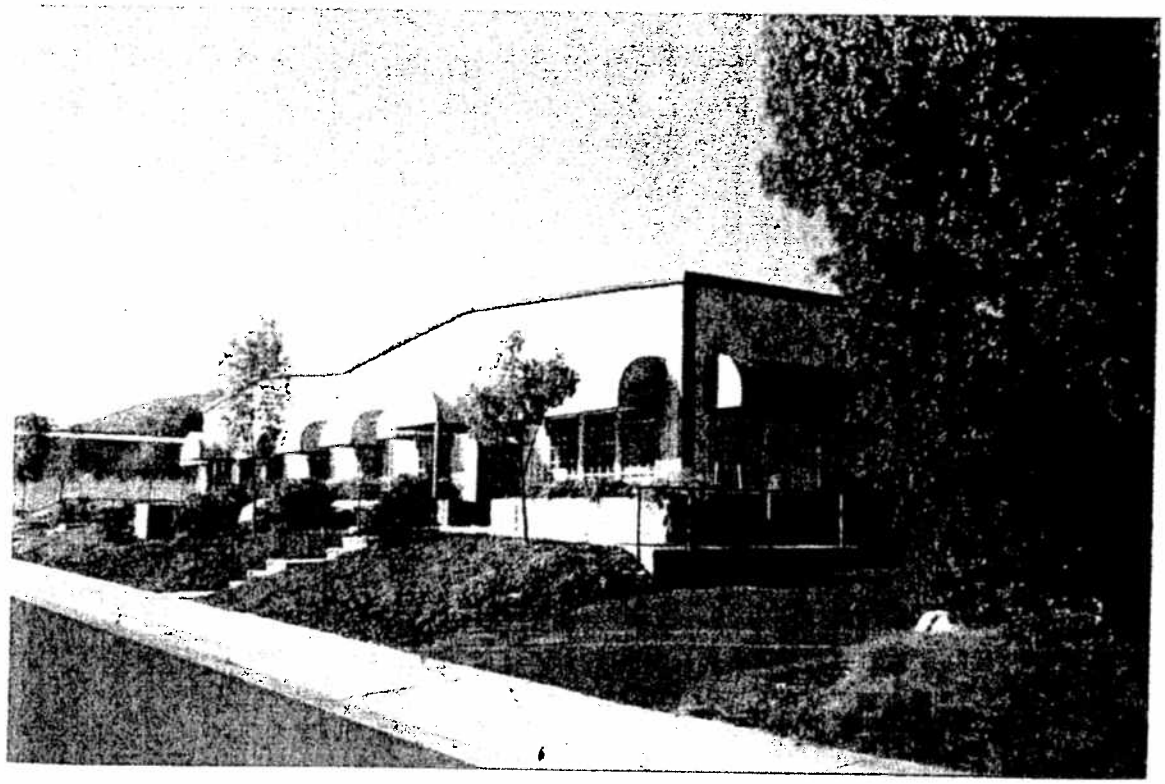
NON-HAZARD TREES

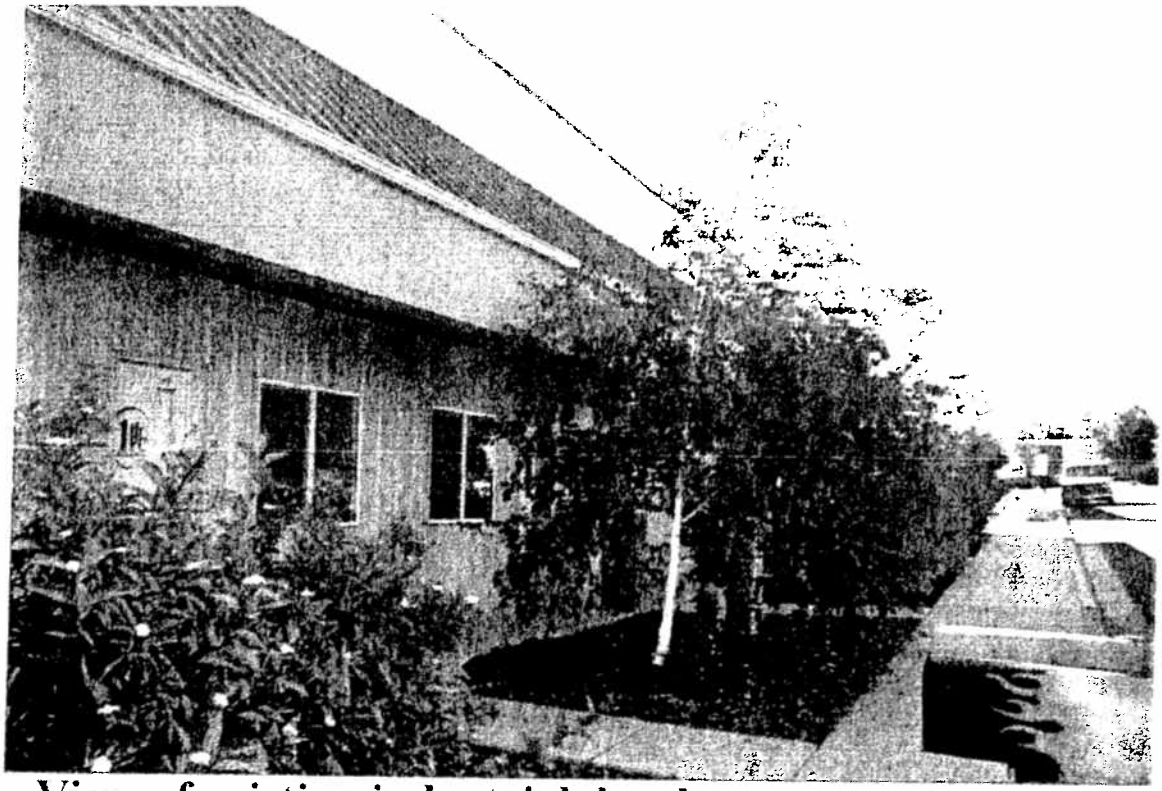
#2	36", 40' DIA		Zelkova
#4	8" dbh	15 Dia.	Fruit (Apple)
#4	10" dbh	20 Dia.	Fruit (Pear)
#5	8" dbh	10 Dia.	Cedar

In general, the non-hazard trees listed above are recommended for removal because of their impact on the functioning of the Site Design. Industrial type projects require large buildings with auto and truck accessibility. The applicant has explored alternative site designs but none of these designs would better provide the minimum floor area ratio (FAR) for the buildings or accommodate the circulation patterns for trucks and emergency vehicles. Further, the applicant cannot reduce the amount of parking because a small surplus is necessary to insure sufficient parking for additional office use which may be needed within the proposed buildings. The root system of these trees will also be compromised by necessary grading for the parking lot.

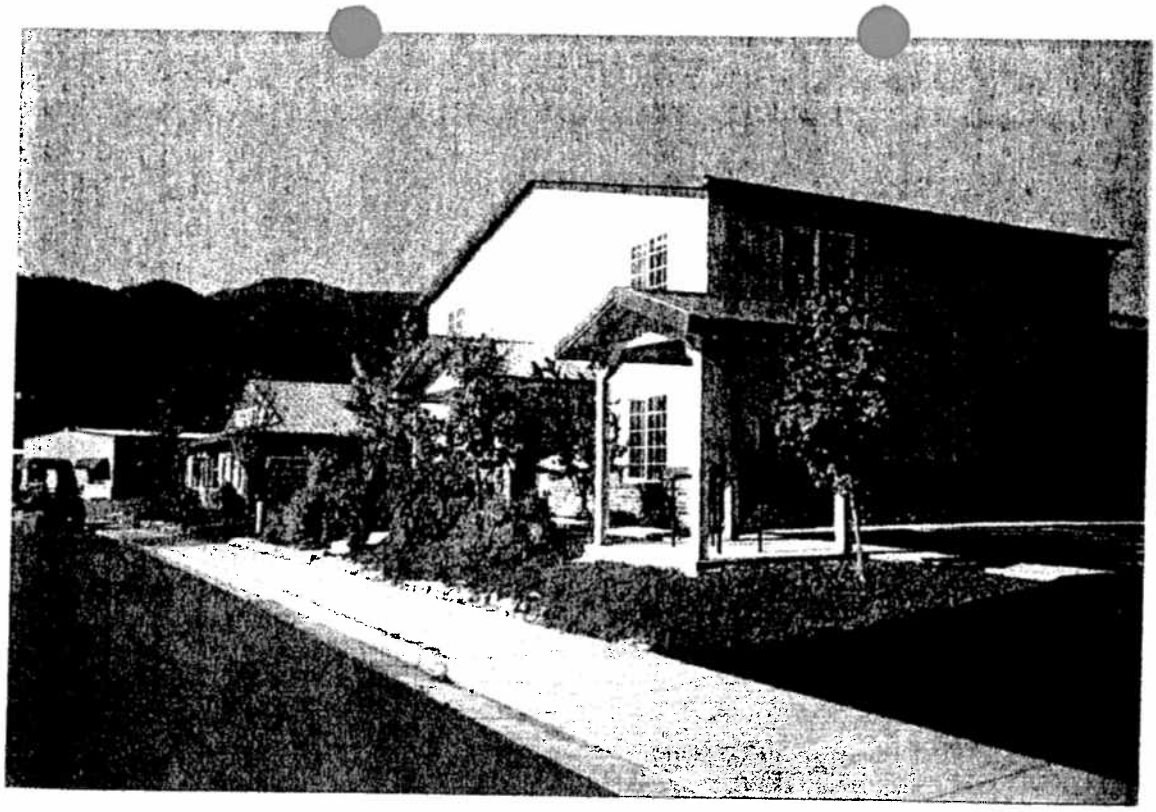
None of these trees, when removed will, will have a significant adverse impact on potential erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks as well as tree densities, canopies and species diversity within 200 feet of the subject property. The reason there will be no significant adverse impact are:

1) The trees are few in number, 2) isolated from other trees on the site and surrounding area and 3) not significant in stature.

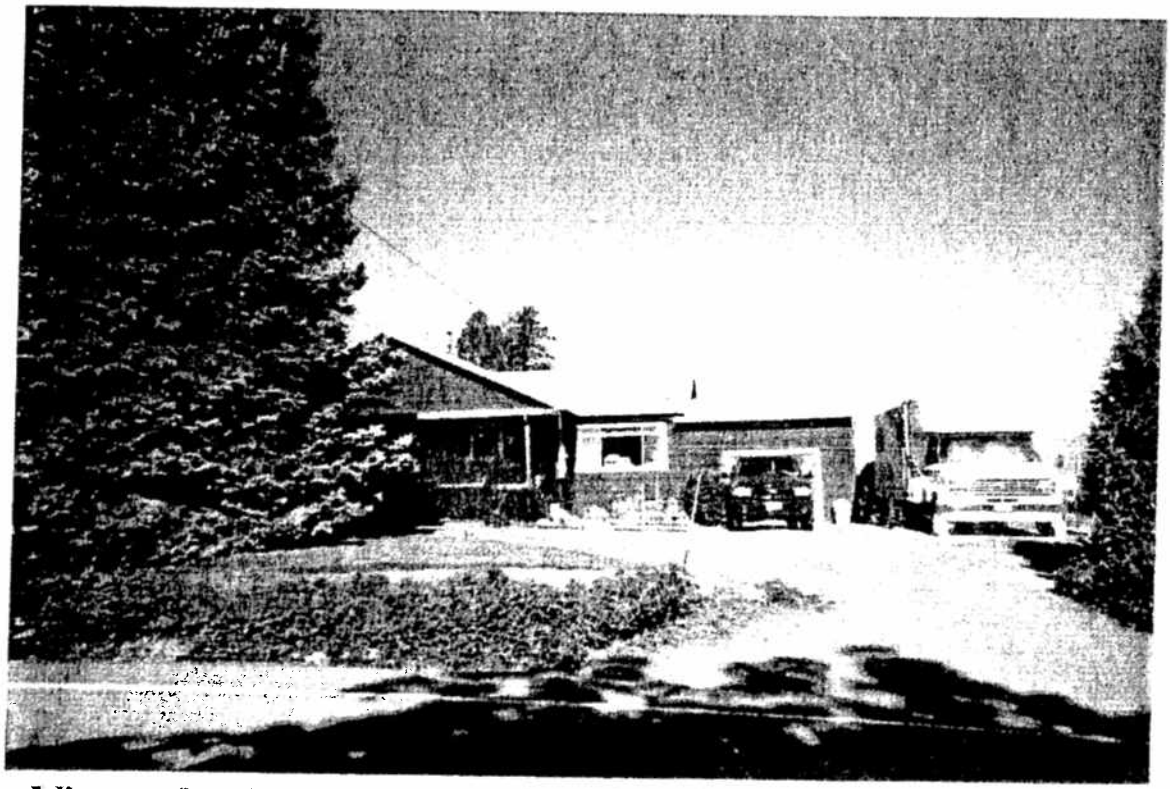




View of existing industrial development on Benson Way



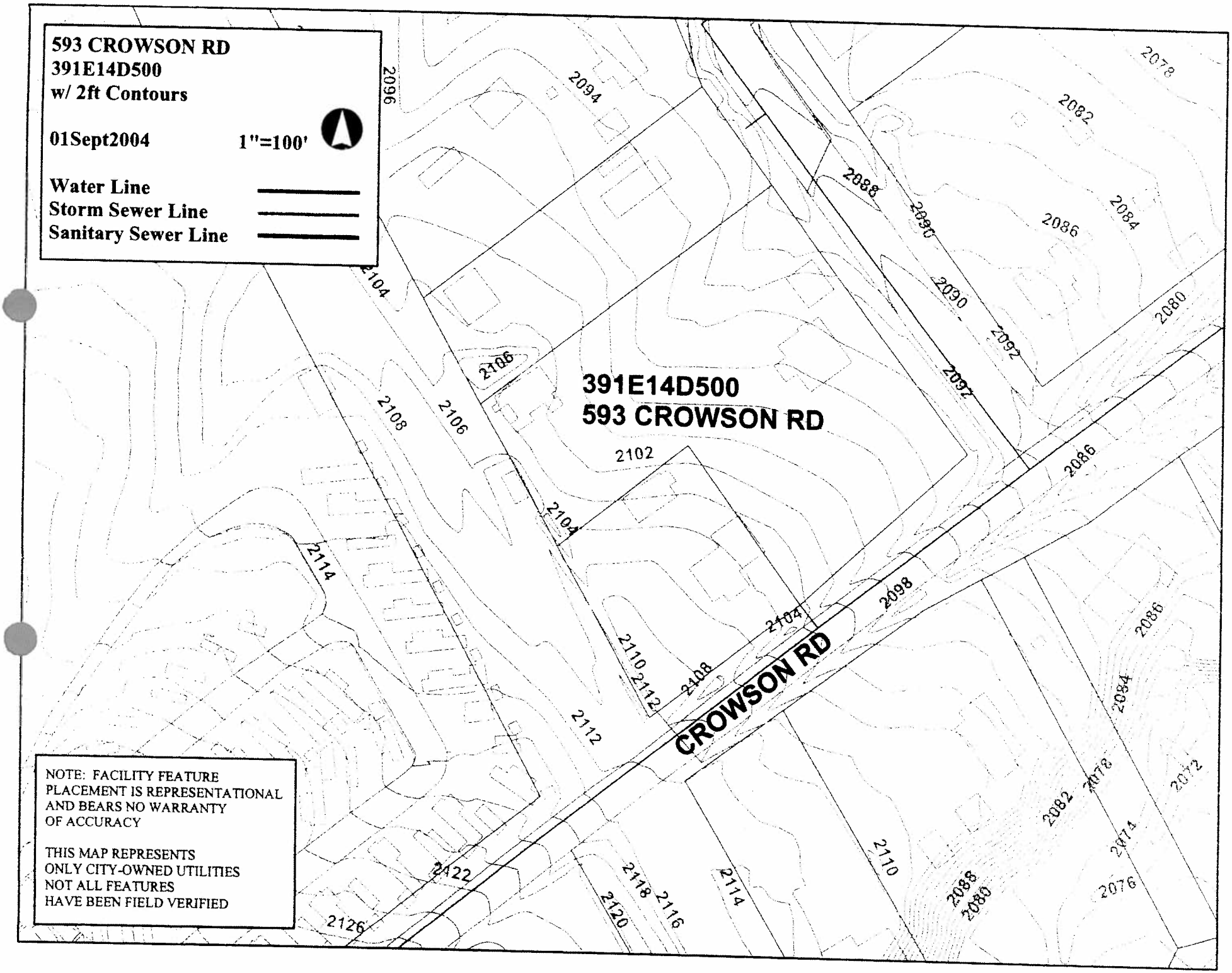
View of existing industrial development on Benson Way



View of existing residential development on Crowson Road

View of end of sidewalk on Benson Way

View of existing house (to be remodeled into office)


593 CROWSON RD
391E14D500
w/ 2ft Contours
01Sept2004
1"=100'
Water Line
Storm Sewer Line
Sanitary Sewer Line
391E14D500
593 CROWSON RD
CROWSON RD
NOTE: FACILITY FEATURE PLACEMENT IS REPRESENTATIONAL AND BEARS NO WARRANTY OF ACCURACY
THIS MAP REPRESENTS ONLY CITY-OWNED UTILITIES NOT ALL FEATURES HAVE BEEN FIELD VERIFIED

593 CROWSON RD
391E14D500
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CROWSON RD
2096
2088
2092
2080
2108
2102
2104
2114
2110
2112
2118
2120
2084
2082
2078
2086
2074
2072
2076

TERRA SCIENCE, INC.
Soil, Water & Wetland Consultants
CCB no. 138507

CONFIRMATION OF NON-WETLAND CONDITIONS FOR TAX LOT 400, T. 39S, R. 1E, SEC. 14, ASHLAND, JACKSON COUNTY, OREGON

Prepared for

KEY WEST PROPERTIES
3140 Juanipero Way, Suite 201
Medford, OR 97504

Prepared by

TERRA SCIENCE, INC.
4710 S.W. Kelly Avenue, 1st Floor
Post Office Box 2100
Portland, OR 97208-2100

TSI-2004-0727

SEPTEMBER 2004

TERRA SCIENCE, INC.
Soil, Water & Wetland Consultants
CCB no. 138507

CONFIRMATION OF NON-WETLAND CONDITIONS FOR TAX LOT 400, T. 39S, R. 1E, SEC. 14, ASHLAND, JACKSON COUNTY, OREGON

Introduction

At the request of Key West Properties (John Schleining, Developer), Phil Scoles of Terra Science, Inc. evaluated potential wetland conditions for Tax lot 400 (T. 39S, R. 1E, Sec. 14). The 1.75-acre site is located north of Crowson Road and west of Benson Way in the southeast part of Ashland, Jackson County, Oregon (Figure 1). The study area consists of a residential dwelling and a vacant (mowed) field. It is bounded by roads and residential development or vacant land in all directions.

Methods

Since the subject land (593 Crowson Road) has not been actively used for agricultural purposes since 1985, it was not considered agricultural for delineation purposes[1]. Therefore, the Routine and Intermediate Level methods in the 1987 Corps of Engineers Wetland Delineation Manual were followed for the field study. On July 27, 2004, sample points were positioned across the site to document and characterize existing conditions. Specifically, four solitary sample plots were established to describe representative portions of the subject land. Each sample location was checked for wetland hydrology indicators, hydric soil conditions, and hydrophytic vegetation dominance. The sample plots are shown on Figure 2., while data sheets from the field investigation are included as Appendix A for additional review.

[1] Agricultural lands are lands that have been intensively used since before December 23, 1985 and are currently managed for food fiber production. Examples of such lands include cropland, hayland and pastures, native pasture, rangeland, orchards, vineyards, areas which support wetland crops such as cranberries, taro, watercress, and rice and other lands used to produce or support the production of livestock, as well as small tree farms. Conversely, non-agricultural lands encompass, but are not limited to: commercial tree farms managed for forest products and urbanized areas. When a study area matches the definition of agricultural land, wetland determinations must be made using the criteria and techniques described in the 1994 National Food Security Act Manual, Third Edition (NFSAM) and subsequent 1996 Amendment 2, (Soil Conservation Service, November 1996).

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Non-Wetland Confirmation for 593 Crowson Rd., Ashland Ore.

National Wetlands Inventory and Local Wetland Inventory

The National Wetlands Inventory (NWI) maps were initially reviewed to check for the presence or lack of wetlands on or in the vicinity of the study area (Figure 3). The NWI Ashland, Oreg. Quadrangle map (USFWS, 1994) did not identify any wetlands designated for the study area. The nearest NWI mapped wetlands are designated Palustrine, Emergent, Seasonally Flooded (PEMC) and Riverine, Upper Perennial, Unconsolidated Bottom, Permanently Flooded (R3UBH). They are shown located northwest and southeast of the study area. The field study did not attempt to confirm the presence of the offsite wetlands.

Hydrology and Site Features

The subject site consists of an alluvial fan at an approximate elevation of 2100 feet (based on U.S.G.S. Ashland, Oreg. Quad. 1983). This east sloping site lacks any hydrology features, mostly due to its moderately steep slope. The north side of the property (vacant field) has a subtle swale pattern that terminates at Benson Way. There is a storm drain (culvert) at this termination point. There is also a railroad line located a short distance to the west, which has likely severed any upgradient runoff. In general, the underlying stratigraphy consists of loamy to sandy textures in the upper 30 inches. Such materials have rapid permeability and likely transmit subsurface water during the rainy season. Aside from the land immediately adjacent to the street curb, the vacant portions of the site lack any indication of filling or grading.

The mean annual precipitation in the Ashland area (Medford airport) is about 20 inches, which is the sole hydrology source for the study area. There is no indication of extended ponding, flooding or poor drainage anywhere within the study area. During the field study, a small "pothole" was observed immediately above the storm drain. This pothole appears excavated – presumably when the culvert was installed several feet below the surface. That is, the culvert was placed when the street was re-built in recent years and it was laid in for future connection to the municipal storm water system. Since the field study was conducted in the summer, no soil saturation or water table was observed in the upper part of the soil. A sample plot at this location had soil saturation at 26 inches below the surface. Due to the summer timing of the field study, the absence of saturation did not "disqualify" as a potential wetland.

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Non-Wetland Confirmation for 593 Crowson Rd., Ashland Ore.

Soils

The soils for the study area were mapped by the Soil Conservation Service (SCS, now Natural Resource Conservation Service -- NRCS) as Barron coarse sandy loam (mapping unit 10B on Figure 4) and Kubli loam (mapping unit 110B). This soil type is described in detail in the Soil Survey of Jackson County Area, Oregon (August, 1993). Field observations supported the SCS mapping of the Barron soil series, which has sandier textures throughout the soil profile. The Barron soil onsite appears somewhat poorly to moderately well drained. It has a dark grayish brown sandy loam topsoil (10YR 2/2 to 4/2) that lacks an redoximorphic features (mottles) in the upper 8 to 20 inches. The subsoil is often a coarse sandy loam to loamy sand that is brown (10YR 3/3 to 4/3) that extends below 30 inches that also lacks any mottling. The absence of a low chroma matrix color and distinct mottling indicates the site lacks hydric soils. No other hydric soil indictors were observed, either.

Vegetation

Historically, the subject site supported a mixture of flora associated with the oak, madrone and pine forested hillsides historically found in and above the City of Ashland. Since the site was obviously cleared years ago, the native flora is no longer apparent. Onsite plant conditions now resemble an upland field composed of non-native grasses and weeds. For example, the dominant grasses include tall fescue (FAC-), ripgut brome (NL), six weeks fescue (NI), chickory (NL), common velvetgrass (FAC), bentgrass (FAC, estimated), ryegrass (FACU, estimated), and bluegrass (FACU, estimated). This edges of the field included Himalayan blackberry (FACU), silver cottonwood (ornamental), mustard (FACU, estimated), Oregon white oak (NL), hedge parsley (NL), and ripgut brome (NL). Composition of the dominant species in wetlands must be more than 50 percent obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC) species, while adjacent upland areas have 50 percent or less of such dominance. No portion of the plant community has a hydrophytic dominance.

Summary

Jurisdictional wetlands are regulated by Oregon Department of State Lands and the U.S. Army Corps of Engineers. The wetland identification method defined by the 1987 Corps of Engineers Wetland Delineation Manual requires a wetland to have positive indicators of wetland hydrology, hydric soil, and hydrophytic (water loving) vegetation. Without positive wetland indicators, then an area cannot qualify as wetland. The subject land lacks positive indicators of hydrophytic vegetation, hydric soils and wetland hydrology. While the field study was conducted when saturation or water table could not be observed, there was still a lack of other potential wetland

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hydrology indicators, such as wetland drainage pattern. The lack of hydric soil indicators (only unmottled, high chroma soils onsite) and upland vegetation also accurately reflect the good soil drainage. Based upon the field study that documented a lack of wetland hydrology, hydric soils, and hydrophytic vegetation, no portion of the site has sufficient positive indicators to qualify as wetland. Lacking any wetland or other regulated waters, no permits from Corps or DSL would be required to alter, excavate, fill or otherwise develop the subject land.

List of Figures

Figure 1.	Vicinity Map (from Ashland, Oreg. quad.).
Figure 2.	Existing conditions, and Sample Points (adapted from Jackson County tax lot map no. 39-1E-14D).
Figure 3.	NWI map (from Ashland, Oreg. quad., 1994).
Figure 4.	Soils Map (from Soil Survey of Jackson County Area, Oregon, August, 1993).

References Cited

Environmental Laboratory, 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Miss., 100 pp. plus appendices.

Soil Conservation Service. Hydric Soils of the United States. U.S. Department of Agriculture. Miscellaneous Publication Number 1491, 1991.

Soil Survey of Jackson County Area, Oregon. U.S. Department of Agriculture, Soil Conservation Service. U.S. Government Printing Office: August, 1993.

U.S. Department of Fish and Wildlife. Ashland, Oregon 7.5 minute quadrangles, 1994.

U.S. Geological Survey. Topographic map of Ashland, Oregon. 7.5 minute quadrangle, 1983.

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Non-Wetland Confirmation for 593 Crowson Rd., Ashland Ore.

Limitations

Terra Science, Inc. did not identify wetland conditions beyond the immediate vicinity of 593 Crowson Road, Ashland, Oregon. This report makes no claim or conclusions about those conditions beyond the study area. The data presented in this report was collected, analyzed and interpreted using standards of skill, care, and diligence ordinarily provided by a qualified professional using the 1987 Corps of Engineers Wetland Delineation Manual. The report findings are based on incidental information from the client, the observations of the project team and limitations of the wetland, delineation methodology. The report findings and their significance should not be extrapolated beyond the immediate area of the study.

As required by OAR 141-090-035 (8)(k), the following statement must be included as part of this document: "This report documents the investigation, best professional judgment and conclusions of the investigator. It is correct and complete to the best of my knowledge. It should be considered a Preliminary Jurisdictional Determination and used at your own risk until it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055."

The report was generated for the express use of John Schleining, Key West Properties and their designates. These parties shall not interpret the report findings or conclusions any differently than stated without prior discussion with Terra Science, Inc. Terra Science, Inc. shall not be liable beyond the fees paid for its services for errors and omissions.

Respectfully submitted,

Phil Scoles

Phil Scoles, RPSS, PWS
Soil and Water Scientist

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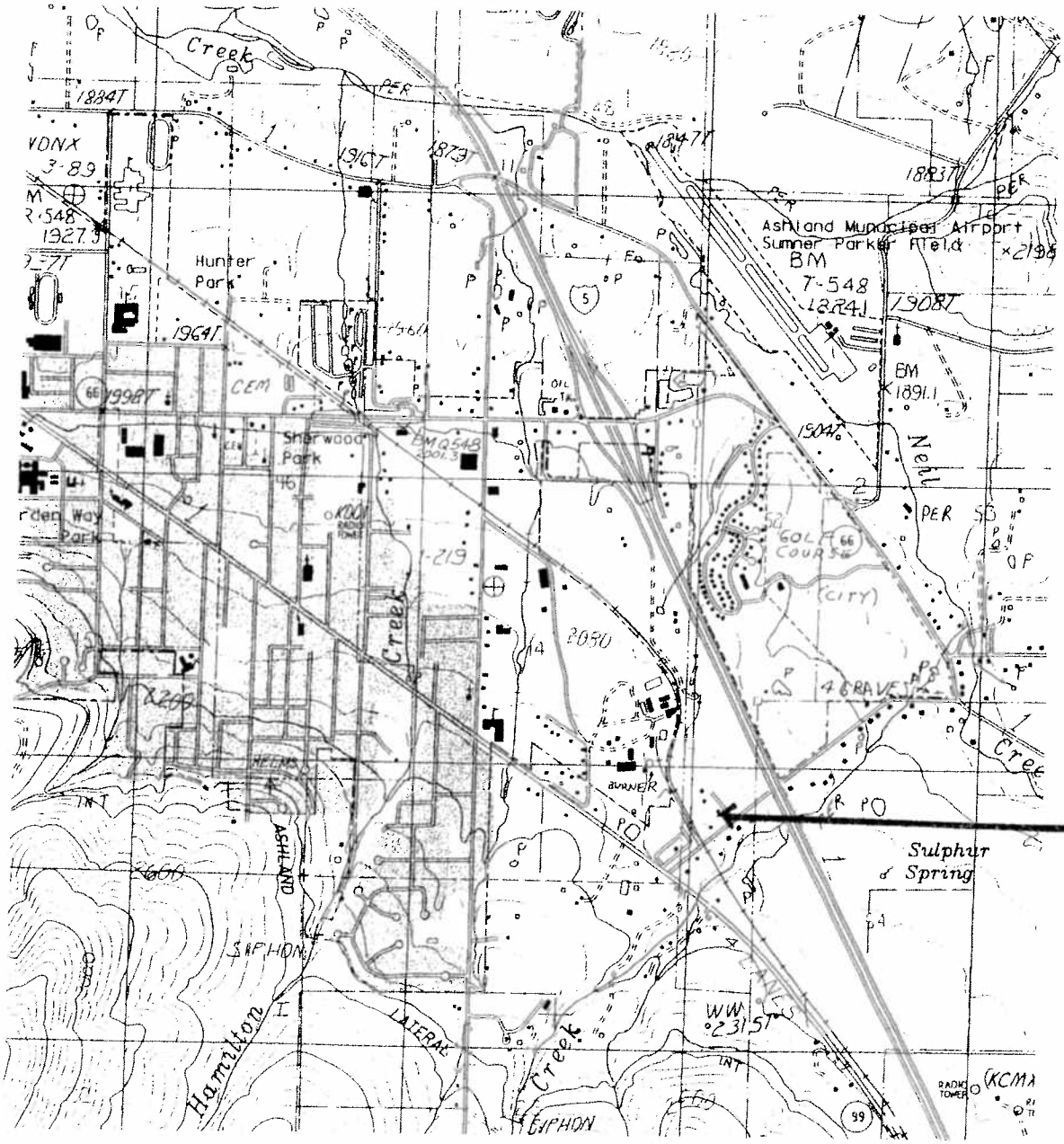

Source: U.S.G.S. Ashland, Oreg. quadrangle, photorevised 1983.

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SCALE: 1 INCH = 2000 FEET (Approx.)

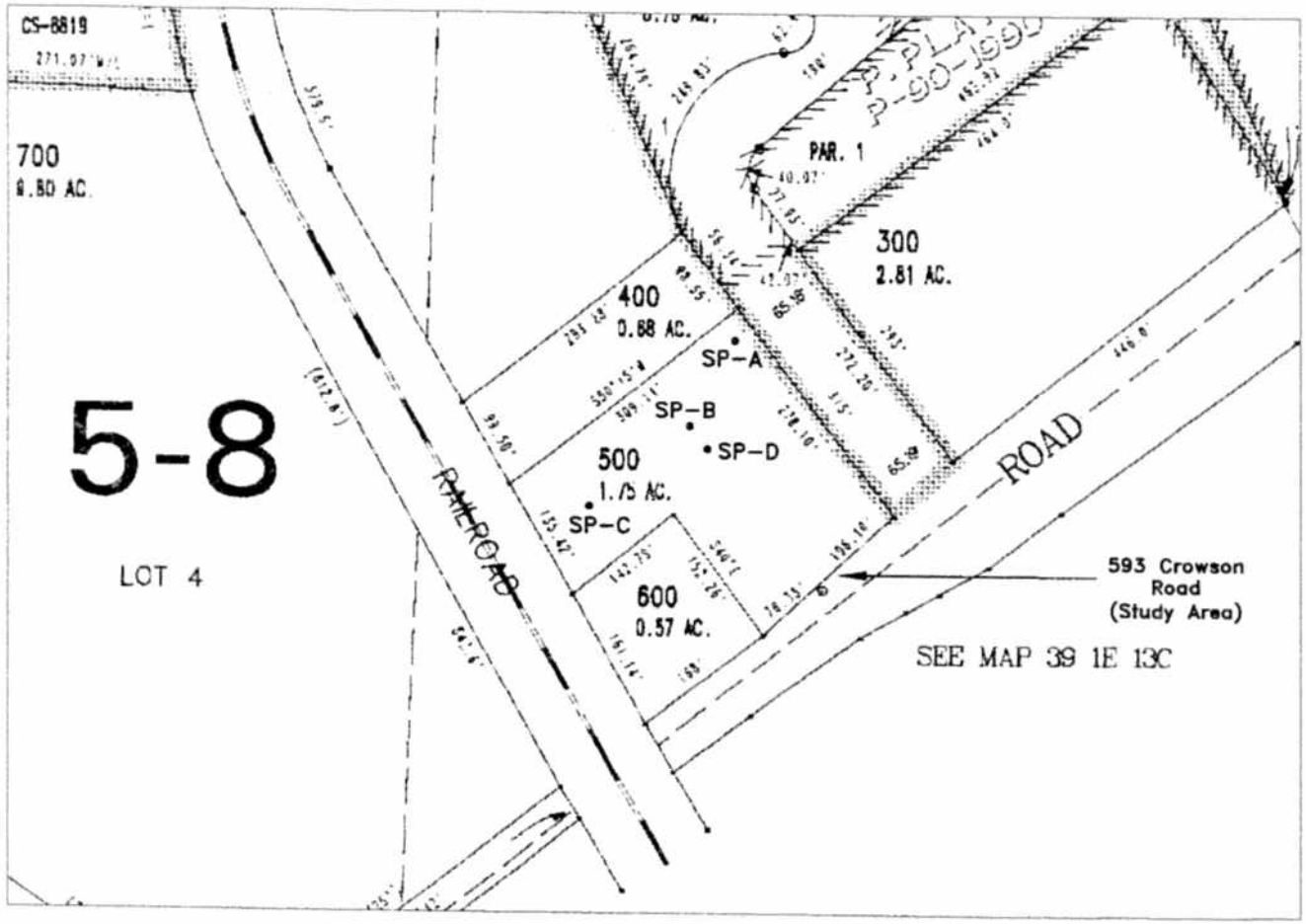
0 1000 2000 3000 4000

CONFIRMATION OF NON-WETLAND CONDITIONS FOR TAX LOT 400,
T.39S, R. 1E, Sec. 14, W.M.
Ashland, Jackson County, Oregon

VICINITY MAP

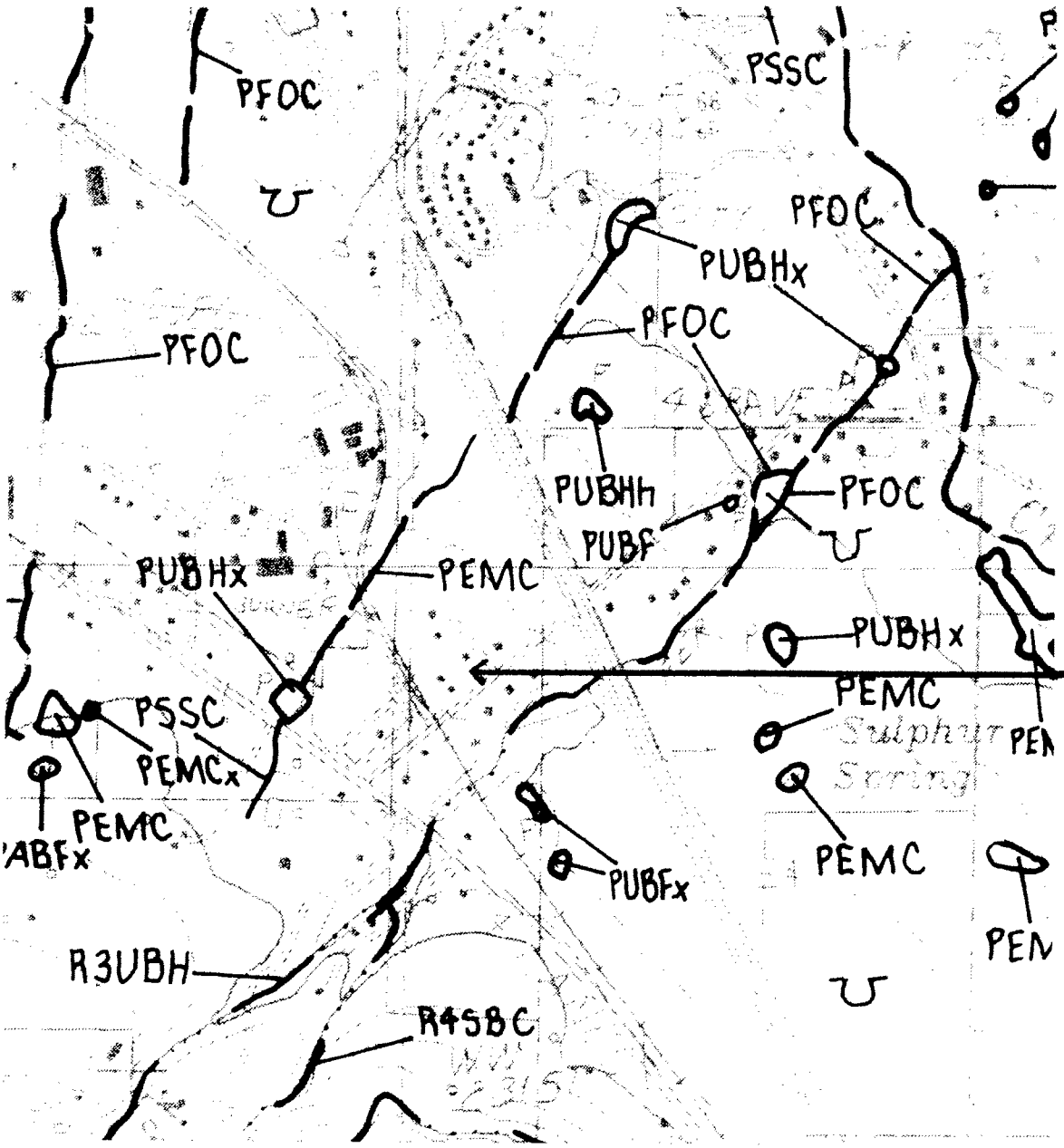
September 2004

FIGURE 1



Adapted from ORMAP Tax Map Scan, 2004.

Terra Science, Inc. Soil, Water, & Wetland Consultants	CONFIRMATION OF NON-WETLAND CONDITIONS FOR TAX LOT 400, T. 39S, R. 01E, Sec. 14 Ashland, Jackson County, Oregon	EXISTING CONDITIONS & SAMPLE PLOT LOCATIONS
SCALE: 1 INCH=200 FEET 0 100 200 400	September 2004	FIGURE 2



Source: NWI Ashland, Oreg. quadrangle, 1994.

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SCALE: 1 INCH = 1000 FEET (Approx.)

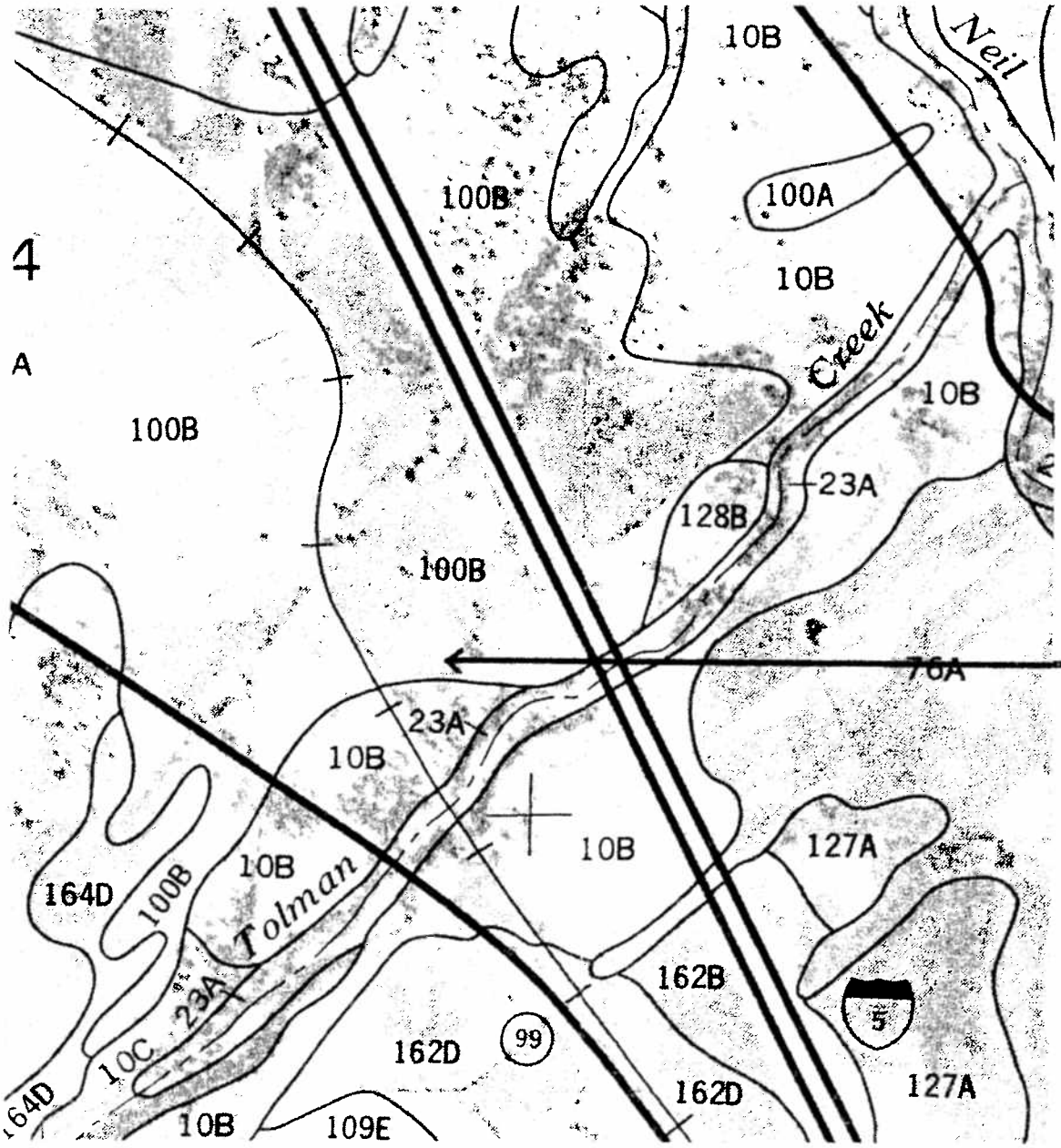
0 500 1000 1500 2000

CONFIRMATION OF NON-WETLAND CONDITIONS FOR TAX LOT 400, T.39S, R. 1E, Sec. 14, W.M. Ashland, Jackson County, Oregon

September 2004

NATIONAL WETLANDS INVENTORY

FIGURE 3



Source: Soil Survey of Jackson County Area, Oregon (August 1993).

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SCALE: 1 INCH = 834 FEET (Approx.)

0 417 834 1251 1668

CONFIRMATION OF NON-WETLAND CONDITIONS FOR TAX LOT 400,
T.39S, R. 1E, Sec. 14, W.M.
Ashland, Jackson County, Oregon

September 2004

SOIL MAPPING UNITS

10B - Barron coarse sandy loam
100B - Kubli loam

FIGURE 4

Non-Wetland Confirmation for 593 Crowson Rd., Ashland Ore.

APPENDIX A

Wetland Determination Data Sheets

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WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: ASHLAND / JACKSON COUNTY / OREGON
Date (YY MM DD)/Time: 04 07 27 / 13:40 PM
Project/Contact: 593 CROWSON RD. / KEY WEST PROPERTIES
Field Investigator(s): P. SCOLES
Plant Community: VELVETGRASS / TALL FESCUE / BLUEGRASS
Transect / Plot No.: **SP-A**
Plot Location: NORTHEAST PART OF SITE, 25 FEET WEST OF BENSON ROAD, 15 FEET WEST OF EXCAVATED POTHOLE.
Recent Weather: SUNNY, NO PRECIPITATION FOR PRECEDING TWO WEEKS.
Do Normal Environ. Conditions Exist? YES √ NO ___ Explain:
Has Veg. ____ Soil ____ Hydrology ____ Been Significantly Disturbed? NO
Explain/Comment:

VEGETATION

Dominant Species	Status	% Cover	Dominant Species	Status	% Cover
Tree Stratum (Total Cover: None)			*Herb Stratum (Total Cover: 96%)*		
1.			1. HOLCUS LANATUS	FAC	30√
2.			2. FESTUCA ARUNDINACEA	FAC-	20√
3.			3. POA SP.	FAC*	20√
Sapling/Shrub Stratum (Total Cover: None)			4. UNKNOWN COMPOSITE		15
1.			5. LOLIUM PERENNE	FACU	5
2.			6. TORILLIS ARVENSE	NL	2
3.			7. VICIA SP.	NL*	2
4.			8. GALLIUM APARINE	FACU	2

Percent of Dominant Species (√) That Are OBL, FACW, FAC+ & FAC (not FAC-): 2/3 = 67%
Other Notable Species: *ESTIMATED INDICATOR STATUS. OTHER SPECIES INCLUDE: DAUCUS CAROTA, LACTUCA SERRIOLA.
Criteria met? YES √ NO ___ Comments: SUBDOMINANTS ARE NON-HYDROPHYTIC.

SOILS

Map Unit Name: KUBLI LOAM (RESEMBLES BARRON)
Drainage Class: WELL DRAINED
Taxonomy: TYPIC HAPLOXEREPTS (BARRON)
On Hydric Soil List? YES ___ NO √
Survey Mapping Verified? NO (INCLUSION)
Landform/Slope: SUBTLE SWALE, GENTLY SLOPING NORTHEAST.

Depth	Horizon	Matrix Color(s)	Redoximorphic Features (Abund., Contrast)	Texture, Structure, Concretions, Other
0-9 IN.	Ap	10YR 3/2	NONE	SANDY LOAM, DRY
9-20 IN.	AB	2.5Y 4//2	NONE	COARSE SANDY LOAM, DRY
20-22 IN.	Bw	10YR 3/2	NONE	SANDY LOAM, MOIST
22-32+ IN.	C	2.5Y 4/3	NONE	LOAMY SAND, VERY MOIST TO SAT.

Hydric Soil Indicators: NONE

- Histosol / Histic Epipedon
- Sulfidic Odor
- Reducing Conditions (test positive)
- Gleyed
- Redox. Features (within 10 inches)
- Concretions/Nodules (within 3 inches)
- High Organic Content in Surface in Sandy Soil
- Organic Pan / Streaking in Sandy Soil
- Listed on Natl./Local Hydric Soils List (soil profile matches)
- Other/Regional Indicators:

Criteria met? YES ___ NO √ Comments:

HYDROLOGY

Recorded Data ___ Available √ Not Available ___ Aerial Photos ___ Stream Gauge ___ Other:
Field Data Depth of Inundation: NONE Depth to Saturation: 26 IN.* Depth to Free Water: 30 IN.*
Major Portion of the Root Zone: 3 IN. Growing Season: 11 DAYS, APRIL 07 TO NOV. 03

Primary Hydrology Indicators: NONE

- Inundated
- Saturated in Upper 12 Inches
- Water Marks
- Drift Lines
- Sediment Deposits
- Drainage Patterns in Wetlands: NONE

Secondary Hydrology Indicators (2 or more required): NONE

- Oxidized Root Channels (upper 12 inches)
- Water-Stained Leaves
- Local Soil Survey Data
- FAC-Neutral Test
- Other:

Criteria met? YES ___ NO √ Comments: *UNABLE TO VERIFY BEGINNING OF GROWING SEASON HYDROLOGY DUE TO SUMMER TIMING OF FIELD VISIT.

DETERMINATION

WETLAND? YES ___ NO √ Comments: LACKS POSITIVE INDICATORS IN SOIL AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: ASHLAND / JACKSON COUNTY / OREGON
Date (YY MM DD)/Time: 04 07 27 / 14:00 PM
Project/Contact: 593 CROWSON RD. / KEY WEST PROPERTIES
Field Investigator(s): P. SCOLES
Plant Community: BLUEGRASS / RIPGUT BROME / TALL FESCUE
Transect / Plot No.: **SP-B**
Plot Location: NORTH-CENTER PART OF SITE, 140 FEET SOUTHWEST OF BENSON ROAD, 30 FEET SOUTH OF NORTH PROPERTY LINE IN CENTER OF SWALE.
Recent Weather: SUNNY, NO PRECIPITATION FOR PRECEDING TWO WEEKS.
Do Normal Environ. Conditions Exist? YES √ NO __ Explain:
Has Veg. ____ Soil ____ Hydrology ____ Been Significantly Disturbed? NO
Explain/Comment:

VEGETATION

Dominant Species	Status	% Cover
Tree Stratum (Total Cover: None)		
1.		
2.		
3.		
Sapling/Shrub Stratum (Total Cover: None)		
1.		
2.		
3.		
4.		
Herb Stratum (Total Cover: 95%)		
1. POA SP.	FAC*	50√
2. BROMUS RIGIDUS	NL	15√
3. FESTUCA ARUNDINACEA	FAC-	15√
4. DACTYLIS GLOMERATA	FACU	5
5. LOLIUM PERENNE	FACU	5
6. HORDEUM SP.	FAC*	2
7. LACTUCA SERRIOLA	FACU	2
8. BRASSICA CAMPESTRIS	NL	1

Percent of Dominant Species (√) That Are OBL, FACW, FAC+ & FAC (not FAC-): 1/3 = 33%
Other Notable Species: *ESTIMATED INDICATOR STATUS.
Criteria met? YES __ NO √ Comments: ALL SUBDOMINANTS ARE NON-HYDROPHYTIC.

SOILS

Map Unit Name: KUBLI LOAM (RESEMBLES BARRON)
Drainage Class: WELL DRAINED
Taxonomy: TYPIC HAPLOXEREPTS (BARRON)
On Hydric Soil List? YES __ NO √
Survey Mapping Verified? NO (INCLUSION)
Landform/Slope: SUBTLE SWALE, GENTLY SLOPING NORTHEAST.

Depth	Horizon	Matrix Color(s)	Redoximorphic Features (Abund., Contrast)	Texture, Structure, Concretions, Other
0-8 IN.	Ap	10YR 2/2	NONE	SANDY LOAM, DRY
8-14 IN.	AB1	2.5Y 4//2	NONE	LOAMY SAND, DRY
14-21 IN.	AB2	2.5Y 3/2	NONE	LOAMY SAND, DRY
21-24 IN.	C	2.5Y 4/2	NONE	LOAMY SAND, SLIGHTLY MOIST

Hydric Soil Indicators: NONE

- Histosol / Histic Epipedon
- Sulfidic Odor
- Reducing Conditions (test positive)
- Gleyed
- Redox. Features (within 10 inches)
- Concretions/Nodules (within 3 inches)
- High Organic Content in Surface in Sandy Soil
- Organic Pan / Streaking in Sandy Soil
- Listed on Natl./Local Hydric Soils List (soil profile matches)
- Other/Regional Indicators:

Criteria met? YES __ NO √ Comments: ROCK REFUSAL AT 24 IN.

HYDROLOGY

Recorded Data __ Available √ Not Available __ Aerial Photos __ Stream Gauge __ Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >24 IN.* Depth to Free Water: >24 IN.*
Major Portion of the Root Zone: 4 IN. Growing Season: 11 DAYS, APRIL 07 TO NOV. 03

Primary Hydrology Indicators: NONE

- Inundated
- Saturated in Upper 12 Inches
- Water Marks
- Drift Lines
- Sediment Deposits
- Drainage Patterns in Wetlands: NONE

Secondary Hydrology Indicators (2 or more required): NONE

- Oxidized Root Channels (upper 12 inches)
- Water-Stained Leaves
- Local Soil Survey Data
- FAC-Neutral Test
- Other:

Criteria met? YES __ NO √ Comments: *UNABLE TO VERIFY BEGINNING OF GROWING SEASON HYDROLOGY DUE TO SUMMER TIMING OF FIELD VISIT.

DETERMINATION

WETLAND? YES __ NO √ Comments: LACKS POSITIVE INDICATORS IN ALL THREE PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: ASHLAND / JACKSON COUNTY / OREGON
Date (YY MM DD)/Time: 04 07 27 / 14:15 PM
Project/Contact: 593 CROWSON RD. / KEY WEST PROPERTIES
Field Investigator(s): P. SCOLES
Plant Community: RIPGUT BROME / SIX WEEKS FESCUE
Transect / Plot No.: **SP-C**
Plot Location: WEST PART OF SITE, 50 FEET NORTHEAST OF WEST PROPERTY LINE, 70 FEET SOUTH OF NORTH PROPERTY LINE AT UPPER END OF SUBTLE SWALE.
Recent Weather: SUNNY, NO PRECIPITATION FOR PRECEDING TWO WEEKS.
Do Normal Environ. Conditions Exist? YES √ NO ___ Explain:
Has Veg. ____ Soil ____ Hydrology ____ Been Significantly Disturbed? NO
Explain/Comment:

VEGETATION

Dominant Species	Status	% Cover	Dominant Species	Status	% Cover
Tree Stratum (Total Cover: None)			*Herb Stratum (Total Cover: 104%)*		
1.			1. BROMUS RIGIDUS	NL	45√
2.			2. VULPIA (FESTUCA) BROMOIDES	FACU-	25√
3.			3. UNKNOWN COMPOSITE		20√
Sapling/Shrub Stratum (Total Cover: None)			4. FESTUCA ARUNDINACEA	FAC-	5
1.			5. RUMEX ACETOSELLA	FACU+	5
2.			6. PLANTAGO LANCEOLATA.	FAC	2
3.			7. LACTUCA SERRIOLA	FACU	2
4.			8.		

Percent of Dominant Species (√) That Are OBL, FACW, FAC+ & FAC (not FAC-): 0-1/3 = 0-33%
Other Notable Species: *EST. INDICATOR STATUS. NEARBY VEG. INCLUDES RUBUS DISCOLOR, QUERCUS GARRYANA, TORILLIS.ARV.
Criteria met? YES ___ NO √ Comments: SUBDOMINANTS ARE MOSTLY NON-HYDROPHYTIC.

SOILS

Map Unit Name: KUBLI LOAM (RESEMBLES BARRON)
Drainage Class: WELL DRAINED
Taxonomy: TYPIC HAPLOXEREPTS (BARRON)
On Hydric Soil List? YES ___ NO √
Survey Mapping Verified? NO (INCLUSION)
Landform/Slope: SUBTLE SWALE, GENTLY SLOPING NORTHEAST.

Depth	Horizon	Matrix Color(s)	Redoximorphic Features (Abund., Contrast)	Texture, Structure, Concretions, Other
0-8 IN.	Ap	10YR 3/2	NONE	SANDY LOAM, DRY
8-13 IN.	Bw	2.5Y 3/3	NONE	LOAMY SAND, DRY
13-23 IN.	C	2.5Y 4/3	NONE	LOAMY SAND, DRY
@23 IN.		ROCK REFUSAL		

Hydric Soil Indicators: NONE

- Histosol / Histic Epipedon
- Sulfidic Odor
- Reducing Conditions (test positive)
- Gleyed
- Redox. Features (within 10 inches)
- Concretions/Nodules (within 3 inches)
- High Organic Content in Surface in Sandy Soil
- Organic Pan / Streaking in Sandy Soil
- Listed on Natl./Local Hydric Soils List (soil profile matches)
- Other/Regional Indicators:

Criteria met? YES ___ NO √ Comments: ROCK REFUSAL AT 23 IN.

HYDROLOGY

Recorded Data ___ Available √ Not Available ___ Aerial Photos ___ Stream Gauge ___ Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >23 IN.* Depth to Free Water: >23 IN.*
Major Portion of the Root Zone: 2 IN. Growing Season: 11 DAYS, APRIL 07 TO NOV. 03

Primary Hydrology Indicators: NONE

- Inundated
- Saturated in Upper 12 Inches
- Water Marks
- Drift Lines
- Sediment Deposits
- Drainage Patterns in Wetlands: NONE

Secondary Hydrology Indicators (2 or more required): NONE

- Oxidized Root Channels (upper 12 inches)
- Water-Stained Leaves
- Local Soil Survey Data
- FAC-Neutral Test
- Other:

Criteria met? YES ___ NO √ Comments: *UNABLE TO VERIFY BEGINNING OF GROWING SEASON HYDROLOGY DUE TO SUMMER TIMING OF FIELD VISIT.

DETERMINATION

WETLAND? YES ___ NO √ Comments: LACKS POSITIVE INDICATORS IN ALL THREE PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: ASHLAND / JACKSON COUNTY / OREGON
Date (YY MM DD)/Time: 04 07 27 / 14:40 PM
Project/Contact: 593 CROWSON RD. / KEY WEST PROPERTIES
Field Investigator(s): P. SCOLES
Plant Community: BLUEGRASS / RIPGUT BROME / TALL FESCUE
Transect / Plot No.: **SP-D**
Plot Location: CENTER PART OF SITE, 145 FEET SOUTHWEST OF BENSON ROAD, 100 FEET SOUTH OF NORTH PROPERTY LINE.
Recent Weather: SUNNY, NO PRECIPITATION FOR PRECEDING TWO WEEKS.
Do Normal Environ. Conditions Exist? YES √ NO ___ Explain:
Has Veg. ____ Soil ____ Hydrology ____ Been Significantly Disturbed? NO
Explain/Comment: SAMPLE PLOT REPRESENTATIVE OF BACKSLOPE AND REMAINDER OF PROPERTY.

VEGETATION

Dominant Species	Status	% Cover	Dominant Species	Status	% Cover
Tree Stratum (Total Cover: 20%)			*Herb Stratum (Total Cover: 95%)*		
1. POPULUS SP. (SILVER COTTONW	FAC*	20√	1. BROMUS RIGIDUS	NL	70√
2.			2. UNKNOWN COMPOSITE		10
3.			3. FESTUCA ARUNDINACEA	FAC-	5
Sapling/Shrub Stratum (Total Cover: None)			4. HORDEUM SP.	FAC*	5
1.			5. LACTUCA SERRIOLA	FACU	1
2.			6. CICHORIUM INTYBUS	NL	1
3.			7.		
4.			8.		

Percent of Dominant Species (√) That Are OBL, FACW, FAC+ & FAC (not FAC-): 1/2 = 50%
Other Notable Species: *ESTIMATED INDICATOR STATUS.
Criteria met? YES ___ NO √ Comments: SUBDOMINANTS MOSTLY NON-HYDROPHYTIC.

SOILS

Map Unit Name: KUBLI LOAM (RESEMBLES BARRON)
Drainage Class: WELL DRAINED
Taxonomy: TYPIC HAPLOXEREPTS (BARRON)
On Hydric Soil List? YES ___ NO √
Survey Mapping Verified? NO (INCLUSION)
Landform/Slope: BACKSLOPE, GENTLY SLOPING NORTHEAST.

Depth	Horizon	Matrix Color(s)	Redoximorphic Features (Abund., Contrast)	Texture, Structure, Concretions, Other
0-13 IN.	Ap	10YR 2/2	NONE	SANDY LOAM, DRY
13-20 IN.	AB	2.5Y 4//2	NONE	LOAMY SAND, DRY
@20 IN.		ROCK REFUSAL		

Hydric Soil Indicators: NONE

- Histosol / Histic Epipedon
- Sulfidic Odor
- Reducing Conditions (test positive)
- Gleyed
- Redox. Features (within 10 inches)
- Concretions/Nodules (within 3 inches)
- High Organic Content in Surface in Sandy Soil
- Organic Pan / Streaking in Sandy Soil
- Listed on Natl./Local Hydric Soils List (soil profile matches)
- Other/Regional Indicators:

Criteria met? YES ___ NO √ Comments: ROCK REFUSAL AT 20 IN.

HYDROLOGY

Recorded Data ___ Available √ Not Available ___ Aerial Photos ___ Stream Gauge ___ Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >20 IN.* Depth to Free Water: >20 IN.*
Major Portion of the Root Zone: 3 IN. Growing Season: 11 DAYS, APRIL 07 TO NOV. 03

Primary Hydrology Indicators: NONE

- Inundated
- Saturated in Upper 12 Inches
- Water Marks
- Drift Lines
- Sediment Deposits
- Drainage Patterns in Wetlands: NONE

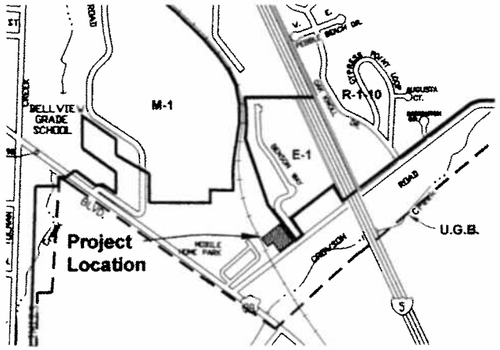
Secondary Hydrology Indicators (2 or more required): NONE

- Oxidized Root Channels (upper 12 inches)
- Water-Stained Leaves
- Local Soil Survey Data
- FAC-Neutral Test
- Other:

Criteria met? YES ___ NO √ Comments: *UNABLE TO VERIFY BEGINNING OF GROWING SEASON HYDROLOGY DUE TO SUMMER TIMING OF FIELD VISIT.

DETERMINATION

WETLAND? YES ___ NO √ Comments: LACKS POSITIVE INDICATORS IN ALL THREE PARAMETERS.



Vicinity/ Zone Map
n.t.s.

Project Information:

Project Name:
Crowson Business Center

Location:
593 Crowson Road
Ashland, Oregon

Legal Description:
39S-1E-14D, T.L. 500

Owner/Applicant:
ASPEN ASH L.L.C.
428 NW 10th Ave.
Suite 307
Portland, OR 97209
503-708-9518

Architect/Agent:
Tom Giordano
2635 Takelma Way
Ashland, OR 97520
541-482-9193

Surveyor:
Hoffbuhr & Associates, Inc.
880 Golf View Drive
Medford, OR 97504
541-779-4641

Landscape Designer:
Mike Starr
2772 East McAndrews Road
Medford, OR 97504
541-779-2966

Wetland Biologist:
Terra Science, Inc.
Phil Scoles
4710 S.W. Kelly Avenue, 1st Floor
Portland, OR 97206
503-274-2100

Civil Engineer
CEC Engineering
304 S. Central Avenue
Medford, OR 97501
541-779-8268

Site Data:

Zoning Designation:
RR-5 County
E-1 City

Overall Site Calculations:

Area of Property	69,576 S.F.	1.6 Ac.	100%
Building Footprints S.F.	23,788		
Garage S.F.	600		
Total Bld'g Footprint S.F.	24,488		34.2%
Landscape/Openspace S.F.	15,804		22.8%
Paving (Driveways, Parking and Walkways S.F.	29,384		43.0%

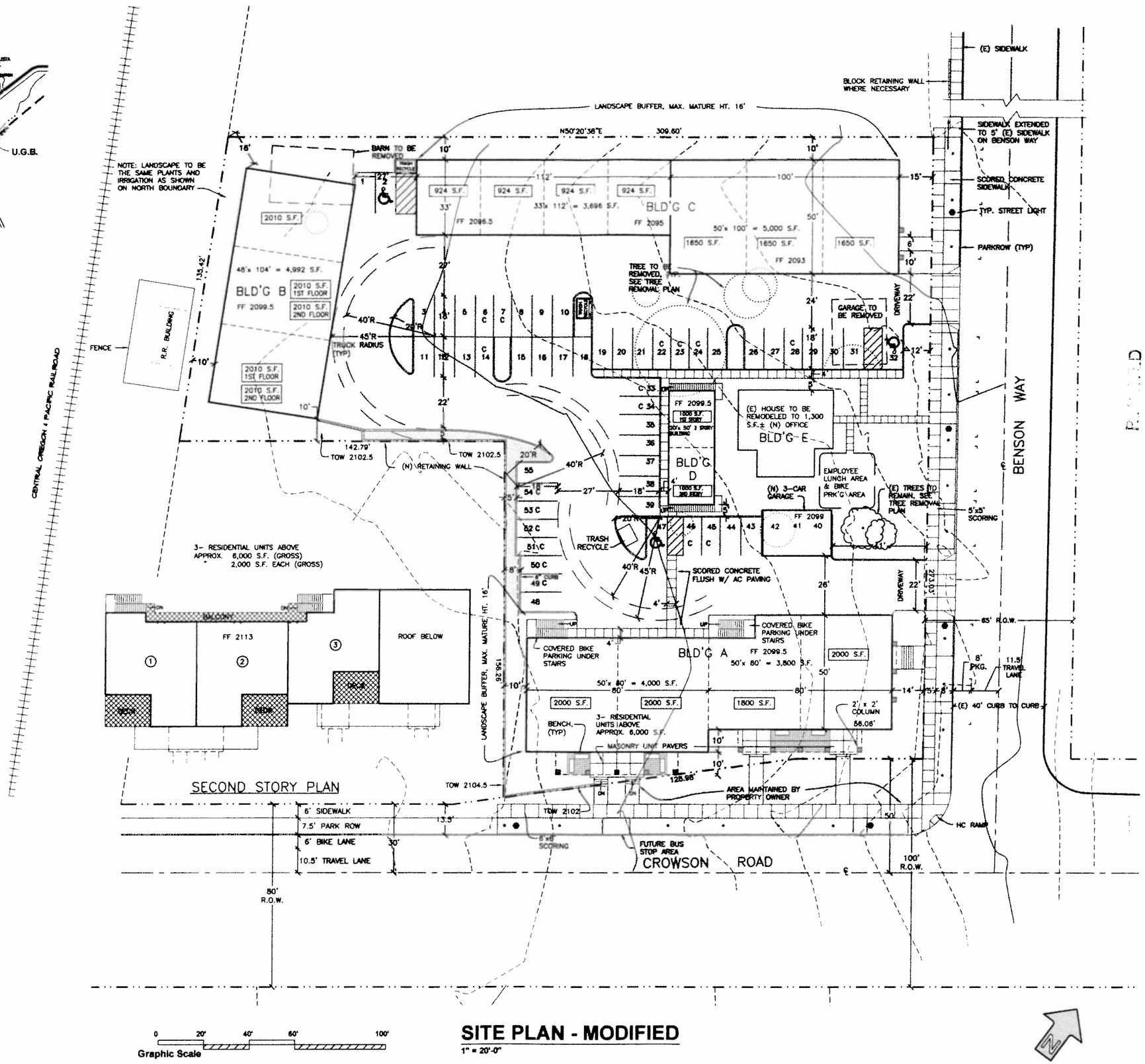
Building Type:

Industrial S.F.	17,788 (Approx.)
Residential S.F.	6,000
Office S.F.	10,360

Parking Required:

Industrial	1:700	26
Residential	2:Unit	6
Office	1:450	23
		55

Parking Provided:
Surface Spaces 55 / (3HC)



0 20' 40' 60' 100'
Graphic Scale

SITE PLAN - MODIFIED
1" = 20'-0"

Giordano
ARCHITECTURE
LAND PLANNING

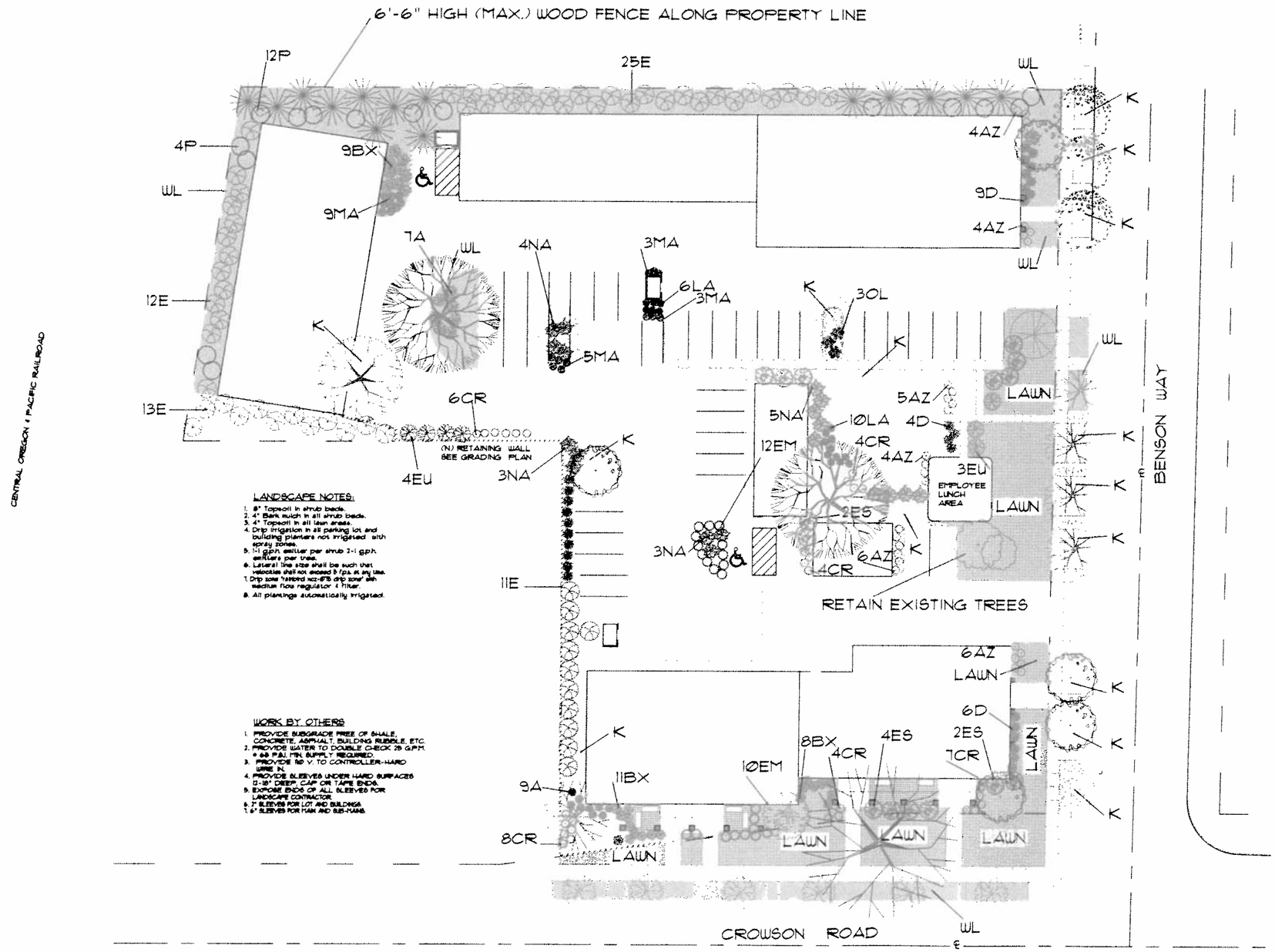
2635 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

RECEIVED
DEC 7 2007
Community Development

CROWSON BUSINESS CENTER
OVERALL SITE PLAN
CROWSON BUSINESS CENTER, LLC.

SHEET A1

DATE: 02-AUG-06
04-SEP-07
09-OCT-07
04-DEC-07



LANDSCAPE NOTES:

1. 8" Topsoil in shrub beds.
2. 4" Bark mulch in all shrub beds.
3. 4" Topsoil in all lawn areas.
4. Drip irrigation in all parking lot and building planters not irrigated with spray zones.
5. 1-1 g.p.h. emitter per shrub 2-1 g.p.h. emitters per tree.
6. Lateral line size shall be such that velocities shall not exceed 5 f.p.s. at any time.
7. Drip zone "netafim xcz-075 drip zone" sin section flow regulator & filter.
8. All plantings automatically irrigated.

WORK BY OTHERS

1. PROVIDE SUBGRADE FREE OF SHALE, CONCRETE, ASPHALT, BUILDING RUBBLE, ETC.
2. PROVIDE WATER TO DOUBLE CHECK 2B G.P.M. @ 60 P.S.I. MIN. SUPPLY REQUIRED.
3. PROVIDE 110 V. TO CONTROLLER-HARD WIRE IN.
4. PROVIDE SLEEVES UNDER HARD SURFACES 12-18" DEEP, CAP OR TAPE ENDS.
5. EXPOSE ENDS OF ALL SLEEVES FOR LANDSCAPE CONTRACTOR.
6. 7" SLEEVES FOR LOT AND BUILDINGS
7. 6" SLEEVES FOR MAIN AND SUB-MAINS.

0 20' 40' 60' 100'
Graphic Scale

SITE PLAN

1" = 20'-0"

TREE LEGEND

	COMMON NAME	BOTANICAL NAME
	PACIFIC SUNSET MAPLE	ACER TRUNCATUM
	WESTERN RED BUD	CERIS OCCIDENTALIS
	CHINESE PISTACHE	PISTACIA CHINENSIS 'KETH DAVEY'
	RED OAK	QUERCUS RUBA
	RED MAPLE 'RED SUNSET'	ACER RUBRUM
	LITTLE LEAF LINDEN	TILLIA CORDATA GREENSPIRE
	BLERIANA PLUM	PRUNUS CERASIFERA BLIREANA
	RAYWOOD ASH	FRAXINUS OXYCARPUS 'RAYWOOD'
	ARMSTRONG RED MAPLE	ACER RUBRUM ARMSTRONG
	EUROPEAN HORNBEAM	CARPINUS BETULUS
	THUNDERCLOUD PLUM	PRUNUS CERERASIFERA THUNDERCLOUD
	LIELAND CYPRESS	CUPRESSOCYPARIS LIELANDII

SHRUB & GROUNDCOVER LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
AZ	AZALEA	AZALEA 'ED SHERWOOD'	3 GAL
AZ	AZALEA	AZALEA 'RINO ORFROCK'	3 GAL
BX	BOXWOOD	BUXUS SEMPERVIRENS 'GREEN BEAUTY'	2 GAL
CR	CRIMSON	BERBERIS THUNBERGII 'CRIMSON PIGMY'	1 GAL
D	DAVEY'S YEW	TAXUS MEDIA 'DAVEYI'	3 GAL
ES	EMERALD GAIETY	EUONYMUS JAPONICUS 'EMERALD GAIETY'	1 GAL
EM	ENGLISH LAUREL	PRUNUS LAUROCERASUS	3 GAL
LA	LAURELIA	LAURELIA SEMPERVIRENS	5 GAL
OL	PRINCESS	OLEA 'MONTRA PRINCESS'	5 GAL
PM	PLUMOSA	PITTOSPORUM TOBIRA 'NANA'	5 GAL
LA	LAVENDER	LAVANDULA ANGUSTIFOLIA	1 GAL
MA	MAHONIA	OREGON GRAPE	1 GAL
NA	NANDINA	MAHONIA AQUIFOLIUM 'COMPACTA'	1 GAL
PA	PAMPAS	DWARF VARIEGATED BAMBOO	5 GAL
PI	PIERIS	NANDINA DOMESTICA 'NANA'	5 GAL
PO	PHOTINIA	PHOTINIA FRASERI	5 GAL
K	KINNI	KINNIKINNICK	1 GAL @36" O.C.
BL	BLUE RUG	ARCTOSTAPHYLOS UVA-URSI	1 GAL @36" O.C.
L	LAWN	JUNIPERUS HOR. 'WILTONII'	ROLLS
		J.B. SOD OR EQUAL	

RECEIVED

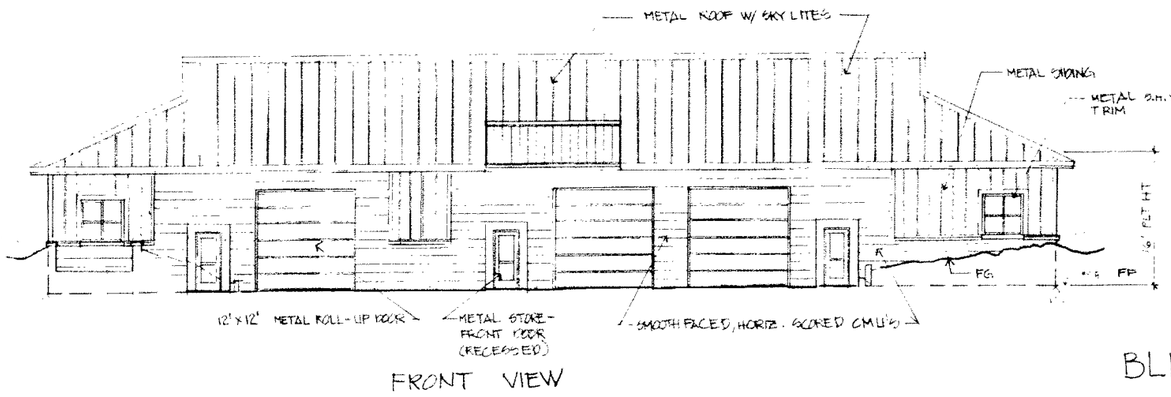
DEC 7 2007

Development

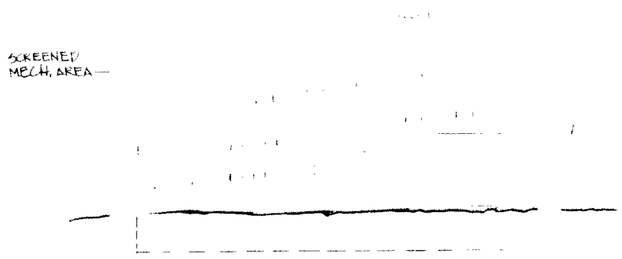
CROWSON BUSINESS CENTER
LANDSCAPE PLAN

SHEET L1

DATE:
09-OCT-07

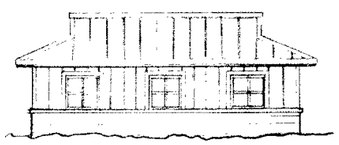


FRONT VIEW

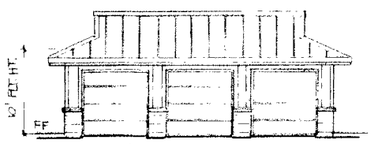


SIDE VIEW

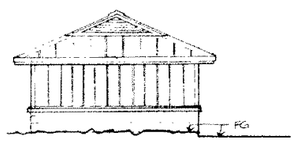
BLD'G B (SEE REVISED DRAWINGS 7DEC07)



REAR VIEW

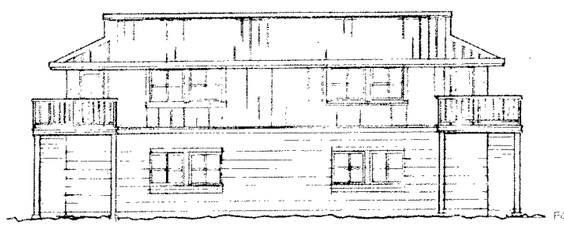


FRONT VIEW

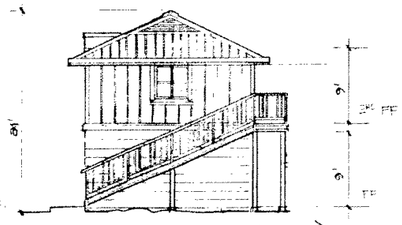


SIDE VIEW

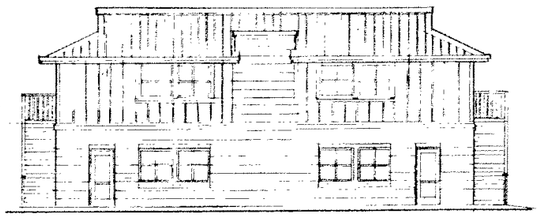
GARAGE



REAR VIEW



SIDE VIEW (TYP.)



FRONT VIEW

BLD'G D (REVISED)

EXTERIOR ELEVATIONS

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

0 2 4 8 16 32

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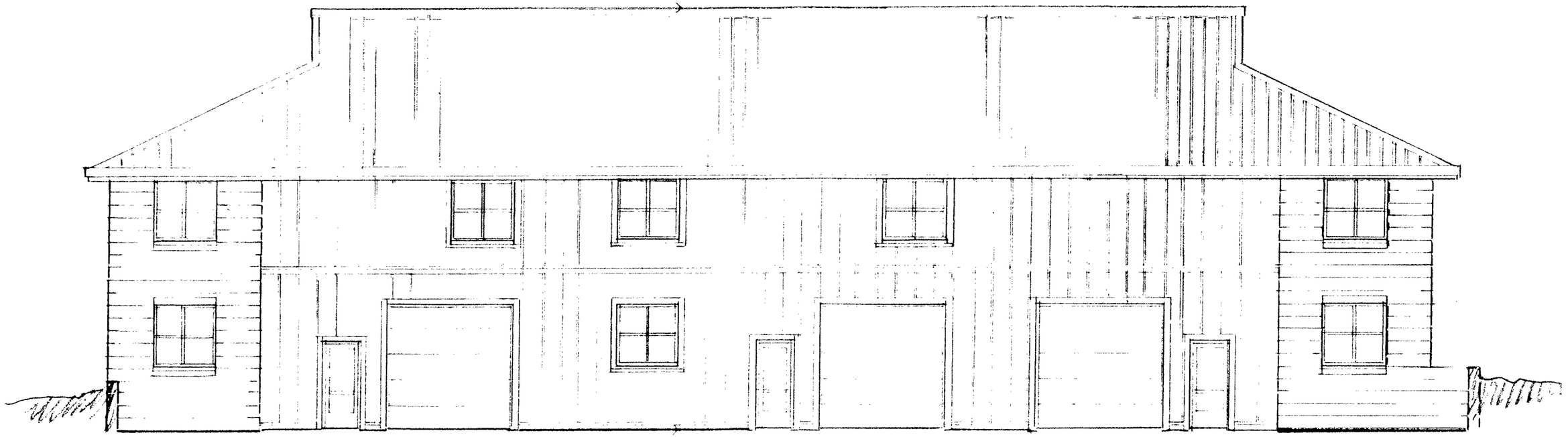
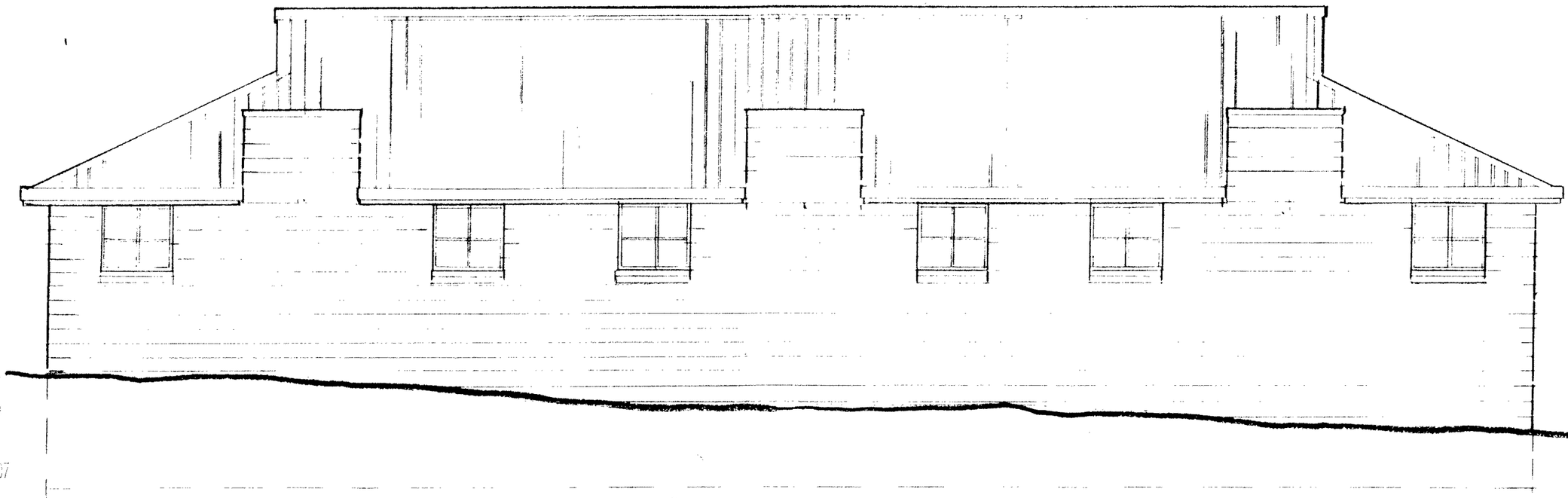


EAST (FRONT) ELEVATION BLD'G B



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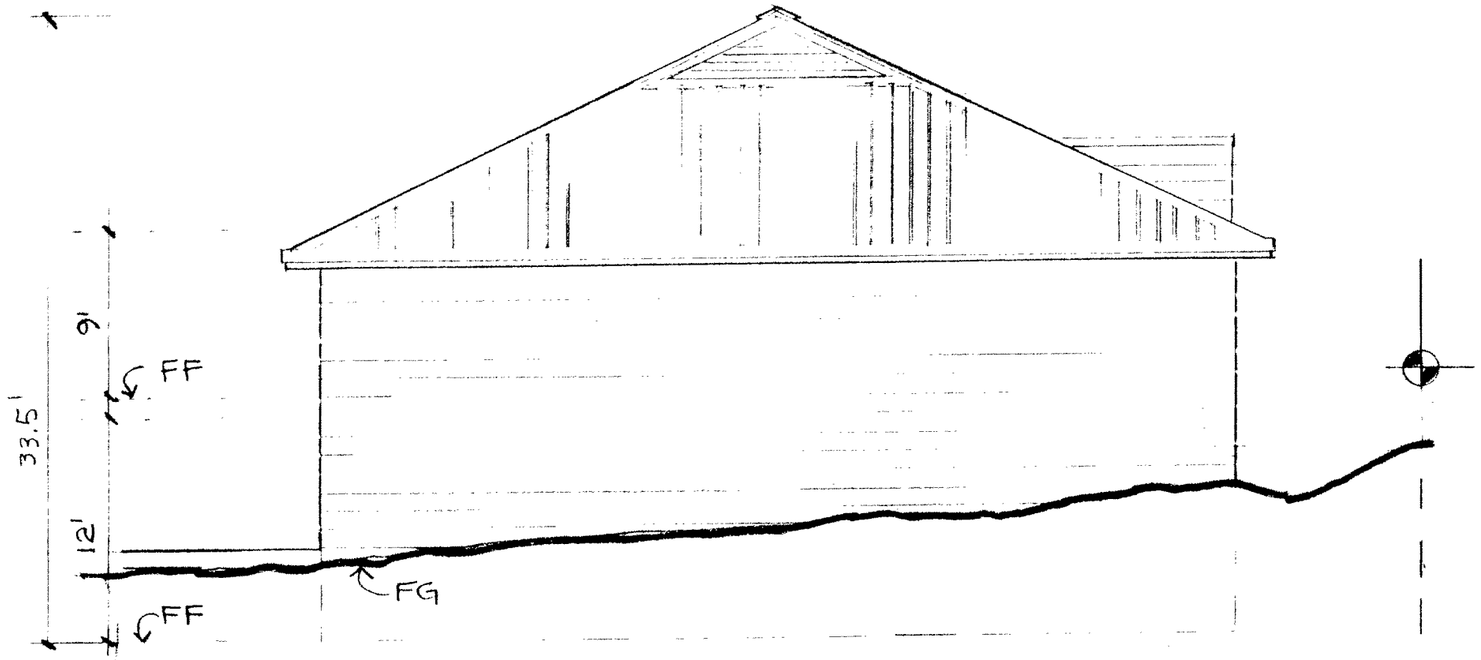
WEST (REAR) ELEVATION BLD'G B

SEE ORIG. DRW'GS FOR MATERIALS
REVISED



SIDE ELEVATION BLD'G B

7 DEC 07
REVISED

SEE ORIGINAL DRN'GS
FOR MATERIALS

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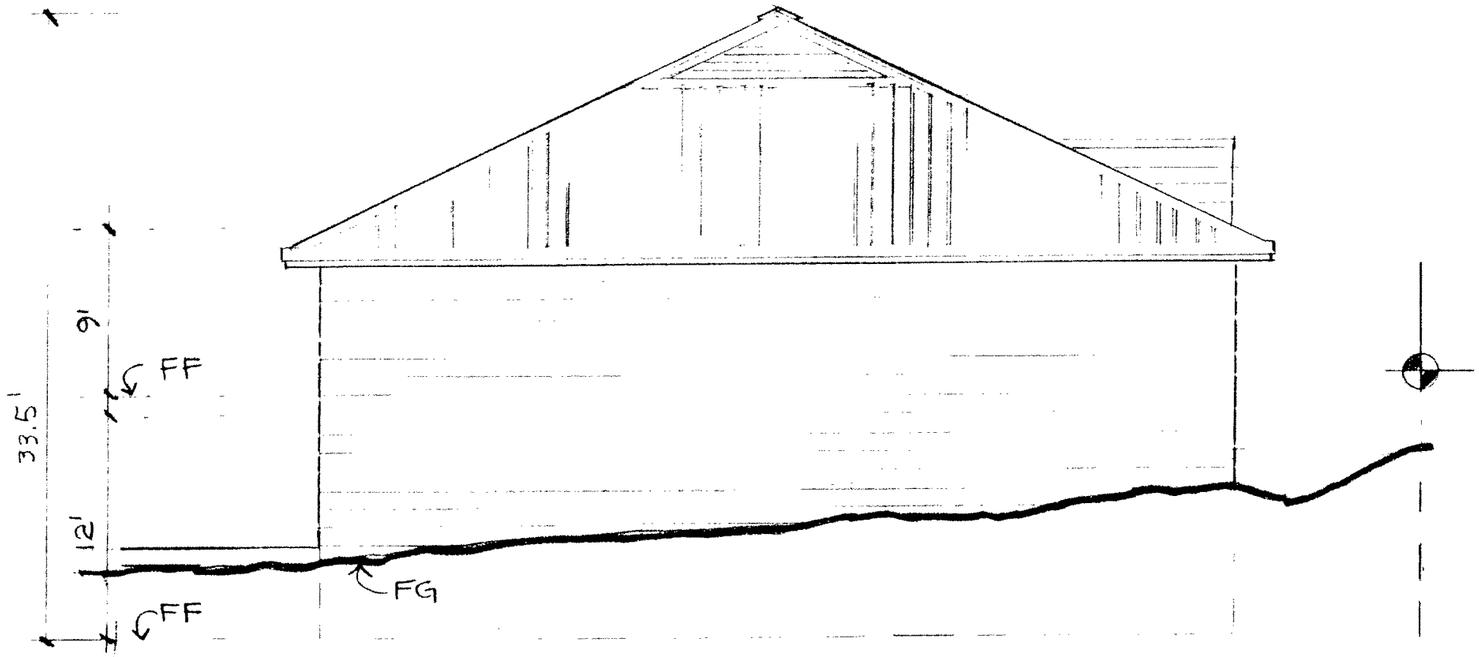

SIDE ELEVATION BLD'G B

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REVISED

SEE ORIGINAL DRN'GS
FOR MATERIALS

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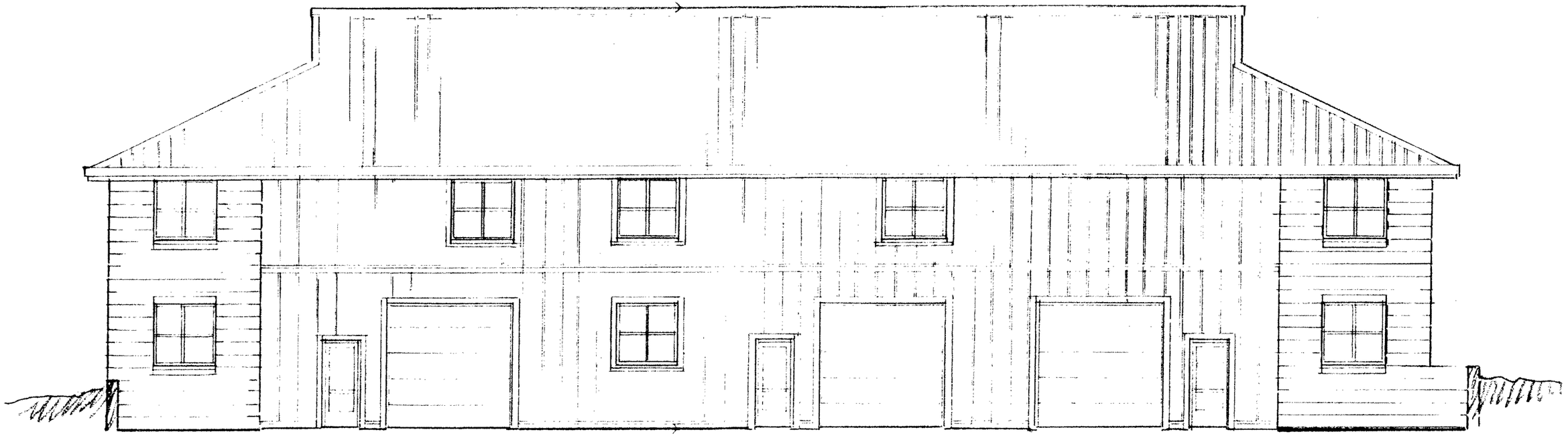
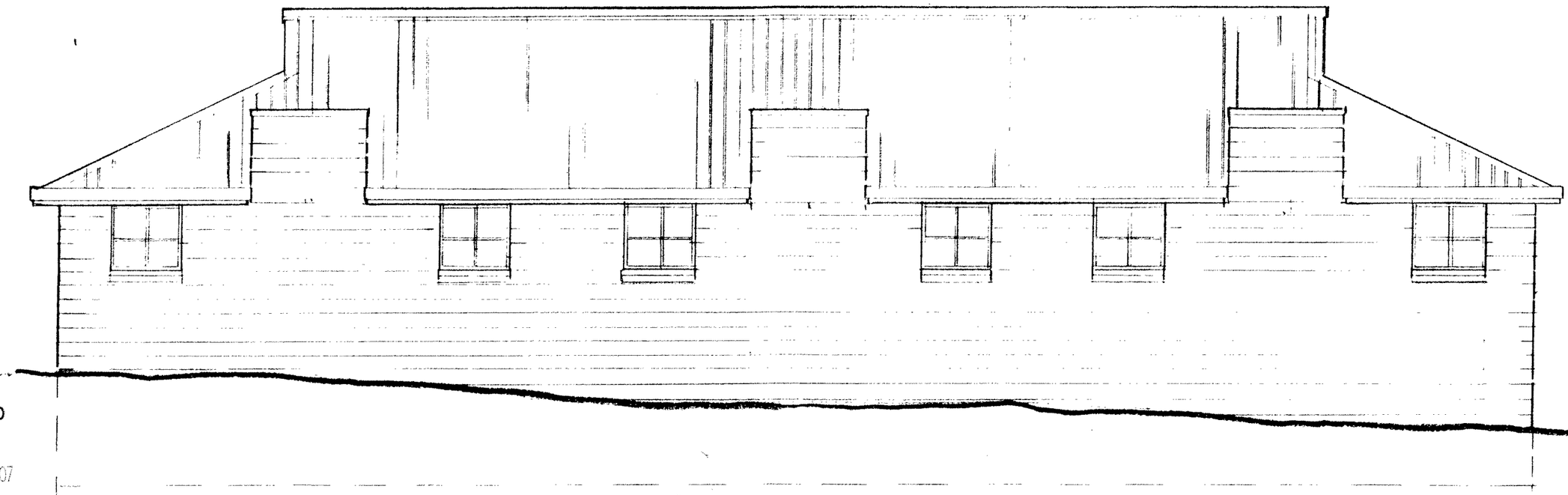


EAST (FRONT) ELEVATION BLD'G B



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Community Development

WEST (REAR) ELEVATION BLD'G B

SEE ORIG. DRW'GS FOR MATERIALS
7 DEC 07 REVISED

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

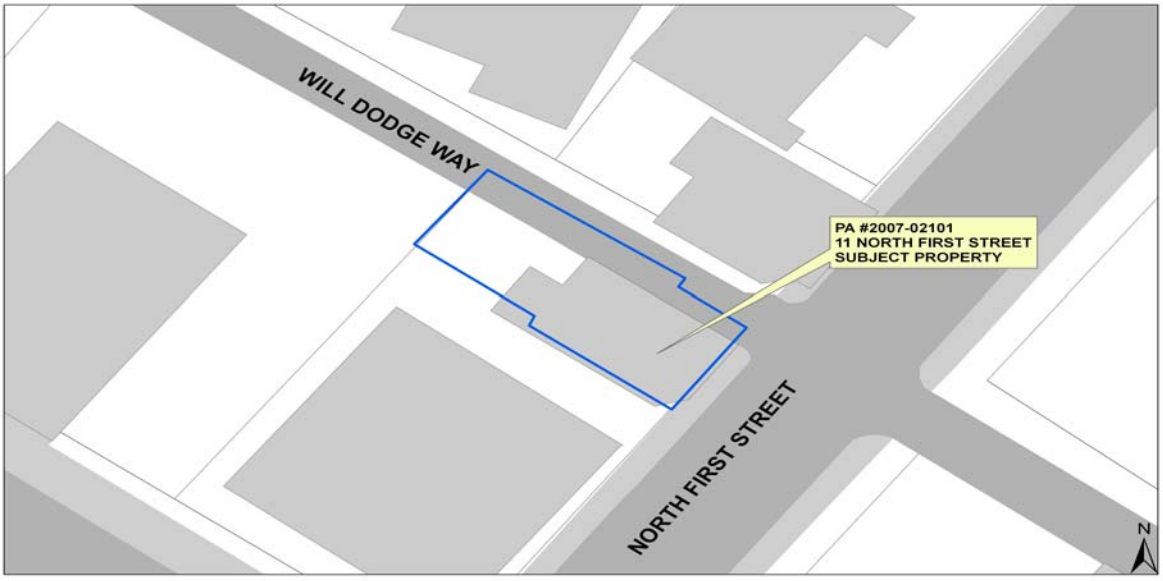
CITY OF ASHLAND

PLANNING ACTION: ***PA2007-02101***
SUBJECT PROPERTY: ***11 First St***
OWNER/APPLICANT: ***Ron Yamaoka***
DESCRIPTION: ***Planning Action #2007-02101 is a request for Site Review approval to construct a two-story mixed-use commercial and residential building to be located at 11 First Street, within the Detail Site Review Zone. Also included is a request for a Tree Removal Permit to remove four trees sized six-inches diameter at breast height and greater. {This application reinstates approvals already granted under Planning Action #2006-01546, which has expired.}*** **COMPREHENSIVE PLAN DESIGNATION:** ***Downtown;*** **ZONING:** ***C-1-D*** **ASSESSOR'S MAP #:** ***39 1E 09BA;*** **TAX LOT:** ***10400***

NOTE: The Ashland Historic Commission will also review this Planning Action on **January 2, 2008 at 7:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission meeting scheduled for **January 3, 2008** is cancelled due to a lack of a quorum.

ASHLAND PLANNING DEPARTMENT STAFF PRELIMINARY APPROVAL: *December 19, 2007*
ASHLAND PLANNING COMMISSION HEARINGS BOARD MEETING: *January 8, 2008, 1:30pm*
** NOTE: This meeting will be held at the Community Development Building, 51 Winburn Wy, Siskiyou Room
DEADLINE FOR REQUEST FOR A PUBLIC HEARING: *December 31, 2007*



The Ashland Planning Department Staff have preliminarily approved this request. This planning action will be reviewed by the Ashland Planning Commission Hearings Board on the meeting date shown above. ** NOTE: This meeting will be held at the Community Development Building, 51 Winburn Wy, Siskiyou Room NO PUBLIC TESTIMONY IS ALLOWED AT THIS REVIEW.

Any affected property owner or resident has a right to request, AT NO CHARGE, a public hearing before the Ashland Planning Commission on this action. To exercise this right, a WRITTEN request must be received in the Planning Department, 51 Winburn Way, prior to 4:30 p.m. on the deadline date shown above.. The written request for the public hearing must include your name, address, the file number of the planning action and the specific grounds for which the decision should be reversed or modified, based on the applicable criteria. IF YOU DO NOT SPECIFICALLY REQUEST A PUBLIC HEARING BY THE DEADLINE TIME AND DATE STATED ABOVE, THERE WILL BE NO PUBLIC TESTIMONY PERMITTED. If a hearing is requested, it will be scheduled for the following month. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please contact the Ashland Planning Department at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.72.070 Criteria for Approval

The following criteria shall be used to approve or deny an application:

A. All applicable City ordinances have been met or will be met by the proposed development.

B. All requirements of the Site Review Chapter have been met or will be met.

C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.

D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options. (Ord. 2655, 1991; Ord 2836 S6, 1999)

TREE REMOVAL

18.61.080 Criteria for Issuance of Tree Removal - Staff Permit

An applicant for a Tree Removal-Staff Permit shall demonstrate that the following criteria are satisfied. The Staff Advisor may require an arborist's report to substantiate the criteria for a permit.

A. Hazard Tree: The Staff Advisor shall issue a tree removal permit for a hazard tree if the applicant demonstrates that a tree is a hazard and warrants removal.

1. A hazard tree is a tree that is physically damaged to the degree that it is clear that it is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within public rights of way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated or the damage alleviated. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard or a foreseeable danger of property damage to an existing structure and such hazard or danger cannot reasonably be alleviated by treatment or pruning.

2. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.

B. Tree that is Not a Hazard: The City shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates all of the following:

1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Ashland Land Use Ordinance requirements and standards. (e.g. other applicable Site Design and Use Standards). The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and

2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks; and

3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property.

The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. Nothing in this section shall require that the residential density be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the Ashland Land Use Ordinance.

4. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit. (ORD 2883 added 06/04/2002)

ASHLAND PLANNING COMMISSION

FINDINGS & ORDERS

PLANNING ACTION: 2007-02101
SUBJECT PROPERTY: 11 First Street
OWNER/APPLICANT: Ron Yamaoka
DESCRIPTION: A request for Site Review approval to construct a two-story mixed-use commercial and residential building to be located at 11 First Street, within the Detail Site Review Zone. Also included is a request for a Tree Removal Permit to remove four trees sized six-inches diameter at breast height and greater. (This application reinstates approvals already granted under Planning Action #2006-01546, which has expired). **COMPREHENSIVE PLAN DESIGNATION:** Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP #:** 39 1E 09BA; **TAX LOT:** 10400

SUBMITTAL DATE:	December 7, 2007
DEEMED COMPLETE DATE:	December 19, 2007
STAFF APPROVAL DATE:	December 19, 2007
DEADLINE TO REQUEST A HEARING DATE:	December 31, 2007
FINAL DECISION DATE:	January 8, 2008
APPROVAL EXPIRATION DATE:	January 8, 2009

DECISION:

The Planning Commission approved the original Site Review and Tree Removal Permit in December 2005 (PA 2005-01674). That approval was modified in September 2006 (PA2006-01546). The findings from PA 2006-01546 are attached. This application is for a re-instatement of the PA 2006-01546 approval. The applicant has submitted the building permit application and the City and is nearing approval of those permits. During the building permit review, the 2006 approval expired; thus requiring the applicant to file a new application.

The original approval was to demolish the existing building and construct a three-story, mixed-use building comprised of restaurant space on the ground floor, office space on the second floor and two, one-bedroom residential units on the third floor. The approved exterior materials were a combination of brick veneer and textured plaster. The approved Tree Removal Permit is for four including three trees in the southwest corner of the site near the south property line, and one tree on the neighboring property near the south property line. The trees include two seven-inch dbh Norway Maples, one seven-inch dbh Box Elder and one six-inch dbh Fir.

The modification approved in 2006 is to reduce the building to two stories in height. The office space has been eliminated resulting in the ground floor being restaurant space and the second floor being two, one-bedroom residential units. The general design is similar to the 2005 proposal with minor adjustments made to the dimensions of architectural features (e.g. column widths, cornice height) to match the proportions of the reduced building height. The exterior

materials will be changed to a brick-textured plaster or plaster.

The project site is located on the west side of First Street, between East Main Street and Lithia Way. The parcel is 2,167 square feet in size. The site is bounded by public rights-of-way on two sides, with First Street adjacent to the east and a public alley known as Will Dodge Way to the north. The Amuse restaurant and Kelso Realty building are on the north side of the alley, and the rear of the property abuts the rear of the Key Bank site. The SoundPeace building is adjacent to the south, and this site includes the pedestrian walkway and landscaped area directly adjacent to the southern property line of the subject property. The Western Bank site is located across First Street to the east. The subject parcels, as well as the surrounding properties are located in the C-1-D Retail Commercial district, Downtown Overlay, Detail Site Review Zone and Downtown Historic District.

The project lies within the Detail Site Review Zone, Downtown Design Zone, and Downtown Historic District. As a result, the approval is subject to the Basic Site Review Standards for Commercial Development, Detail Site Review Standards, Downtown Design Standards and Historic District Design Standards. The Historic Commission has not reviewed the proposal at the time of writing.

Since additional modifications have been proposed to the previously approved Planning Approvals and the building permit submittals have been approved by the Historic Commission review board, in Staff's opinion, the building design is in keeping with the changes (i.e. reduction to two stories and modifications of proportions of architectural details) approved as part of PA 2006-01546 satisfies the applicable design standards. The building is described as a traditional architectural style. The orientation of the building will remain directed towards First Street using an entry alcove for the front entrance. The front entrance is accessed by the public sidewalk as required. The entry alcove is generously sized, and accented by textured pilasters and an arch. The building design maintains strong vertical orientation by the creation of two panels on the building frontage separated by columns. Prominent horizontal rhythms are also in place by the use of plaster and pilasters accenting the ground floor, and the alignment and surrounding details of the windows on the second and third floors. Upper floor window orientation is vertical, and ground level windows and doors are providing a storefront presence. The building includes changes in relief including a prominent cornice and base.

The Downtown Design Standards require a variation in height from adjacent buildings using a "slightly dissimilar overall height to maintain the traditional 'staggered' streetscape appearance." The original application included a streetscape photo of the proposed building in relation to the First Street frontage. As demonstrated in the previous approvals the building will be higher than the SoundPeace building to the south and the Amuse building to the north. The staggering effect is amplified because the buildings on either side of the subject site are low profile, one-story structures and the ground floor elevations and roof lines are naturally staggered due to the downhill slope of the area towards Lithia Way.

The criteria for Site Review are as follows:

A. *All applicable City ordinances have been met or will be met by the proposed development.*
B. *All requirements of the Site Review Chapter have been met or will be met.*
C. *The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.*
D. *That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.*

In Staff's opinion, the application with the attached conditions complies with all applicable City ordinances, and meets the approval criteria for Site Review.
Planning Action 2007-02101 is approved with the following conditions. Further, if any one or more of the following conditions are found to be invalid for any reason whatsoever, then Planning Action 2007-02101 is denied. The following are the conditions and they are attached to the approval:

1) That all proposals of the applicant shall be conditions of approval unless otherwise modified here.

2) That all applicable conditions of the previous Site Review and Tree Removal Permits (Planning Actions 2005-01546 and 2006-01674) shall be conditions of approval unless otherwise modified herein.

3) That prior to the issuance of a building permit:
   (a) That the exterior building materials shall be reviewed and approved by the Historic Commission, with final approval of the Staff Advisor, prior to issuance of the building permit.

   b) That the recommendations of the Historic Commission, with final approval of the Staff Advisor, shall be incorporated into the building permit submittals.

   c) That the applicant shall submit an electric distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. Additionally, the placement of any portion of the structure in the public utility easement shall be reviewed and approved by the Ashland Electric Department. This plan shall be reviewed and approved by the Electric Department prior to building permit issuance. Transformers and cabinets shall be located in areas least visible from streets, while considering the access needs of the Electric Department.

   d) That a Verification Permit in accordance with 18.61.042.B shall be applied for and approved by the Ashland Planning Division prior to removal of the three approved trees on site and prior to site work, building demolition, and/or storage of materials. The Verification Permit is to inspect the identifications of the tree to be removed and the

installation of tree protection fencing. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.61.200.B.

e) That the vision clearance area as delineated on the revised site plan date stamped November 21, 2005 shall not include obstructions greater than two and one half feet in height, including but not limited to the planter and landscaping, in accordance with 18.72.120.C.

f) That a revised landscaping and irrigation plan shall be submitted for review and approval of the Staff Advisor prior to the issuance of the building permit. The revised landscaping and irrigation plan shall address the vision clearance requirements of 18.72.120.C.

4) That prior to the issuance of a Demolition Permit for the existing structure:

a) That a public utility easement shall be granted at the rear of the property as required by the Ashland Engineering Division and Ashland Electric Department prior to issuance of a building permit.

b) That a public pedestrian easement or right-of-way dedication shall be granted for the sidewalk improvement outside of the existing First Street right-of-way prior to issuance of a building permit.

5) That prior to the issuance of a Certificate of Occupancy:

a) That the alley driving surface shall be maintained at a minimum width of 12 feet, and the Site Plan and Landscape Plan revised accordingly prior to issuance of the building permit. The alley surface shall be asphalt in accordance with Ashland Engineering Standards, and shall be installed prior to issuance of a certificate of occupancy. That a public access easement or right-of-way dedication shall be granted for alley improvements outside of the existing alley right-of-way if required by the Ashland Engineering Division prior to issuance of a building permit.

b) That the pubic sidewalk along the project's First Street frontages shall be widened in accordance with the approved plan prior to issuance of the certificate of occupancy. Metal street tree grates, consistent with the standards of the Public Works Department, shall be installed for the street tree prior to issuance of a certificate of occupancy.

6) That the windows on the ground floor on the front and alley façade shall not be tinted so as to prevent views from outside of the building into the interior of the building.

7) That any future awnings and marquees added to the building shall be reviewed and approved by the Historic Commission prior to installation. In accordance with the Downtown Design Standards, awnings and marquees shall be proportionate to the building and shall not obscure the building's architectural details. A concept drawing for an awning or marquee installation shall be submitted for review and approval of the Staff Advisor prior to issuance of the building permit.

8) That the future installation of solar panels are subject to a modification of this approval if the panels are to project above the parapet or be visible from the adjacent rights-of-way.

If no appeal is filed, this request will become final when reviewed by the Ashland Hearings Board on January 8, 2008.

Bill Molnar, *Community Development Director* Date

CITY OF
ASHLAND

HISTORIC COMMISSION
Meeting of September 6, 2006

PLANNING APPLICATION REVIEW

PLANNING ACTION: 2006-01546
SUBJECT PROPERTY: 11 First Street
OWNER/APPLICANT: Ron Yamaoka/Bill Emerson
DESCRIPTION: Request for a modification of a previously approved Site Review and Tree Removal Permit (PA 2005-01674) for a mixed-use commercial and residential development located at **11 First St.**, within the Detail Site Review Zone. The previous approval was to construct a three-story mixed-use building, to remove four trees sized six-inches diameter at breast height and greater. The modifications to the original approval are to reduce the building to a two-story mixed-use building, to modify the proportions of the architectural details and to change exterior building materials. COMPREHENSIVE PLAN DESIGNATION: Downtown; ZONING: C-1-D; ASSESSOR'S MAP # 39 1E 09 BA; TAX LOT: 10400.

Recommendation to Planning Commission:

Recommend Approval (Unanimous) of the Modification of the Site Review with the following design recommendations:

- Reduce space between second-story windows and cornice by adding a foot to the height of the second-story windows to balance out the proportions. (5 feet now, increase to 6 feet) or lowering cornice and building height by one foot.

- Use of either all plaster or of brick-stamped plaster is OK. If brick is used, keep first story horizontal line in original location with the column caps at the top of the arches below brick. If plaster, column caps need to be moved up to sill level.

ASHLAND HISTORIC COMMISSION
DESIGN REVIEW FORM

Applicant Yamaka Date 4/12/07 ☒ Commercial ☐ Residential

Address 1 First St.

Proposed action New Building

☒ New construction ☐ Changes to existing structure

If this is a change to existing structure, have you researched the original appearance of the structure? ☐ Yes ☐ No

Have you studied the Sanborn Insurance maps of your structure? ☐ Yes ☐ No

The Ashland Historic Commission will review the following checklist. Please reference the pertinent page, drawing, elevation and or section numbers of your submitted plans in the space provided.

---

1. Walls
- a) Surface materials siding to used. *See*
- b) Profile (e.g., width, thickness of siding) *See*
- c) Finish (e.g. rough, smooth, paint stain) *See*

2. Roof
- a) Pitch *See*
- b) Height *See*
- c) Form type (e.g., mansard, hip, gable) and material (e.g., shake, comp.) *See*
- d) Overhang, cornices, eaves,) *See*
- e) Trim details (e.g., brackets, moldings, exposed rafters, parapets) *See*
- f) Dormers (e.g., hipped, gabled, arched, eyebrow) *See*
- g) Guttering downspouts style, location) *See*
- h) Other elaboration (e.g., towers, cupolas, trusses, cresting) *See*

3. Windows
- a) Materials (wood, metal, clad) *See*
- b) Type (double hung, casement, fixed, bay) *See*
- c) Style (Queen Anne, Palladian, etc.) *See*
- d) Trim (Shutters, molding, sills, pediments, etc.) *See*
- e) Sizes (Window schedule) *See*
- f) Glass (clear, frosted, decorative) *See*
- g) Arrangements and number of windows) *See*

4. Doors and main entry
- a) Materials (wood, metal, clad) *See*
- b) Style) *See*
- c) Trim framing sidelights) *See*
- d) Sizes (Door schedule) *See*
- e) Hardware (knobs, etc) *See*

5. Chimneys
- a) Material (brick, faced w siding, etc) *See*
- b) Height width) *See*
- c) Functional or decorative) *See*
- d) Style) *See*

6. Porches, decks, stairs
- a) Materials) *See*
- b) Dimensions) *See*
- c) Scale in relation to structure) *See*
- d) Supports (posts, columns, etc.) *See*
- e) Trim (railings, brackets, balustrades, etc.) *See*

7. Foundation

Exposed? *See*

Material *See*

8. Color (appropriate to style period of structure)
- a) Paint, stain, natural *See*

9. Orientation of structure to site) *See:* _____
- b) Height *See*
- c) Scale *See*
- d) Symmetry harmony *See*
- e) Relationship compatibility to neighborhood and adjoining surrounding buildings) *See*

10. Other design details
- a) Signage (materials, type, illumination) *See*
- b) Fences, walls *See*
- c) Exterior lighting *See*
- d) Outbuildings (e.g. gazebos, garages, guesthouses) *See*
- e) Driveways, sidewalks, parking area aesthetics *See*
- f) Miscellaneous (columns, domes, quoins, ornamental trim, etc.) *See*
- g) Landscaping (appropriateness, alterations to existing, additions) *See*
- h) Setback of structure (relationship to neighboring buildings) *See*
- i) Orientation of main entrance (street, side, etc.) *See*

11. Historical precedents
- a) Architectural style and period of structure façade *See*
- b) Reference to existing or previous Ashland buildings *See*
- c) Removal or change of historical elements? *See*

12. Meter placement

Location

13. To be filled out by Ashland Historic Commission
- a) Impact this change would have on have historic character of immediate neighborhood ☐ Positive ☐ Negative
- b) Historic Commission recommendation
- c) ☒ Approve ☐ Disapprove
- d) Comments

Final plans for new building - approved as presented

14. Signatures

Applicant _____

Historic Commission _____

Giordano

ARCHITECTURE
LAND PLANNING

RECEIVED

DEC 7 2007

Community Development

7 December 2007

Community Development Department,
Derek Severson, Associate Planner
City of Ashland
51 Winburn Way
Ashland, OR 97520

Re: A request for a Type I Site Review and Response to City Additional Information Letter dated 21 November 2007 for a mixed-use project located at 11 First Street.

Dear Derek,

The owner/applicant is requesting a Site Review for the above referenced project. This project received a Site Review and approval on September 18, 2006 (PA 2006-01546), see attached final order. Unfortunately the applicant, agent and city staff did not realize that the approval period had expired on September 17, 2007 while the project was being reviewed by the city for a building permit (BD2007-00545). Therefore, the applicant is submitting this Site Review request.

Since the scope of the project has not changed, and the construction drawings are being reviewed by the building department, the applicant is not submitting new information except what is requested in the additional information letter dated November 21, 2007.

RESPONSE TO ADDITIONAL INFORMATION LETTER

VISION CLEARANCE AREA -

The applicant is providing a revised plant list, see attached. The plants selected do not exceed the height of 2.5' (including planter height).

IRRIGATION PLAN –

The applicant is providing an irrigation plan regarding the backflow device, controller, working PSI and watering schedule, see attached information.

EASEMENTS-

In the 16 October 2007 response letter, the applicant provided drawings (AS-1, 26 September 2007, and AS-2, 28 September 2007) Addendum P1 to P5 as well as draft documents regarding the easements and encroachment. It was the applicants' belief after

2635 Takelma Way, Ashland, OR 97520 ◆ Phone and Fax (541) 482-9193 ◆ E-Mail tomarch@charter.net

discussion with Jim Olson, City Engineer that the recording of these documents could be accomplished prior to receiving the first building inspection. It is important to note that there is an existing utility easement, which was granted to the city by the former owner.

TREE VERIFICATION PERMIT-

Also mentioned in the 16 October 2007 response letter, the Tree Verification Permit is the responsibility of the applicant's contractor. The contractor will mark the trees to be removed and provide the protection fencing for the trees to be saved. The contractor will not commence work on the project until the Building Permit is obtained. Therefore, the Tree Verification Permit should not be requested prior to the Building Permit, but prior to receiving the Demolition Permit, since the contractor will be performing this work.

SOLAR COLLECTORS-

As mentioned in the 16 October 2007 response letter, the solar panels are optional and may not be installed. The applicant has engineered the roof to support the collectors (Sheet 11 and Addendum P14). The solar collectors, if desired at some future date, would require both a Land Use and Building Permit.

If there are any questions please don't hesitate to call me.

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Sincerely,

Tom R. Giordano, Architect/Agent

Encl: Final Orders
11 x 17 reductions of originally approved design drawings
Revised Plant List
Irrigation Plan/Notes

CITY OF
ASHLAND

September 18, 2006

Ron Yamaoka
2422 33rd Avenue
San Francisco, CA 94116

RE: Planning Action # 2006-01546

On August 23, 2006, the Ashland Planning Department administratively approved your request for a Modification to the Site Review for the property located at 11 First Street -- Assessor's Map # 39 1E 09 BA, tax lot #10400.

It was reviewed by the Ashland Planning Commission at its meeting on September 12, 2006 and was not called up for a public hearing, therefore becoming effective immediately.

The conditions of approval are as enclosed. In addition, please note the circled items below:

1) A final map prepared by a registered surveyor must be submitted within one year of the above approval date; otherwise, you must reapply.

2) Approval is valid for a period of one year only.

3) All conditions imposed by the Planning Commission must be fully met.

Please feel free to call me at 488-5305 if you have any questions.

Sincerely,

Bill Molnar
Planning Manager

cc: Tom Giordano 2635 Takelma Way Ashland, OR 97520
Bill Emerson P.O. Box 1343 Ashland, OR 97520

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COMMUNITY DEVELOPMENT
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ASHLAND PLANNING COMMISSION

FINDINGS & ORDERS

September 12, 2006

PLANNING ACTION 2006-01546 is a request for a modification of a previously approved Site Review and Tree Removal Permit (PA 2005-01674) for a mixed-use commercial and residential development located at 11 First St. The previous approval was to construct a three-story mixed-use building and to remove four trees sized six-inches diameter at breast height and greater. The modifications to the original approval are to reduce the building to two stories, to modify the proportions of the architectural details and to change exterior building materials.
Comprehensive Plan Designation: Commercial Downtown; Zoning: Retail Commercial, C-1-D; Assessor's Map: 39 1E 09BA Tax Lot 10400
APPLICANT: Ron Yamaoka

On Wednesday, August 23, 2006 a meeting was held in the Planning Office to review the application, and the application was deemed complete. In attendance were Derek Severson, Associate Planner, Angela Barry and Amy Anderson, Assistant Planners, Maria Harris, Senior Planner and Bill Molnar, Interim Community Development Director serving as Staff Advisor.

The Planning Commission approved the previous Site Review and Tree Removal Permit in December 2005 (PA 2005-01674). The findings, conclusions and orders from PA 2005-01674 are attached. The approval was to demolish the existing building and construct a three-story, mixed-use building comprised of restaurant space on the ground floor, office space on the second floor and two, one-bedroom residential units on the third floor. The approved exterior materials were a combination of brick veneer and textured plaster. The approved Tree Removal Permit is for four including three trees in the southwest corner of the site near the south property line, and one tree on the neighboring property near the south property line. The trees include two seven-inch dbh Norway Maples, one seven-inch dbh Box Elder and one six-inch dbh Fir.

The proposed modification is to reduce the building to two stories in height. The office space is eliminated resulting in the ground floor being restaurant space and the second floor being two, one-bedroom residential units. The general design is similar to the previous proposal with minor adjustments made to the dimensions of architectural features (e.g. column widths, cornice height) to match the proportions of the reduced building height. The application states that the exterior materials will be changed to a brick-textured plaster or plaster. The applicant's representative discussed this option with the Historic Commission at the August 2, 2006 meeting, and there was concern from some of the members about the use of this material regarding the longevity of the product as well as the aesthetic impact. As a result, a condition has been added requiring the

exterior materials to be approved by the Historic Commission before a building permit is issued.

The project site is located on the west side of First Street, between East Main Street and Lithia Way. The parcel is 2,167 square feet in size. The site is bounded by public rights-of-way on two sides with First Street adjacent to the east and with a public alley know as Will Dodge Way to the north. The Amuse restaurant and Kelso Realty building are on the north side of the alley, and the rear of the property abuts the rear of the Key Bank site. The SoundPeace building is adjacent to the south, and this site includes the pedestrian walkway and landscaped area directly adjacent to the southern property line of the subject property. The Western Bank site is located across First Street to the east. The subject parcel as well as the surrounding properties are located in the C-1-D Retail Commercial district, Downtown Overlay, Detail Site Review Zone and Downtown Historic District.

The project lies within the Detail Site Review Zone, Downtown Design Zone, and Downtown Historic District. As a result, the modification of the previous approval is subject to the Basic Site Review Standards for Commercial Development, Detail Site Review Standards, Downtown Design Standards and Historic District Design Standards. The Historic Commission had not reviewed the proposal at the time of writing.

In Staff's opinion, the proposed building design changes (i.e. reduction to two stories and modifications of proportions of architectural details) satisfy the applicable design standards. The proposed building is described as a traditional architectural style. The changes to the building design do not affect the primary orientation of the building. The orientation remains to be directed towards First Street using an entry alcove for the front entrance. The front entrance is accessed by the public sidewalk as required. The entry alcove is generously sized, and accented by textured pilasters and an arch. The building design maintains strong vertical orientation by the creation of two panels on the building frontage separated by columns. Prominent horizontal rhythms are also in place by the use of plaster and pilasters accenting the ground floor, and the alignment and surrounding details of the windows on the second and third floors. Upper floor window orientation is vertical, and ground level windows and doors are providing a storefront presence. The building includes changes in relief including a prominent cornice and base.

The Downtown Design Standards require a variation in height from adjacent buildings using a "slightly dissimilar overall height to maintain the traditional 'staggered' streetscape appearance." The original application included a streetscape photo of the proposed building in relation to the First Street frontage. Even with the elimination of the third story, the two-story building will be higher than the SoundPeace building to the south and the Amuse building to the north. The staggering effect is amplified because the buildings on either side of the subject site are low profile, one-story structures and the ground floor elevations and roof lines are naturally staggered due to the downhill slope of the area towards Lithia Way.

The criteria for Site Review are as follows:

A. All applicable City ordinances have been met or will be met by the proposed development.

B. All requirements of the Site Review Chapter have been met or will be met.

C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.

D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

In Staff's opinion, the application with the attached conditions complies with all applicable City ordinances, and meets the approval criteria for Site Review.

Planning Action 2006-01546 is approved with the following conditions. Further, if any one or more of the following conditions are found to be invalid for any reason whatsoever, then Planning Action 2005-01546 is denied. The following are the conditions and they are attached to the approval:

1) That all proposals of the applicant shall be conditions of approval unless otherwise modified here.

2) That the exterior building materials shall be reviewed and approved by the Historic Commission, with final approval of the Staff Advisor, prior to issuance of the building permit.

3) That the recommendations of the Historic Commission regarding the modified proposal, with final approval of the Staff Advisor, shall be incorporated into the building permit submittals. That scaled drawings of architectural details and materials for cornice, arch work, casements, relief of building, changes in planters and brick shall be submitted for review and approval of the full Historic Commission prior to submission of the building plans.

4) That all conditions of the previous Site Review and Tree Removal Permit approval, PA 2005-01546 shall be satisfied as specified in the Findings, Orders and Conclusions dated December 12, 2005 and signed January 24, 2006.

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If no appeal is filed, this request will become final when reviewed by the Ashland Hearings Board on September 12, 2006.

Bill Molnar, Interim Community Development Director

9.18.2006
Date

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CITY OF
ASHLAND

HISTORIC COMMISSION
Meeting of September 6, 2006

PLANNING APPLICATION REVIEW

PLANNING ACTION: 2006-01546
SUBJECT PROPERTY: 11 First Street
OWNER/APPLICANT: Ron Yamaoka/Bill Emerson
DESCRIPTION: Request for a modification of a previously approved Site Review and Tree Removal Permit (PA 2005-01674) for a mixed-use commercial and residential development located at **11 First St.,** within the Detail Site Review Zone. The previous approval was to construct a three-story mixed-use building, to remove four trees sized six-inches diameter at breast height and greater. The modifications to the original approval are to reduce the building to a two-story mixed-use building, to modify the proportions of the architectural details and to change exterior building materials. COMPREHENSIVE PLAN DESIGNATION: Downtown; ZONING: C-1-D; ASSESSOR'S MAP # 39 1E 09 BA; TAX LOT: 10400.

Recommendation to Planning Commission:

Recommend Approval (Unanimous) of the Modification of the Site Review with the following design recommendations:

- Reduce space between second-story windows and cornice by adding a foot to the height of the second-story windows to balance out the proportions. (5 feet now, increase to 6 feet) or lowering cornice and building height by one foot.

- Use of either all plaster or of brick-stamped plaster is OK. If brick is used, keep first story horizontal line in original location with the column caps at the top of the arches below brick. If plaster, column caps need to be moved up to sill level.

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CITY OF
ASHLAND

January 27, 2006

Ron & Carrie Yamaoka
2422 33rd Ave
San Francisco, CA 94116

RE: Planning Action #: PA#2005-01674

Dear Mr. & Mrs. Yamaoka:

At its meeting of December 12, 2005, the Ashland Planning Commission approved your request for a Site Review Approval and a Tree Removal permit for the property located at 11 First Street -- Assessor's Map # 39 1E 09 BA, Tax Lot 10400.

The Findings, Conclusions and Orders document, adopted at the January 24, 2006 meeting, is enclosed.

Please note the following circled items:

1. A final map prepared by a registered surveyor must be submitted within one year of the date of preliminary approval; otherwise, approval becomes invalid.
2. A final plan must be submitted within 18 months of the date of preliminary approval; otherwise, approval becomes invalid.
3. There is a 15-day appeal period that must elapse before a building permit may be issued.
4. All of the conditions imposed by the Planning Commission must be fully met before an occupancy permit may be issued.
5. Planning Commission approval is valid for a period of one year only, after which time a new application would have to be submitted.

Please feel free to call me at 488-5305 if you have any questions.

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DEC

Sincerely,

Bill Molnar
Planning Manager

cc: Tom Giordano, 2635 Takelma Wy, Ashland OR 97530
Bill Emerson, P.O. Box 1343 Ashland OR 97530
Colin Swales 461 Allison St. Ashland OR 97530
Eric Navickas 711 Faith Ave Ashland OR 97530
Rob Saladoff 1290 Munson Drive Ashland OR 97530

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of property damage to an existing structure and such hazard or danger cannot reasonably be alleviated by treatment or pruning.
2. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.

B. Tree that is Not a Hazard: The City shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates all of the following:

1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Ashland Land Use Ordinance requirements and standards. (e.g. other applicable Site Design and Use Standards). The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and

2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks; and

3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property.

The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. Nothing in this section shall require that the residential density be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the Ashland Land Use Ordinance.

4. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.

5) The Planning Commission, following proper public notice, held Public Hearings on October 11, 2005, November 8, 2005 and December 12, 2005, at which time testimony was received and exhibits were presented. The Planning Commission approved the Site Review and Tree Removal Permit application subject to conditions pertaining to the appropriate development of the site.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

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BEFORE THE HEARINGS BOARD
December 12, 2005

IN THE MATTER OF PLANNING ACTION #2005-01674, A REQUEST FOR SITE REVIEW APPROVAL TO CONSTRUCT A MIXED-USE BUILDING COMPRISED OF RESTAURANT SPACE, OFFICE SPACE AND TWO RESIDENTIAL UNITS FOR THE PROPERTY LOCATED AT 11 FIRST STREET. A TREE REMOVAL PERMIT IS REQUESTED TO REMOVE FOUR TREES SIZED SIX INCHES IN DIAMETER AT BREAST HEIGHT AND GREATER.

APPLICANT: Ron and Carrie Yamaoka

) FINDINGS,) CONCLUSIONS) AND ORDERS

RECITALS:

1) Tax lot 10400 of 391E09BA is located at 11 First Street and is zoned C-1-D (Commercial Downtown).

2) The applicant is requesting Site Review approval to construct a mixed-use building comprised of restaurant, office space and two residential units. A Tree Removal Permit is requested to remove four trees sized six inches in diameter at breast height and greater. The site plan and building elevations are on file at the Department of Community Development.

3) **The criteria for Site Review approval are as follows:**

A. All applicable City ordinances have been met or will be met by the proposed development.
B. All requirements of the Site Review Chapter have been met or will be met.
C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

4) **The criteria for a Tree Removal Permit are as follows:**

A. Hazard Tree: The Staff Advisor shall issue a tree removal permit for a hazard tree if the applicant demonstrates that a tree is a hazard and warrants removal.
1. A hazard tree is a tree that is physically damaged to the degree that it is clear that it is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within public rights of way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated or the damage alleviated. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard or a foreseeable danger

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS

2.1 The Planning Commission finds that it has received all information necessary to make a decision based on the Staff Report, public hearing testimony and the exhibits received.

2.2 The Planning Commission finds that restaurant and office uses are permitted uses in the Commercial Downtown (C-1-D) zoning district. Additionally, the Planning Commission finds that the residential units in a mixed-use development are permitted in the C-1-D zone, and the proposal to construct two residential units is in compliance with the requirements of the C-1 Retail Commercial District Chapter 18.32. The ground floor is almost entirely used for restaurant space which is a permitted uses in the C-1 zone. The stairway and elevator to the second and third floor are the only multi-use areas, and account for a minimal amount of square footage. The permitted density for residential units is 2.98 for the site (.0497 acres * 60 dwelling units per acre). Two, one-bedroom residential units are proposed on the third floor of the building. The C-1-D zoning district does not require standard setbacks from property lines unless a parcel abuts a residential zoning district. In this case, the subject parcel is entirely surrounding by properties with commercial zoning. As a result, standard setbacks from property lines are not required. The maximum building height in the C-1-D zoning district is 40 feet. The property slopes downhill towards the alley and towards the rear property line. This results in the finished grade varying on each side of the proposed building. As a result, the height is different for each side of the building. The average height of the four sides is 39 feet and 11 ½ inches. The application includes the calculation details on the front elevation, sheet 3, as well as calling out the measurement for each side of the building on the respective elevations. The Planning Commission finds that the proposed development is in compliance with the requirements of the C-1-D zoning district as outlined in Chapter 18.32, Retail Commercial District.

2.3 The Planning Commission finds that the public utilities have capacity to serve the development. Existing public facilities and utilities are in place to service the project, and have been identified on a site plan and discussed in a narrative. Water and sewer service is available from First Street, and storm drainage will be directed to First Street. The electric transformer located on the property to the south will be upgraded to accommodate the proposed building. First Street provides paved vehicular access to the site. The driving surface of First Street is improved to city standards. The existing sidewalk on the First Street frontage is five and a half feet in width from the back of the curb to the building front, and there are no street trees in place.

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The proposal is to increase the width of the sidewalk from the back of the tree well to the edge of the planters in front of the building to six feet. A new street tree will be added along the building frontage, with a standard four foot by four foot tree well tree grate covering. The proposal would provide a six-foot wide sidewalk and four-foot wide parkrow with street trees for a total of a ten-foot wide area for the pedestrian corridor. The proposed sidewalk improvement is consistent with the requirement for commercial development in the Ashland Street Standards and the Downtown Design Standard which recommend wide sidewalks. Will Dodge Way, a public alley is also located adjacent to the site. The alley is a 12-foot right-of-way, and is paved. Will Dodge Way is identified in the adopted Downtown Plan (1988) as an area for pedestrian activity. Specifically, the plan mentions buildings having frontages on the alley to add interest. Additionally, the plan calls for "at least two stories in height are required along Lithia Way in order to enclose the alley and give it an intimate atmosphere." The proposed building provides architectural detail on the alley elevation including the continuation of the window type, treatment and rhythm from the front of the building, paneled sections accented by columns, cornice and parapet treatment, and a balcony on the third floor. At the same time, in accordance with the Downtown Design Standards the alley elevation is less significant that the First Street elevation in that it is lacking an entrance and uses smaller windows on the ground floor.

2.4 The Planning Commission finds that the project is in compliance with the Basic Site Review Standards for Commercial Development. The primary orientation of the building is to First Street using an entry alcove for the front entrance. The front entrance is accessed by the public sidewalk as required.

2.5 The Planning Commission finds the proposed development meets the Detail Site Review, Downtown Design and Historic District Design Standards. The proposed building is described as a traditional architectural style. The entry alcove is generously sized, and accented by textured pilasters and an arch. The building has strong vertical orientation by the creation of two panels on the building frontage separated by columns. Prominent horizontal rhythms are created by the use of plaster and pilasters accenting the ground floor, and the alignment and surrounding details of the windows on the second and third floors. Upper floor window orientation is vertical, and ground level windows and doors are providing a storefront presence. The building includes changes in relief including a prominent cornice and base.

2.6 The Planning Commission finds the application meets the approval criteria for a Tree Removal Permit to remove four trees of six inches in diameter or greater including three on the subject property and one tree on the property to the south. An arborist report is included with the application and identifies the trees a self-planted between the pavement and a retaining wall. Since the trees are growing in between the pavement and wall, there is not adequate space for the trees continued growth. The arborist report suggests that property damage is inevitable due to the constrained location. Consequently, the applicant are considered "hazard trees" based on the location of the trees will cause a foreseeable danger of property damage, and therefore can be removed.

2.7 The Planning Commission finds that the site plan and building design date stamped

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November 21, 2005 meets the vision clearance requirements of 18.72.120.C, and the Downtown and Historic District Design Standards. The vision clearance area is based on the property lines of the property and is delineated on the site plan. The front façade of the northern panel of the building is setback outside of the vision clearance area, and on a parallel plane to the front façade of the southern portion of the building.

SECTION 3. DECISION

3.1 Based on the record of the Public Hearing on this matter, the Planning Commission concludes that the application for Site Review approval to construct a mixed-use building comprised of restaurant, office space and two residential units and a Tree Removal Permit to remove four trees sized six inches in diameter at breast height and greater has satisfied all relative substantive standards and criteria and is supported by evidence in the record.

Therefore, based on our overall conclusions, and upon the proposal being subject to each of the following conditions, we approve Planning Action # 2005-01674. Further, if any one or more of the conditions below are found to be invalid, for any reason whatsoever, then Planning Action #2005-01674 is denied. The following are the conditions and they are attached to the approval:

1) That all proposals of the applicant are conditions of approval unless otherwise modified here.

2) That a public utility easement shall be granted at the rear of the property as required by the Ashland Engineering Division and Ashland Electric Department prior to issuance of a building permit.

3) That a public pedestrian easement or right-of-way dedication shall be granted for the sidewalk improvement outside of the existing First Street right-of-way prior to issuance of a building permit.

4) That the alley driving surface shall be maintained at a minimum width of 12 feet, and the Site Plan and Landscape Plan revised accordingly prior to issuance of the building permit. The alley surface shall be asphalt in accordance with Ashland Engineering Standards, and shall be installed prior to issuance of a certificate of occupancy. That a public access easement or right-of-way dedication shall be granted for alley improvements outside of the existing alley right-of-way if required by the Ashland Engineering Division prior to issuance of a building permit.

5) That the applicant shall submit an electric distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. Additionally, the placement of any portion of the structure in the public utility easement shall be reviewed and approved by the Ashland Electric Department. This plan shall be reviewed and approved by the Electric Department prior to building permit issuance. Transformers and cabinets shall be located in areas least visible from streets, while considering the access needs of the Electric Department.

6) The water meter location shall be reviewed with the Ashland Water Division and Planning Department for a possible different location outside of the public sidewalk as shown on the project site plan prior to submission of the final utility plan and issuance of a building permit.

7) That storm drainage shall be piped out to the curb on First Street and delineated on the final utility plan.

8) That the required pedestrian-scaled streetlight shall consist of the City of Ashland's historic commercial streetlight standard, and shall be included in the utility plan and engineered construction drawings for the public sidewalk along First Street.

9) That a final utility plan for the project shall be reviewed and approved by the Engineering Division and Building Divisions prior to issuance of a building permit. The utility plan shall include the location of connections to all public facilities in and adjacent to the development, including the locations of water lines and meter sizes, sewer mains and services, manholes and clean-outs, storm drainage pipes and catch basins.

10) That the engineered construction drawings for the public sidewalk along First Street shall submitted for review and approval of the Ashland Planning and Engineering Divisions, and Historic Commission prior to issuance of a building permit. The sidewalks and wheelchair ramps shall meet accessibility requirements and Ashland Engineering specifications. Plans to include street tree installation cross-sections, with the use of structural soil if deemed appropriate by the Ashland Tree Commission. That the sidewalk shall be six feet in clear width as measured from the back of the tree well to the outside of the planter along the front of the building as shown on the Site Plan dated 9.9.05.

11) That the pubic sidewalk along the project's First Street frontages shall be widened in accordance with the approved plan prior to issuance of the certificate of occupancy. Metal street tree grates, consistent with the standards of the Public Works Department, shall be installed for the street tree prior to issuance of a certificate of occupancy.

12) That the recommendations of the Historic Commission from the October 10, 2005, November 2, 2005 and December 7, 2005 meetings, with final approval of the Staff Advisor, shall be incorporated into the building permit submittals. That scaled drawings of architectural details and materials for cornice, arch work, casements, relief of building, changes in planters and brick shall be submitted for review and approval of the full Historic Commission prior to submission of the building plans.

13) That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify this Site Review approval shall be submitted and approved prior to issuance of a building permit.

14) That all requirements of the Ashland Fire Department shall be satisfied prior to issuance of a

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certificate of occupancy.

15) That existing buildings greater than 500 square feet proposed for removal shall require approval of a Demolition Permit prior to moving or demolition.

16) That the recommendations of the Ashland Tree Commission with final approval of the Staff Advisor shall be addressed prior to the issuance of a building permit. The recommendations shall be included on a revised tree protection plan, landscaping plan and final irrigation plan at the time of submission of building permit. Landscaping and the irrigation system shall be installed in accordance with the approved plans prior to issuance of the certificate of occupancy.

17) An irrigation plan shall be submitted for review and approval of the Planning Department prior to issuance of the building permit.

18) That a Verification Permit in accordance with 18.61.042.B shall be applied for and approved by the Ashland Planning Division prior to removal of the three approved trees on site and prior to site work, building demolition, and/or storage of materials. The Verification Permit is to inspect the identifications of the tree to be removed and the installation of tree protection fencing. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.61.200.B.

19) That public utility easements on the property shall be shown on the building permit submittals. No portion of the structure shall intrude into a public utility easement with the exception of the footings, planter, steps and landing at the rear of the building with approval by the Ashland Engineering Division.

20) That mechanical equipment shall be screened from view from First Street. Location and screening of mechanical equipment shall be detailed on the building permit submittals.

21) That the windows on the ground floor on the front and alley façade shall not be tinted so as to prevent views from outside of the building into the interior of the building.

22) That the building materials and the exterior colors shall be identified in the building permit submittals. The information shall be consistent with the colors, texture, dimensions and shape of materials and building details proposed and approved as part of the land use application.

23) That exterior lighting shall be shown on the building permit submittals and appropriately shrouded so there is no direct illumination of surrounding properties.

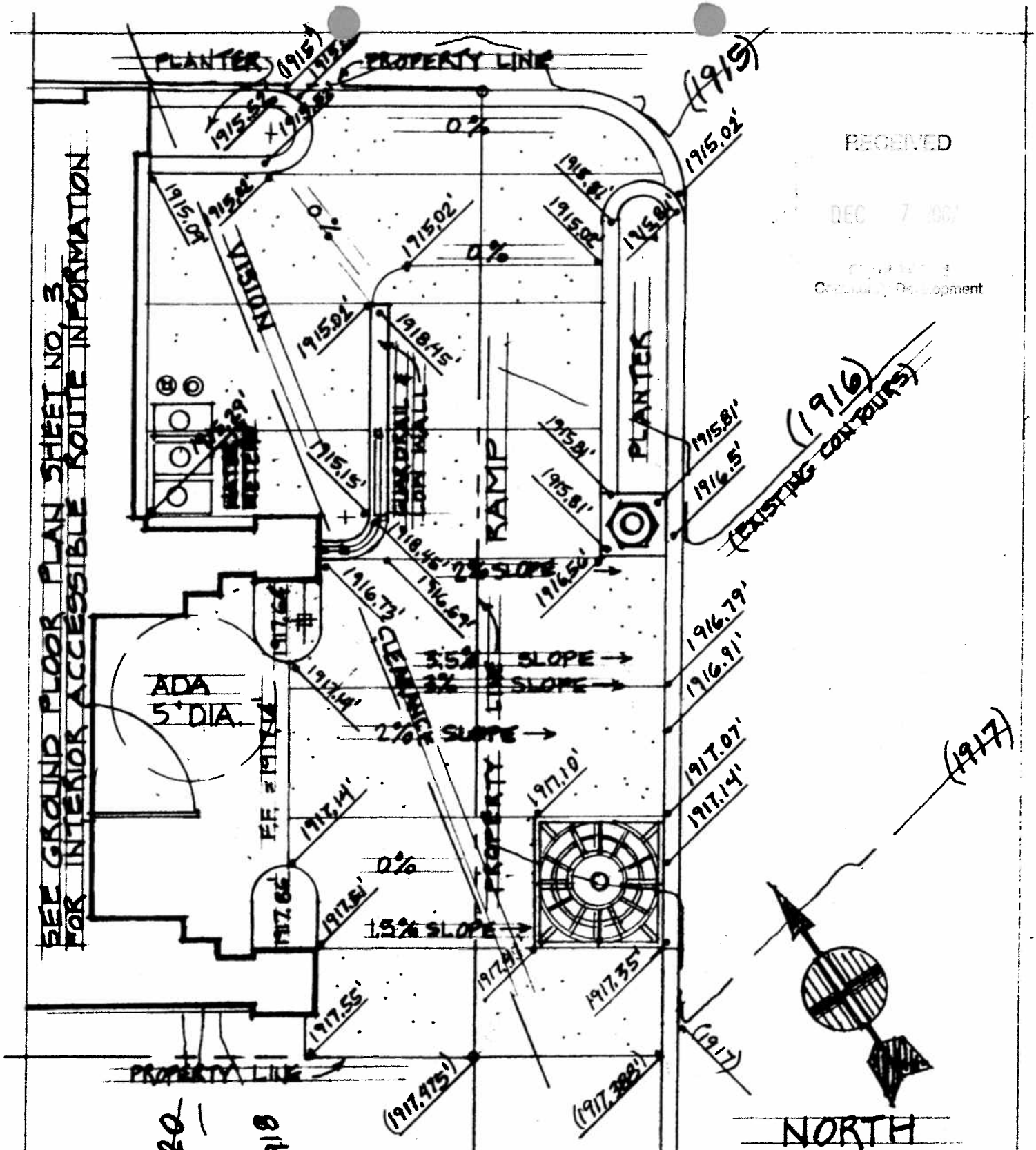
24) That a comprehensive sign program in accordance with the requirements of Chapter 18.96 shall be developed for the building and submitted for review and approval with the building permit submittals. That a sign permit shall be obtained prior to installation of new signage. Signage shall meet the requirements of Chapter 18.96.

25) That any future awnings and marquees added to the building shall be reviewed and approved by the Historic Commission prior to installation. In accordance with the Downtown Design Standards, awnings and marquees shall be proportionate to the building and shall not obscure the building's architectural details. A concept drawing for an awning or marquee installation shall be submitted for review and approval of the Staff Advisor prior to issuance of the building permit.

26) That the vision clearance area as delineated on the revised site plan date stamped November 21, 2005 shall not include obstructions greater than two and one half feet in height, including but not limited to the planter and landscaping, in accordance with 18.72.120.C.

Planning Commission Approval

1-24-06
Date



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1920 1919 1918

SITE PLAN ADDENDUM AS-1

ACCESSIBLE ROUTE

SCALE: 1/4"=1'0"

DATE: 21 SEPT. 07

Community Development

SOUTH EXTERIOR ELEVATION

SHEET NO. 5

SCALE: 1/4"=1'-0"
DATE: 06-SEPT. 07

Vision Clearance Area - also formerly Condition #26

Below is a list of three plants that the Planning Department was concerned about for their height in the Vision Clearance Area. The formerly named plant is listed first. The new plant name to be used in its place is listed second.

Former Plant:
ROSA
(ROSE BUSH)

New Plant:
'ROSA CHINENALS MINIMA' plus 'ROSA ROULETTI'
(MINITURE ROSE BUSH: 'OVER THE RAINBOW')

Former Plant:
ROSMARINUS OFFICINALIS INGRANII
(ROSEMARY OFFICINALIS 'COLLINGWOOD INGRAN')

New Plant: *
ROSMARINUS OFFICINALIS 'PROSTRATUS'
(ROSEMARY OFFICINALIS 'PROSTRATUS')

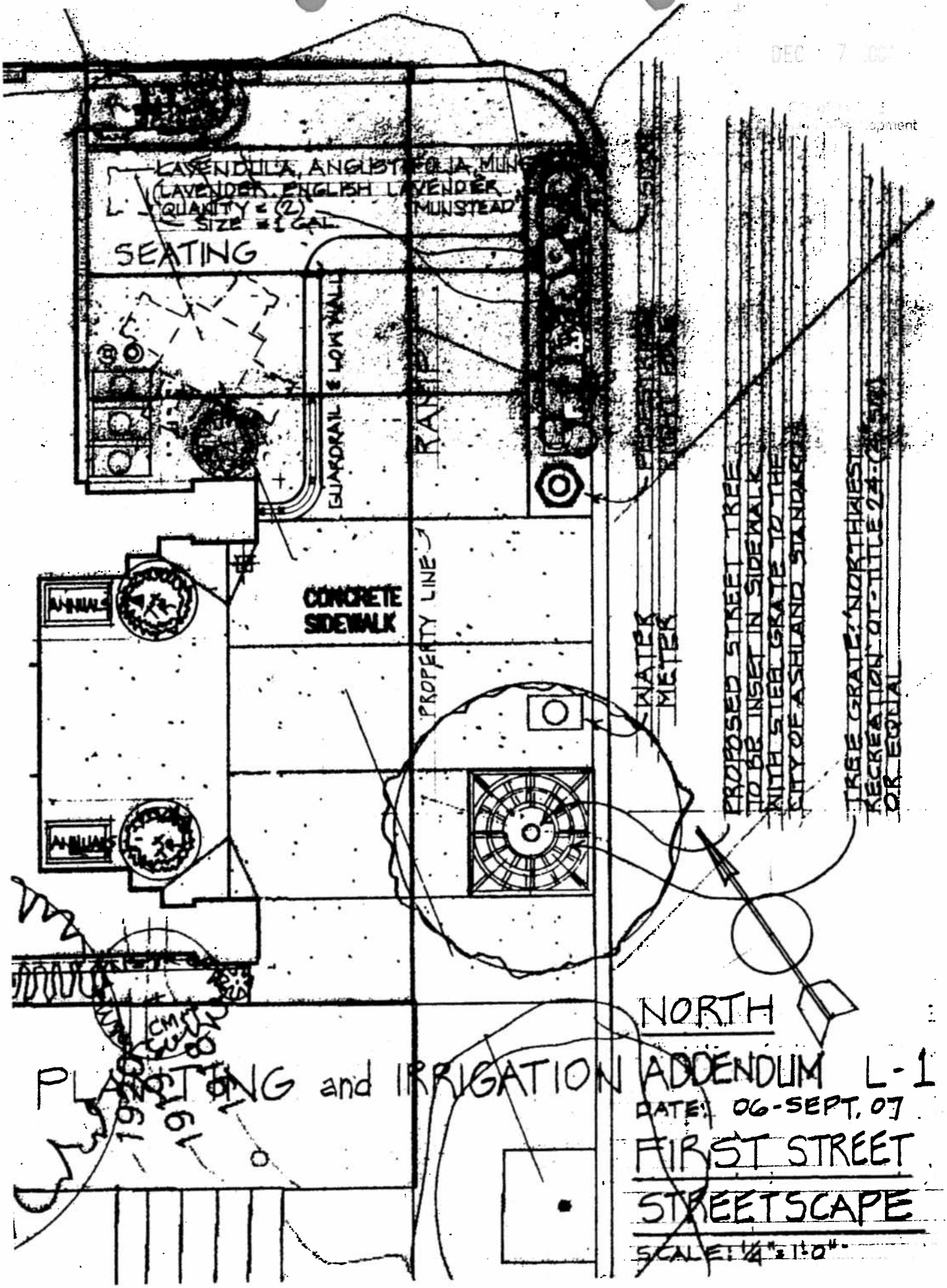
Former Plant:
CHRYSANTHEMUM MORIFOLIUM
(FLORIST CHRYSANTHEMUM)

New Plant:
CHRYSANTHEMUM DWARF SHASTA DAISY
('LITTLE PRINCESS' DWARF SHASTA DAISY CHRYSANTHEMUM)

* This replacement plant is for the planter adjacent to the Alley. The Rosemary plant adjacent to First Street shall be replaced with a Munstead Lavender. If you have any questions or response, please don't hesitate to contact me at 482-3231 or via email to emersondesign@hotmail.com.

RECEIVED
DEC 7
Community Development

RECEIVED
DEC 7 2007
Development

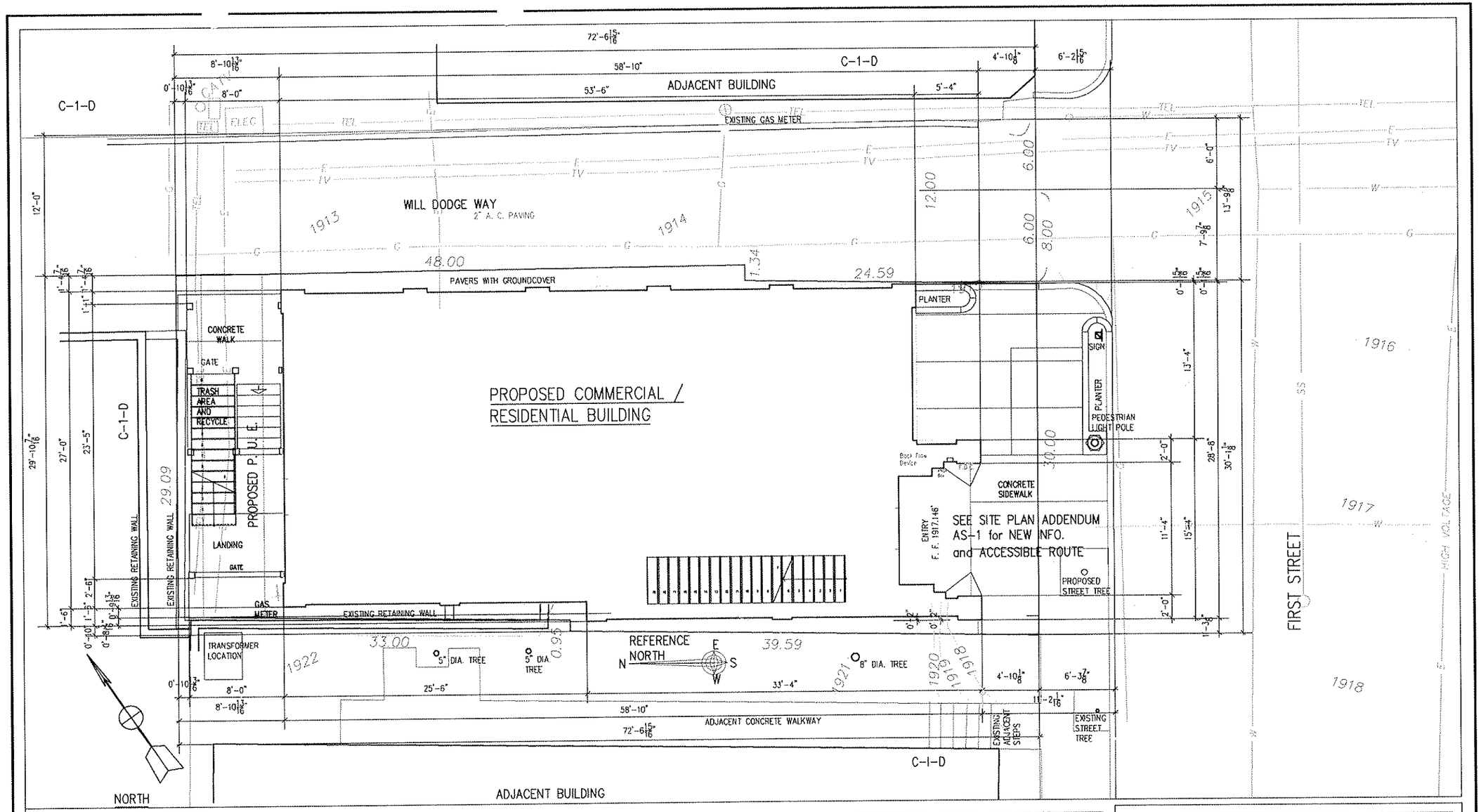


PLANTING and IRRIGATION ADDENDUM L-1

DATE: 06-SEPT. 07

FIRST STREET STREETSCAPE

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



LEGAL DESCRIPTION

T.39 S. R. 1 E. WM
Section 99A
Tax Lot 10400

ADDRESS

11 First Street
Ashland, Oregon 97520

LEGEND

	PROPERTY LINE
WM	WATER METER
WV	WATER VALVE
TM FED TB	TELEPHONE PEDESTAL
SS SSCO	SANITARY SEWER CLEANOUT
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
	CONTOUR LINE

LEGEND for UTILITIES

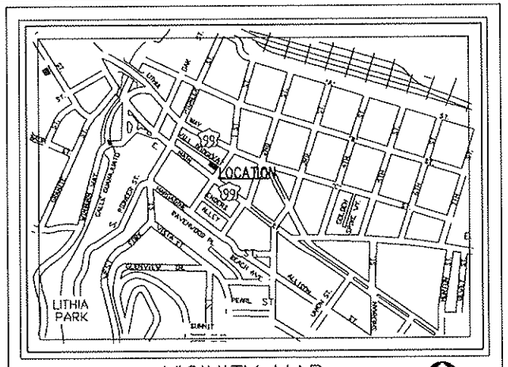
SS	SANITARY SEWER
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC
TEL	UNDERGROUND TELEPHONE
TV	UNDERGROUND CABLE TV

SITE DATA

LOCATION	SQUARE FOOTAGE	PERCENTAGE
TOTAL LOT AREA	2,167 Sq. Ft. (.05 acres)	100%
BUILDING FOOTAGE	1,463 Sq. Ft.	68%
PAVING (including steps and landings)	546 Sq. Ft.	25%
PERMEABLE SURFACE (INCLUD. LNDSCP)	158 Sq. Ft.	7%
(LANDSCAPE)	(179 Sq. Ft.)	(8%)

BUILDING DATA

FLOOR LOCATION	TYPE OF USE	SQUARE FTG.
TOTAL BUILDING AREA	(Commercial / Residential)	2,941 Sq. Ft.
GROUND FLOOR	(Restaurant)	1,463 Sq. Ft.
SECOND FLOOR	(2) ONE BEDROOM UNITS	1,445 Sq. Ft.



SITE PLAN

Giordano
ARCHITECTURE
LAND PLANNING

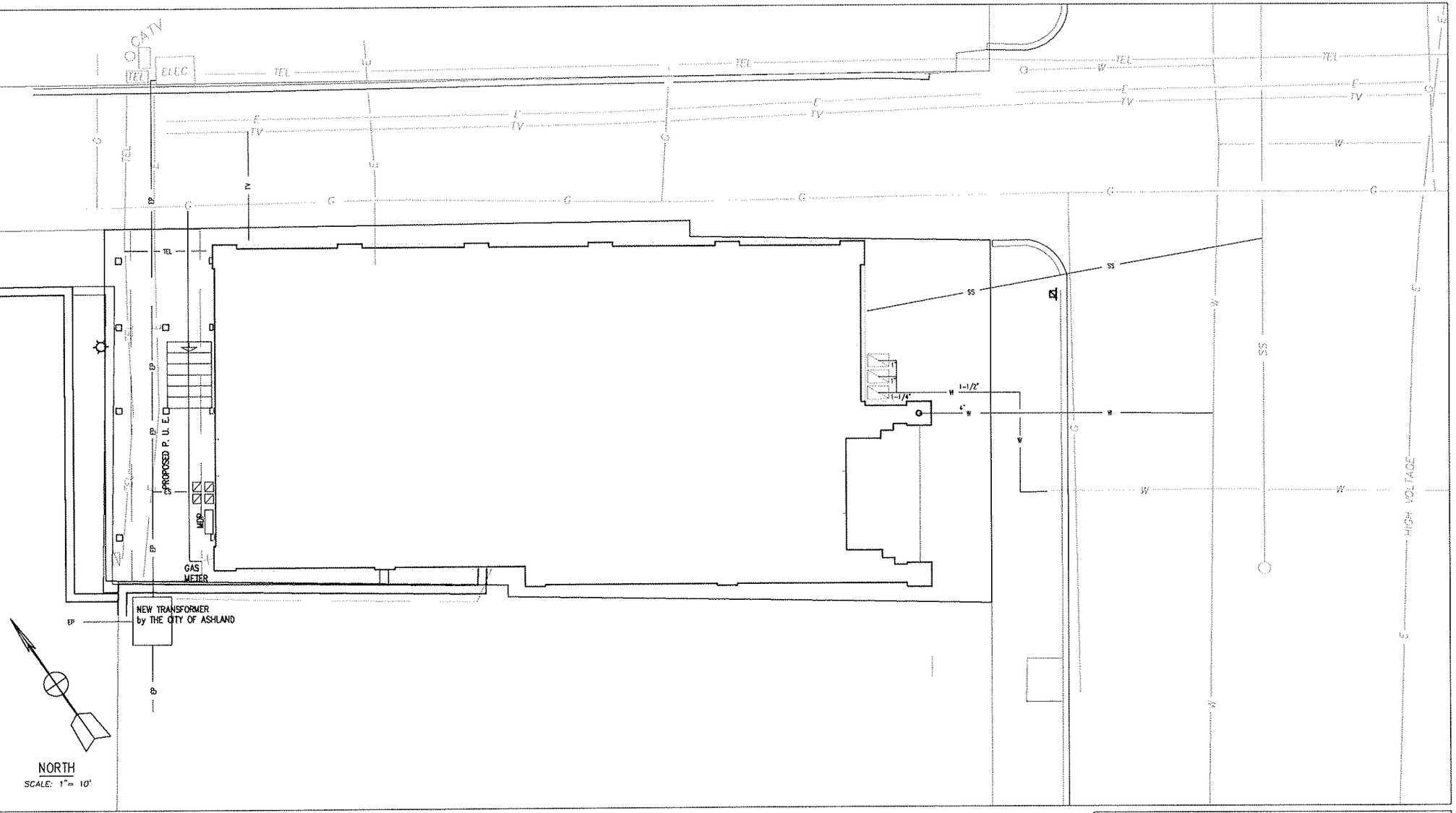
2635 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

SITE PLAN

Yamaoka Building
11 First St., Ashland, Oregon
Ron & Carrie Yamaoka

DATE:	24 Sept. 07
SCALE:	1/4" = 1'-0"
DRAWN BY:	Bill Emerson
JOB NO.:	01-2.1
SHEET:	No. AS-1

SHEET - OF -



LEGEND

	PROPERTY LINE
WM	WATER METER
WV	WATER VALVE
TEL PED	TELEPHONE PEDESTAL
SSCO	SANITARY SEWER CLEANOUT
GV	GAS VALVE
GM	GAS METER
ELEC	ELECTRIC METER
	CONTOUR LINE

LEGEND for UTILITIES

SS	SANITARY SEWER
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC
TEL	UNDERGROUND TELEPHONE
TV	UNDERGROUND CABLE TV

PROPOSED UTILITY PLAN

Giordano
ARCHITECTURE
LAND PLANNING

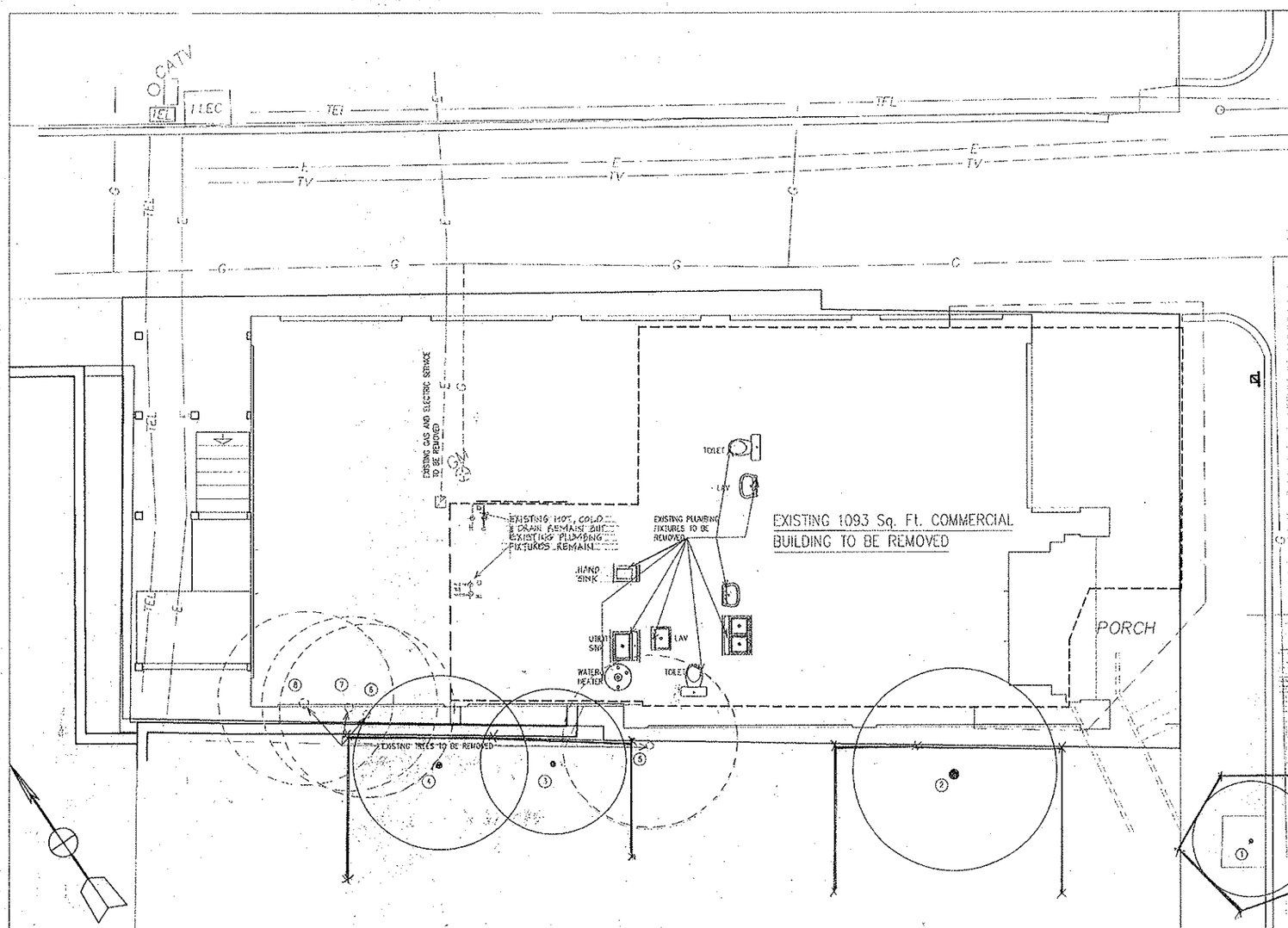
2635 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

UTILITY PLAN

Yamaoka Building
11 First St., Ashland, Oregon
Ron & Carrie Yamaoka

DATE: 24 Sept 07
SCALE: 1/4" = 1'-0"
DRAWN BY: Bill Emerson
JOB NO.: 01-2.1
SHEET: No. AS-2
SHEET - OF -

RECEIVED
DEC 7 '07
Community Development



Demolition

1. Contractor to request a verification permit for fixtures to be removed prior to commencing demolition.
2. Due to the age of the building contractor to have inspection for verification of any asbestos materials in the building prior to demolition of the structure. Any asbestos materials would need to be removed prior to any demolition.

Tree Preservation

This Tree Protection Plan shall be approved by the Staff Advisor prior to conducting any development activities including, but not limited to clearing, grading, excavation, or demolition work on a property or site, which requires a planning action or building permit.

Tree Protection Measures Required.

1. Contractor to request a verification permit for trees to be saved and trees to be removed as well as verification permit for fixtures to be removed prior to commencing demolition.
2. Except as otherwise determined by the Staff Advisor, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.
3. Chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or drip line, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
4. The fencing shall be flush with the initial undisturbed grade.
5. Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Advisor for the project.
6. No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles.
7. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris, or run-off.
8. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless approved by the Staff Advisor.

TREE PROTECTION & REMOVAL LIST

	Species	Size	Health / Hazard Condition	Recommendation	Recommended Tree protection distance from tree
1	(Deciduous Street Tree)	5" Diameter	On sidewalk next to property	Retain	
2	(Deciduous Type Tree)	8" Diameter	Healthy / Near site	Retain & protect	24"
3	(Deciduous Type Tree)	5" Diameter	Healthy / Near site	Retain & protect	20"
4	(Deciduous Type Tree)	5" Diameter	Healthy / Near site	Retain & protect	20"
5	Fir	6" Diameter	Healthy / on adjacent property 1'-3" from bldg. site	Remove	
6	Norway Maple	7" Diameter	Good health / self planted / in proposed building site	Remove	
7	Norway Maple	7" Diameter	Good health / self planted / in proposed building site	Remove	
8	Box Elder	7" Diameter	Good health / self planted / in proposed building site	Remove	

LEGAL DESCRIPTION

T.39 S. R. 1 E. WM
Section 9BA
Tax Lot 10403

ADDRESS

11 First Street
Ashland, Oregon 97520

LEGEND

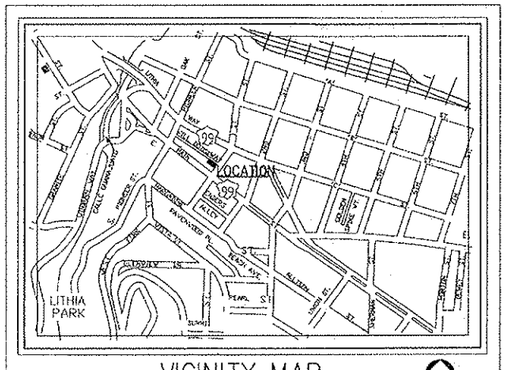
	PROPERTY LINE
WM	WATER METER
WV	WATER VALVE
TEL PED	TELEPHONE PEDESTAL
SSCO	SANITARY SEWER CLEANOUT
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
	CONTOUR LINE

LEGEND for UTILITIES

SS	SANITARY SEWER
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC
TEL	UNDERGROUND TELEPHONE
TV	UNDERGROUND CABLE TV

LEGEND FOR TREES

- EXISTING TREES TO REMAIN
- DRIP LINE
- EXISTING TREES TO BE REMOVED
- 6' CHAIN LINK FENCE (10' MIN. SPACED POST)



DEMOLITION, TREE PROTECTION and TREE REMOVAL PLAN

Giordano
ARCHITECTURE
LAND PLANNING
1835 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

REGISTERED ARCHITECT
STATE OF OREGON

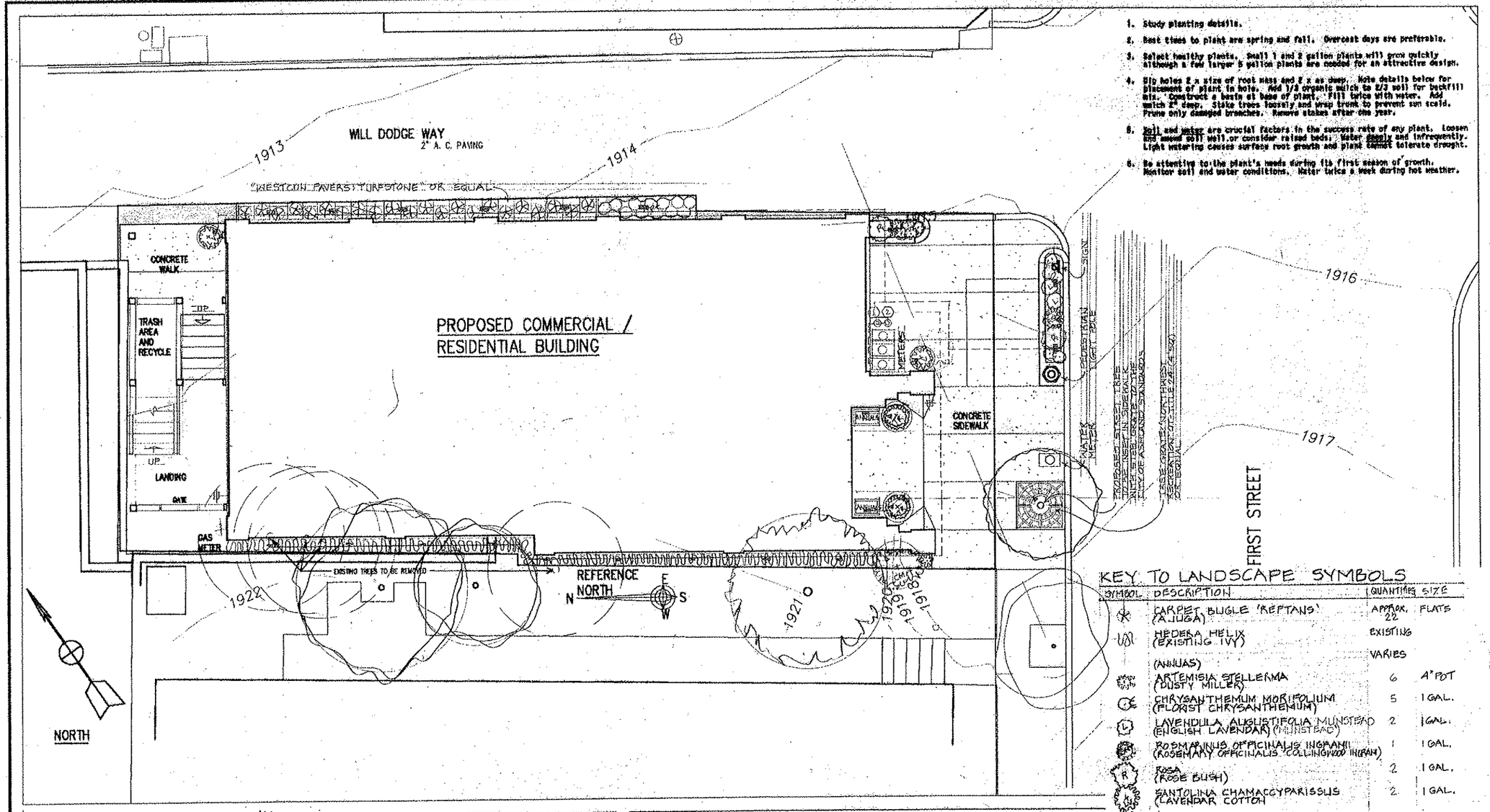
DEMO, TREE PROTECTION/REMOVAL PLAN

Yamaoka Building
11 First St., Ashland, Oregon
Ron & Carrie Yamaoka

DATE:	REVISION
04 Apr 07	16 AUG 07
SCALE:	1/4" = 1'-0"
DRAWN BY:	Bill Emerson
JOB NO.:	01-2.1
SHEET:	No. AS-3

SHEET - OF -

1. Study planting details.
2. Best times to plant are spring and fall. Overcast days are preferable.
3. Select healthy plants. Small 1 and 2 gallon plants will grow quickly although a few larger 5 gallon plants are needed for an attractive design.
4. Dig holes 2 x size of root mass and 2 x as deep. Note details below for placement of plant in hole. Add 1/3 organic mulch to 2/3 soil for backfill mix. Construct a basin at base of plant. Fill twice with water. Add mulch 2" deep. Stake trees loosely and wrap trunk to prevent sun scald. Prune only damaged branches. Remove stakes after one year.
5. Soil and water are crucial factors in the success rate of any plant. Loosen and amend soil well or consider raised beds. Water deeply and infrequently. Light watering causes surface root growth and plant cannot tolerate drought.
6. Be attentive to the plant's needs during its first season of growth. Monitor soil and water conditions. Water twice a week during hot weather.



KEY TO LANDSCAPE SYMBOLS

SYMBOL	DESCRIPTION	QUANTITY	SIZE
	CARPET BUGLE 'REPTANS' (A.JUGA)	APPROX. 22	FLATS
	HEDERA HELIX (EXISTING IVY)	EXISTING	
	(ANNUAS)	VARIES	
	ARTEMISIA STELLERMA (DUSTY MILLER)	6	4" POT
	CHRYSANTHEMUM MORIFOLIUM (FLORIST CHRYSANTHEMUM)	5	1 GAL.
L	LAVENDULA AUGUSTIFOLIA MUNSTEAD (ENGLISH LAVENDAR) (MUNSTEAD)	2	1 GAL.
	ROSMARINUS OFFICINALIS INGRANI (ROSEMARY OFFICINALIS COLLINGWOOD INGRAM)	1	1 GAL.
R	ROSA (ROSE BUSH)	2	1 GAL.
	SANTOLINA CHAMACCYPARISSUS (LAVENDAR COTTON	2	1 GAL.
CHAMAE CYPARIS LAWSONIANA	LAGERSTROEMIA INDICIA (CRAPE - MYTLE)	1	5-15 GAL.
JM	ACER PALMATUM (JAPANESE MAPLE)	N/A	5 GAL.
PR2	PERENNIALS	12	
TR	(TREE ROSE 'THE FAIRY')	2	5 GAL.
	PRUNUS SERRULATA KANS (JAPANESE FLOWERING CHERRY)		1½" BRANCHED

KEY TO IRRIGATION SYMBOLS

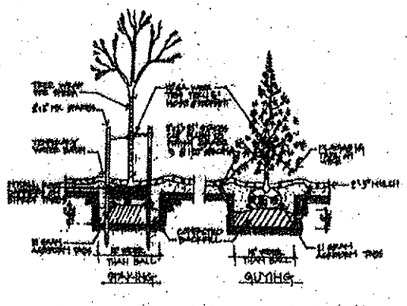
SYMBOL	DESCRIPTION
W	WATER METER
②	VALVE (AUTOMATIC) AND ZONE NUMBER
◁	SHRUB BUBBLER
SS	SHRUB SPRINKLER STRIP HEAD
V	VACUUM BREAKER
⊕	STOP AND WASTE
⊣⊢	HOSE BIB
———	PRESSURE LINE
———	LATERAL LINE
- - - -	LINE UNDER WALK

LEGAL DESCRIPTION

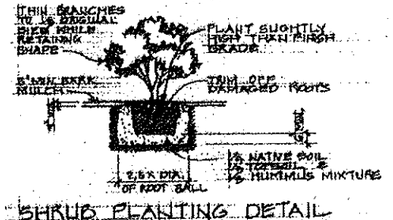
T.39 S. R. 1 E. WM
Section 09A
Tax Lot 10400

ADDRESS

11 First Street
Ashland, Oregon 97520



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANTING and IRRIGATION PLAN

Giordano

ARCHITECTURE
LAND PLANNING

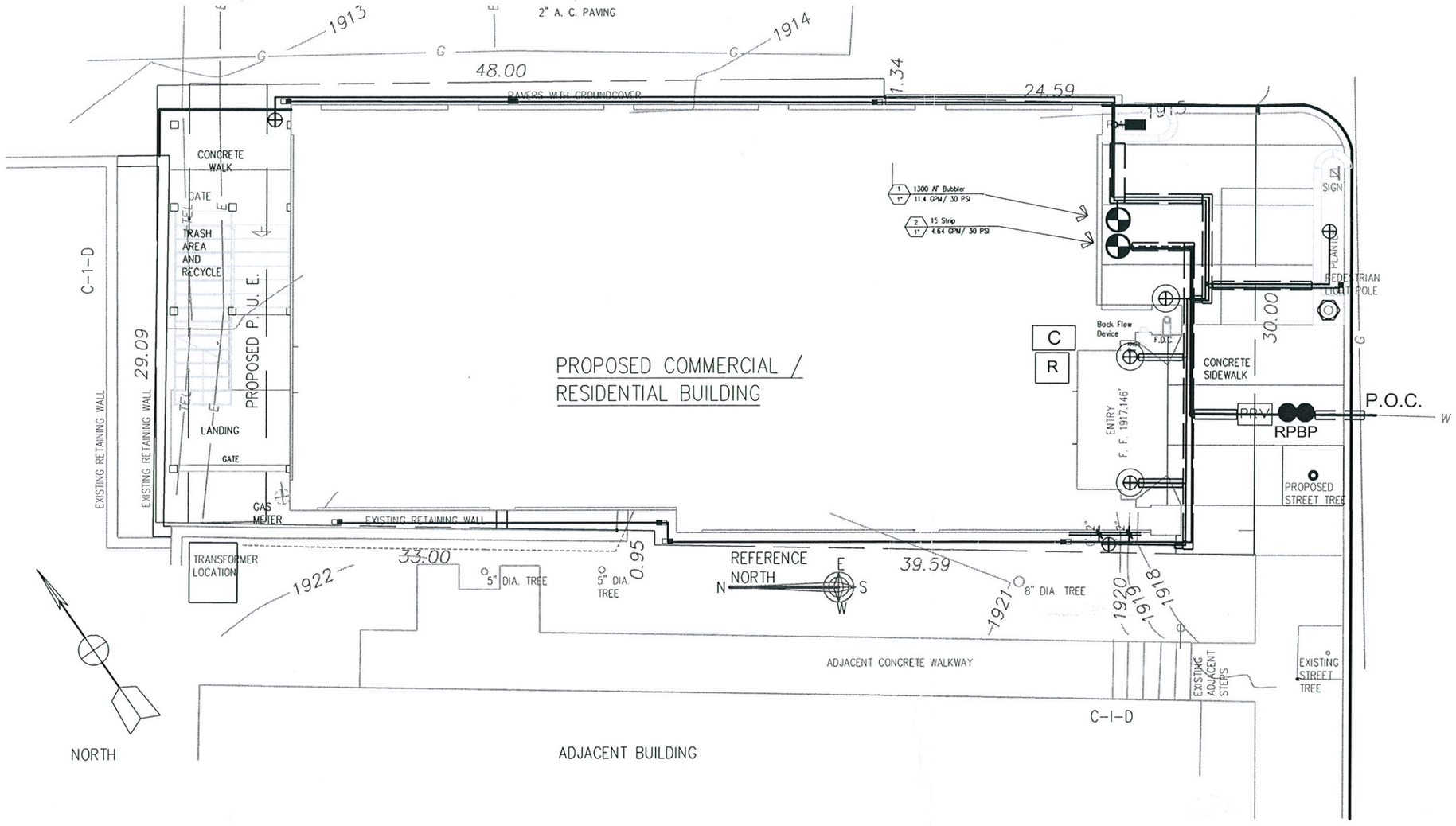
2635 Takelma Way
Ashland, OR 97620
(541) 482-9193
Phone and Fax

REGISTERED ARCHITECT
STATE OF OREGON

PLANTING and IRRIGATION PLAN

Yamaoka Building
11 First St., Ashland, Oregon
Ron & Carrie Yamaoka

DATE:	21 Mar 07
REVISION	5 APR. 07
	25 SEPT. 07
SCALE:	1/4" = 1'-0"
DRAWN BY:	Bill Emerson
JOB NO.:	01-2.1
SHEET:	No. L-1
SHEET	- OF -



IRRIGATION KEY

	SYMBOL / GPM			
15 Strip Series	1.21	0.49		
1300A-F Bubbler		1.90		

WATER SCHEDULE

Irrigation for zone 1 shall be One minute every other day.

Irrigation for zone 2 shall be Five minutes every other day.

IRRIGATION LEGEND

- Mainline - 1 ½" Schedule 40 PVC
- Lateral line - 1" Schedule 40 PVC, except as noted
- P.O.C. — Point of connection (See detail below)
- C — Controller Box, Rainbird ESP Modular Series
- RainBird PGA Series
- SOV — Shut-Off Valve
- PRV — Pressure Reducing Valve - Watts
- RPBP — Reduced pressure backflow preventer, Wilkins Model #70SS 1" & 950XLTU 1"
- 1 / 1" — Controller-Zone Number/Use Type, Valve size / GPM / Pressure (PSI)
- Sleeve - 3" #3034 Sewer Pipe
- R — Rain Sensor, RainBird RSD-BEx / RSD-CEx

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DEC 7 2007
City of Ashland
Community Development

IRRIGATION SITE PLAN

REGISTERED LANDSCAPE ARCHITECT
STATE OF OREGON
Mary Ann Kern
11-12-07

Revision Date:

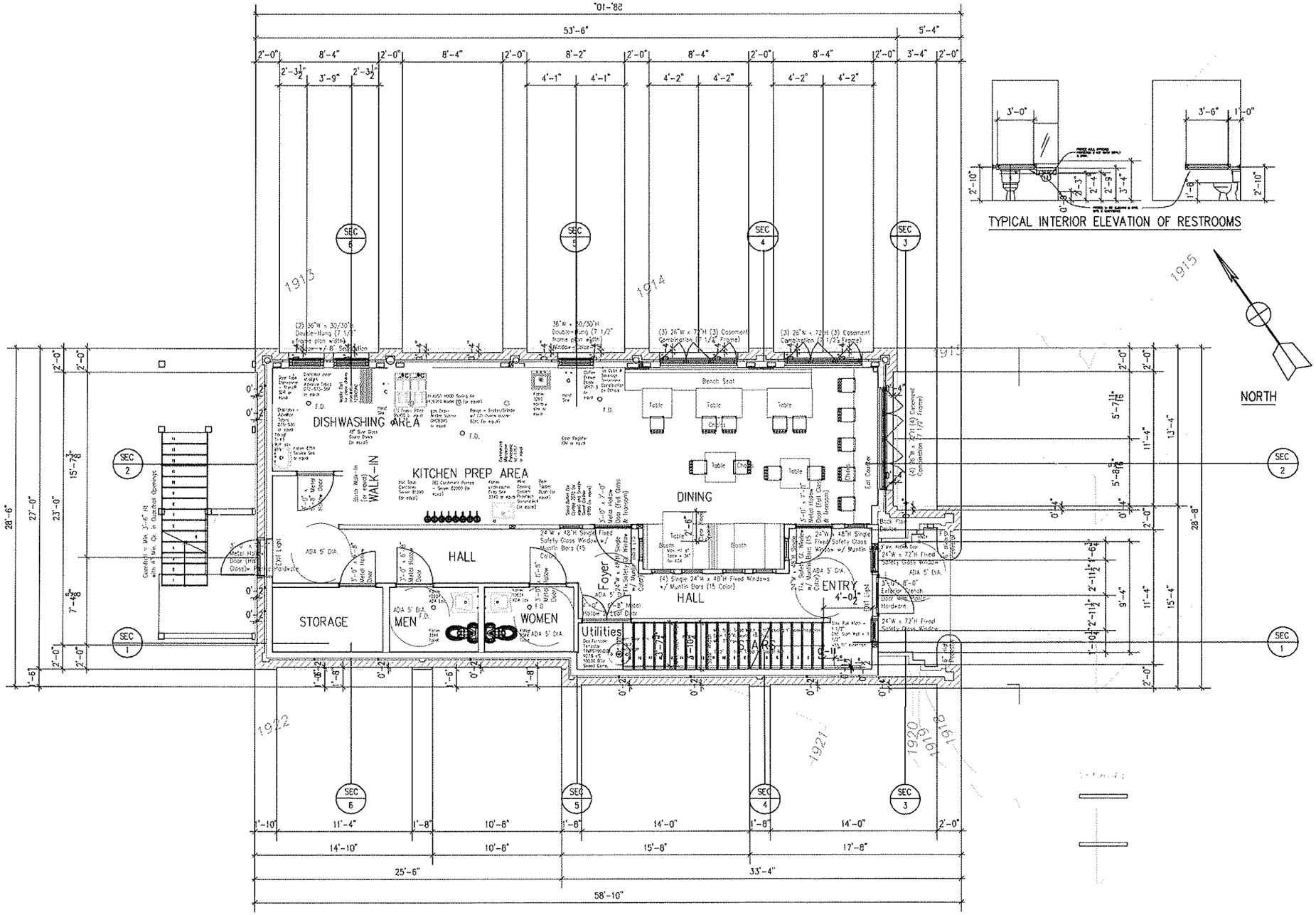
Drawn By: MP

Scale 1" = 8'-0"

Yamaoka Building
11 First St., Ashland, Oregon
Ron and Carrie Yamaoka

December 6, 2007

L-2



GROUND FLOOR PLAN

TYPICAL INTERIOR ELEVATION OF RESTROOMS

Giordano
ARCHITECTURE
LAND PLANNING

2635 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

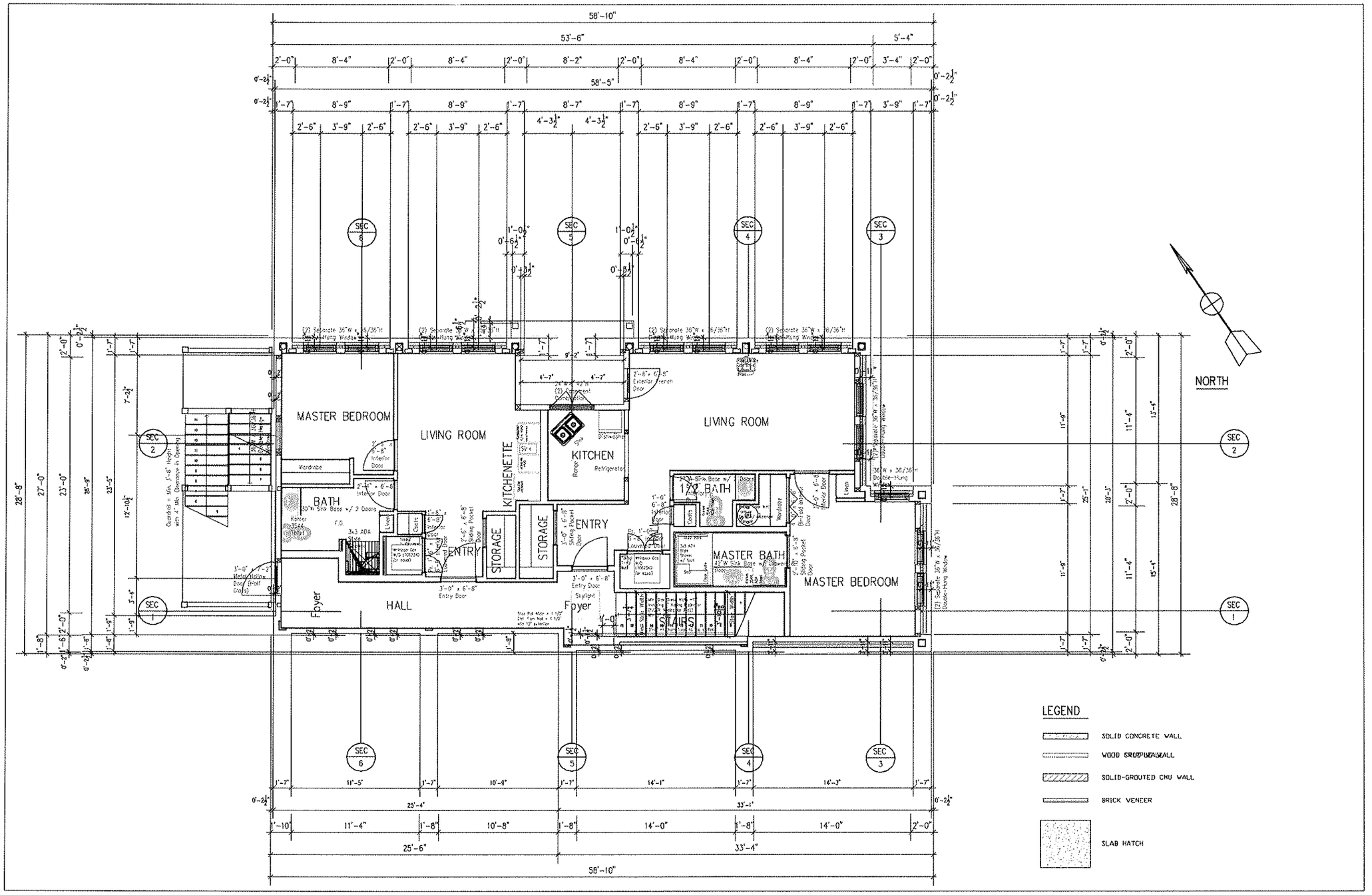
RECEIVED
DEC 7 '07
Ashland Planning Department

GROUND FLOOR PLAN

Yamaoka Building
11 First St., Ashland, Oregon
Ron & Carrie Yamaoka

DATE: 27 Sept 07
SCALE: 1/4" = 1'-0"
DRAWN BY: Bill Emerson
JOB NO.: 01-2.1

SHEET:
No. 3
SHEET - OF -



SECOND FLOOR PLAN

Giordano

ARCHITECTURE
LAND PLANNING

2635 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

SECOND FLOOR PLAN

Yamaoka Building
11 First St., Ashland, Oregon

Ron & Carrie Yamaoka

DATE: 27 Sept 07
SCALE: 1/4" = 1'-0"
DRAWN BY: Bill Emerson
JOB NO.: 01-2.1
SHEET: No. 4
SHEET - OF -

SOUTH EXTERIOR ELEVATION

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

EAST EXTERIOR ELEVATION

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

Giordano

ARCHITECTURE
LAND PLANNING

2635 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

SOUTH and EAST EXTERIOR ELEVATION

Yamaoka Building

11 First Street, Ashland, Oregon 97520

Ron & Carrie Yamaoka

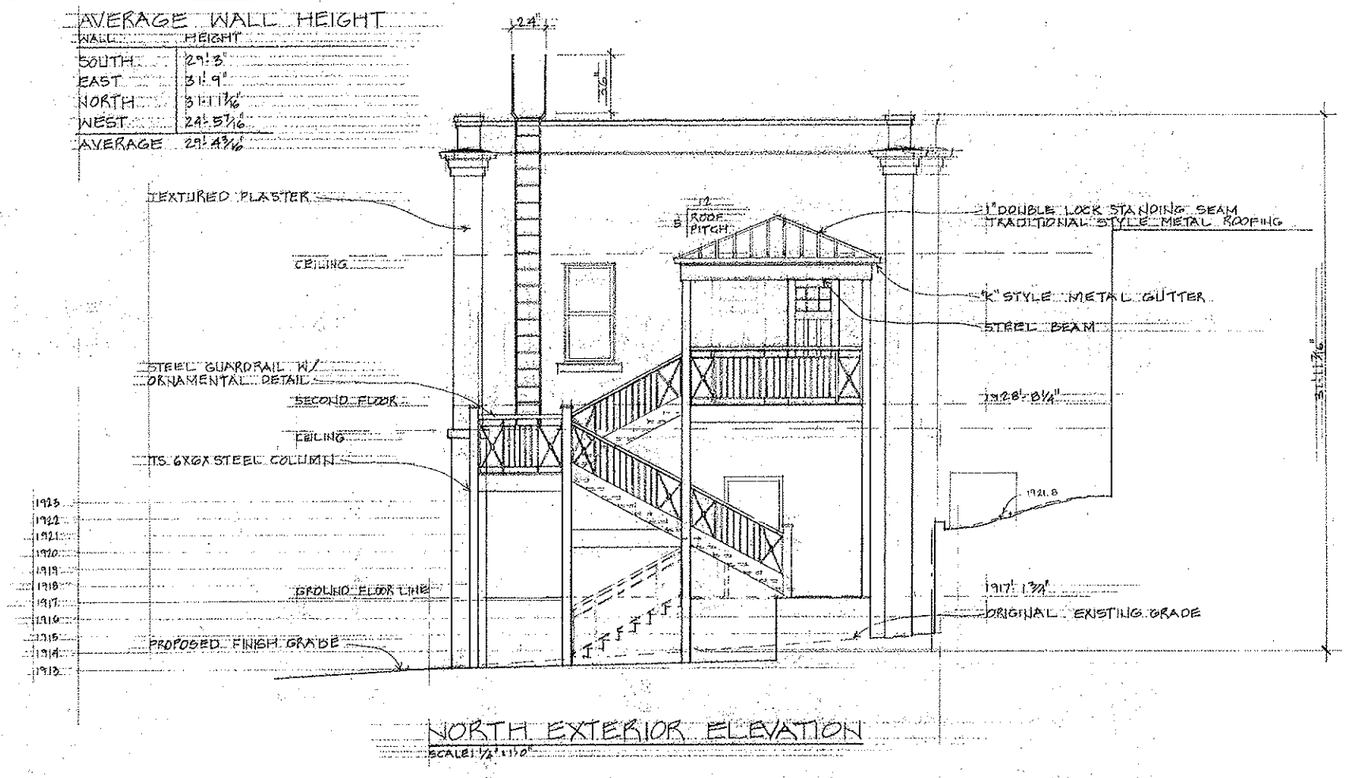
DATE:	30 Mar. 07
SCALE:	1/4" 1'-0"
DRAWN BY:	Bill Emerson
JOB NO.:	01-2.1

SHEET: 5

SHEET - OF -

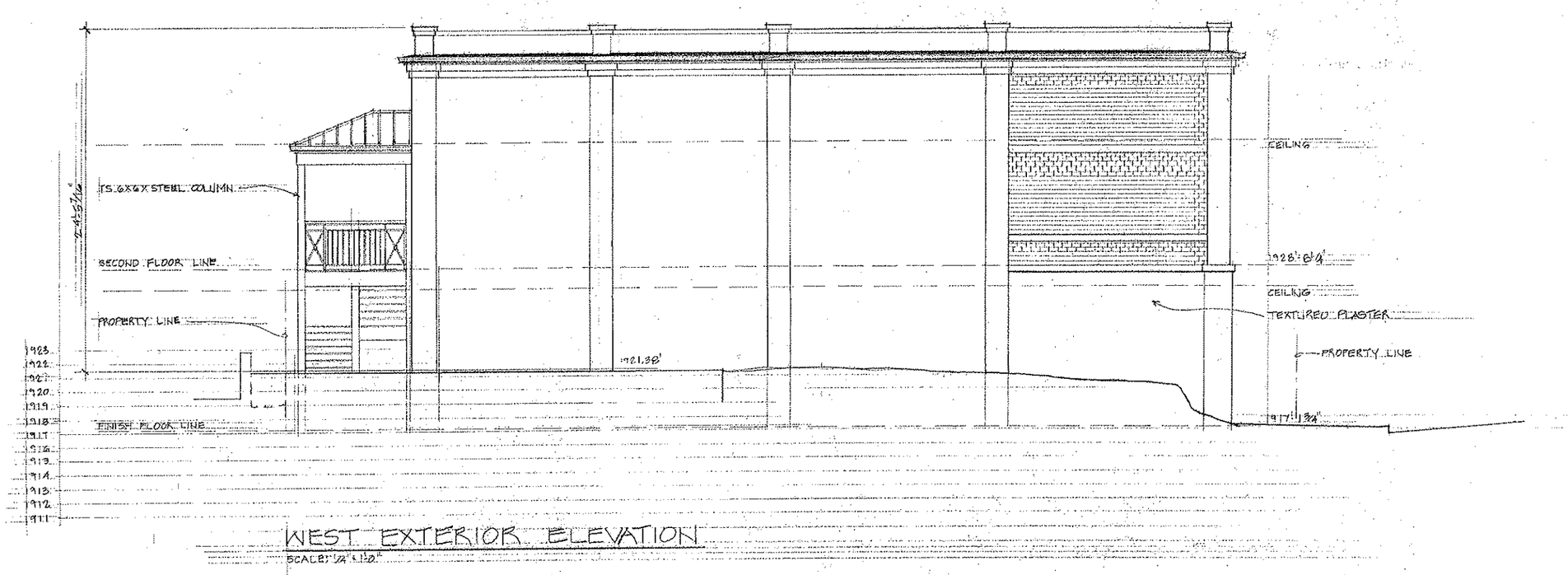
AVERAGE WALL HEIGHT

WALL	HEIGHT
SOUTH	29'-3"
EAST	31'-9"
NORTH	31'-11 7/16"
WEST	24'-5 7/16"
AVERAGE	29'-4 3/16"



NORTH EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

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

Giordano

ARCHITECTURE
LAND PLANNING

2835 Takelma Way
Ashland, OR 97520
(541) 482 - 9193
Phone and Fax

REGISTERED
OREGON
30 MAR 07

NORTH and WEST EXTERIOR ELEVATIONS

Yamaoka Building

11 First Street, Ashland, Oregon 97520

Ron & Carrie Yamaoka

DATE:	30 Mar. 07
SCALE:	1/4" = 1'-0"
DRAWN BY:	Bill Emerson
JOB NO.:	01-2.1

SHEET: 6

SHEET - OF -

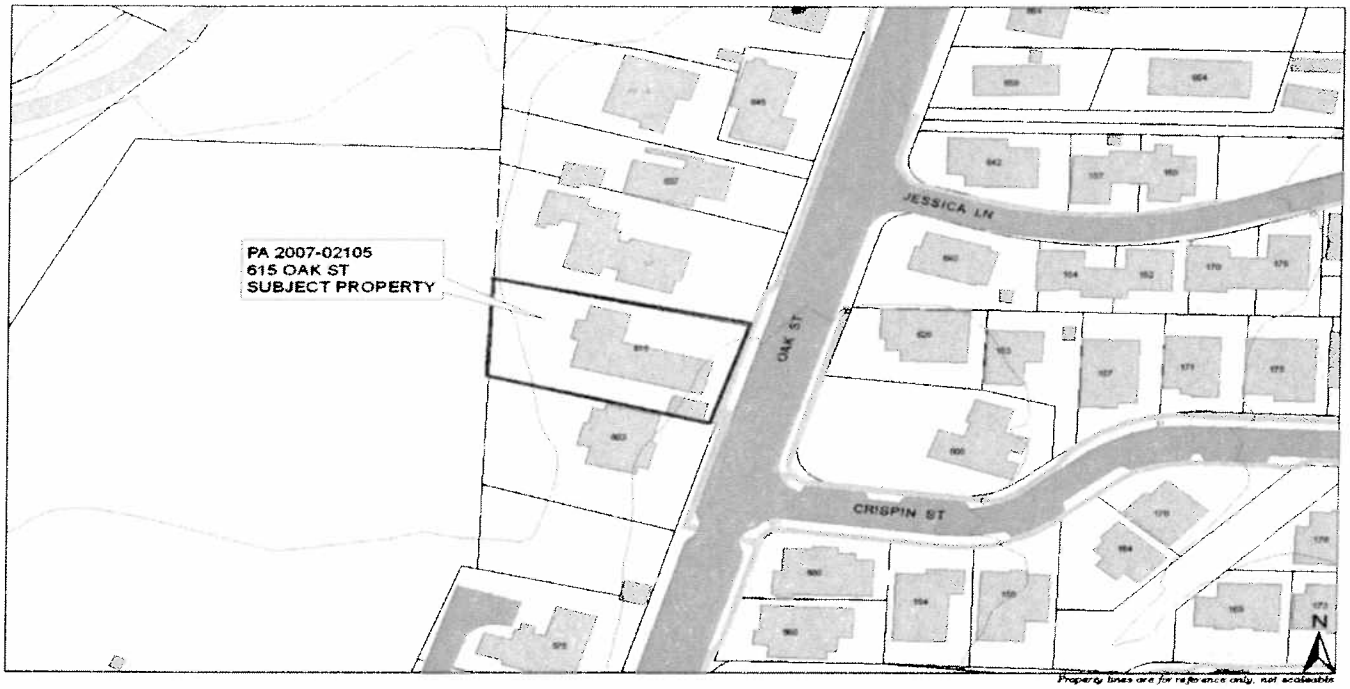
Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

PLANNING ACTION: ***PA-2007-02105***
SUBJECT PROPERTY: ***615 Oak***
OWNER/APPLICANT: ***Urban Development Services for Denton Graham***
DESCRIPTION: ***A request for a Conditional Use Permit and Site Review approval to convert the a portion of the existing residence to a 594 square foot Accessory Residential Unit for the property located at 615 Oak Street.***
COMPREHENSIVE PLAN DESIGNATION: ***Single Family Residential*** **ZONING:** ***R-1-5;*** **ASSESSOR'S MAP #:** ***39 1E 04CD;*** **TAX LOT:** ***700***

NOTE: The Ashland Tree Commission meeting scheduled for **January 3, 2008** is cancelled due to a lack of a quorum.

ASHLAND PLANNING DEPARTMENT STAFF PRELIMINARY APPROVAL: ***December 19, 2007***
ASHLAND PLANNING COMMISSION HEARINGS BOARD MEETING: ***January 8, 2008, 1:30pm***
** NOTE: This meeting will be held at the Community Development Building, 51 Winburn Wy, Siskiyou Room
DEADLINE FOR REQUEST FOR A PUBLIC HEARING: ***December 31, 2007***



The Ashland Planning Department Staff have preliminarily approved this request. This planning action will be reviewed by the Ashland Planning Commission Hearings Board on the meeting date shown above. ** NOTE: This meeting will be held at the Community Development Building, 51 Winburn Wy, Siskiyou Room NO PUBLIC TESTIMONY IS ALLOWED AT THIS REVIEW.

Any affected property owner or resident has a right to request, AT NO CHARGE, a public hearing before the Ashland Planning Commission on this action. To exercise this right, a WRITTEN request must be received in the Planning Department, 51 Winburn Way, prior to 4:30 p.m. on the deadline date shown above.. The written request for the public hearing must include your name, address, the file number of the planning action and the specific grounds for which the decision should be reversed or modified, based on the applicable criteria. IF YOU DO NOT SPECIFICALLY REQUEST A PUBLIC HEARING BY THE DEADLINE TIME AND DATE STATED ABOVE, THERE WILL BE NO PUBLIC TESTIMONY PERMITTED. If a hearing is requested, it will be scheduled for the following month. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please contact the Ashland Planning Department at 541-488-5305.

CONDITIONAL USE PERMITS
18.104.050 Approval Criteria

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.
A. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.
C. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone:
1. Similarity in scale, bulk, and coverage.
2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
3. Architectural compatibility with the impact area.
4. Air quality, including the generation of dust, odors, or other environmental pollutants.
5. Generation of noise, light, and glare.
6. The development of adjacent properties as envisioned in the Comprehensive Plan.
7. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

ACCESSORY RESIDENTIAL UNITS
18.20.030.H Approval Criteria

H. Accessory residential units, subject to the Type I procedure and criteria, and the following additional criteria:
1. The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.
2. The maximum number of dwelling units shall not exceed 2 per lot.
3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1000 sq. ft. GHFA.
4. Additional parking shall be in conformance with the off-street Parking provisions for single-family dwellings of this Title.

SITE DESIGN AND USE STANDARDS
18.72.070 Criteria for Approval

The following criteria shall be used to approve or deny an application:
A. All applicable City ordinances have been met or will be met by the proposed development.
B. All requirements of the Site Review Chapter have been met or will be met.
C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options. (Ord. 2655, 1991; Ord 2836 S6, 1999)

ASHLAND PLANNING COMMISSION

FINDINGS & ORDERS

PLANNING ACTION: PA-2007-02105
SUBJECT PROPERTY: 615 Oak
OWNER/APPLICANT: Urban Development Services for Denton Graham
DESCRIPTION: A request for a Conditional Use Permit and Site Review approval to convert the a portion of the existing residence to a 594 square foot Accessory Residential Unit for the property located at 615 Oak Street.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-5;
ASSESSOR'S MAP #: 39 1E 04CD; **TAX LOT:** 700

SUBMITTAL DATE:	December 7, 2007
DEEMED COMPLETE DATE:	December 19, 2007
STAFF APPROVAL DATE:	December 19, 2007
DEADLINE TO REQUEST A HEARING DATE:	December 31, 2007
FINAL DECISION DATE:	January 9, 2008
APPROVAL EXPIRATION DATE:	January 9, 2009

DECISION

The subject property is located on the west side of Oak Street near the intersection of Crispin Street and Oak Street. The property is rectangular and is approximately 13,500 square feet in size. The topography of the site gradually slopes downhill to the west, the rear portion of the property slopes steeply towards the Ashland Creek floodplain located on the adjacent tax lot to the west. The property is zoned Single-Family Residential (R-1-5). The parcel is approximately 13,500 square feet which exceeds the minimum required for the zone. There is a new single-family residence with the space designated for the accessory residential unit on the site, which obtained its final construction inspections in December 2007. There are a few trees on the property, they are behind the residence and will not be disturbed. The parcel is currently lacking landscaping, due to the new construction.

According to the information provided by the applicant, the existing single-family residence contains 2,242 square feet of living area. Accessory residential units are limited in size to a maximum of half of the gross habitable floor area of the primary residence. The proposal is use 594 square feet of the existing residence for the accessory residential unit (ARU), this complies with the requirement.

There are three parking spaces established for the single family residence and the ARU in the garages. Two parking spaces are required for the ARU. The additional parking space is being claimed as an on-street credit. According to the Street Standards one driveway curb-cut is permitted per lot. Currently there are two driveway curb-cuts. One is the access to the newly constructed garages and the other is to an existing non-conforming garage. The driveway curb-cut accessing the non-conforming garage shall be closed through the Public Works permitting process. A condition to this effect has been added.

Utilities including water, sanitary sewer, storm drainage, and electric are in place to serve the existing home and the proposed second unit. The proposed construction is completed, so there will be no additional impacts on existing trees or landscaping. Because the unit is interior, it will be similar in scale, bulk, and coverage to the other single-family structures in the neighborhood.

The applicant has proposed new landscaping, such as street trees. These shall be installed prior to occupancy of the ARU. A condition to this effect has been added.

The criteria for a Conditional Use Permit are described in AMC Chapter 18.104.050, as follows:

A. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.

B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

C. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone:

1. Similarity in scale, bulk, and coverage.

2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

3. Architectural compatibility with the impact area.

4. Air quality, including the generation of dust, odors, or other environmental pollutants.

5. Generation of noise, light, and glare.

6. The development of adjacent properties as envisioned in the Comprehensive Plan.

7. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

The criteria for Site Review Approval are described in AMC Chapter 18.72.070, as follows:

A. All applicable City ordinances have been met or will be met by the proposed development.

B. All requirements of the Site Review Chapter have been met or will be met.

C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.

D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

The criteria for an Accessory Residential Unit are described in AMC Chapter 18.20.030.H, as follows:

H. Accessory residential units, subject to the Type I procedure and criteria, and the following additional criteria:

1. The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.

2. The maximum number of dwelling units shall not exceed 2 per lot.

3. *The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1000 sq. ft. GHFA.*

4. *Additional parking shall be in conformance with the off-street Parking provisions for single-family dwellings of this Title.*

The application with the attached conditions complies with all applicable City ordinances.

Planning Action 2007-02105 is approved with the following conditions. Further, if any one or more of the following conditions are found to be invalid for any reason whatsoever, then Planning Action 2007-02105 is denied. The following are the conditions and they are attached to the approval:

1) That all proposals of the applicant shall be conditions of approval unless otherwise modified here.

2) That a revised landscaping and irrigation plan shall be submitted for review and approval of the staff advisor prior to the occupancy of the Accessory Residential Unit.

3) That the landscaping and irrigation shall be installed in accordance with the approved plan prior to the occupancy of the Accessory Residential Unit.

4) That the driveway curb-cut for the existing non-conforming garage shall be removed and the curb and gutter shall be replaced with the permitting and approval of the Public Works Department.

5) That prior to the issuance of a certificate of occupancy:

   a) That a separate address for the ARU be applied for approved by the City of Ashland Engineering Division. Approved shall be visible from public street prior to the issuance of a certificate of occupancy.

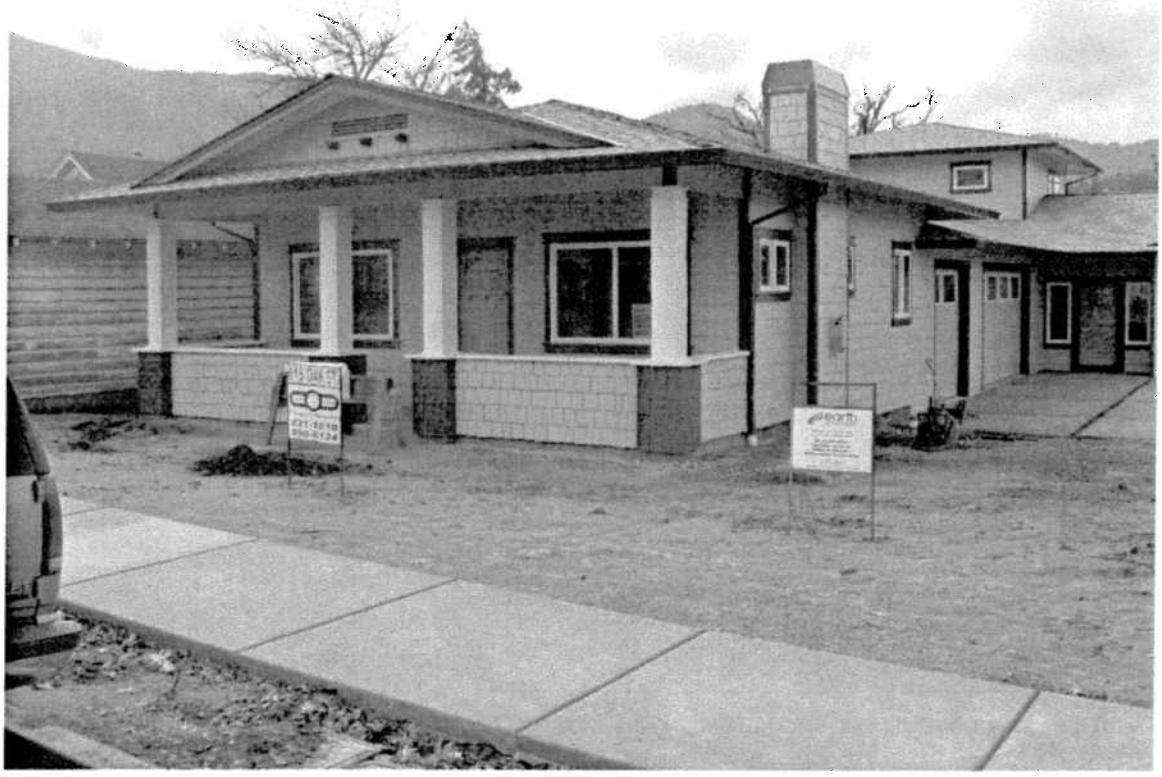
   b) That applicable Systems Development Charges (SDCs) for transportation, parks, water, sewer, and storm sewer shall be paid in full.

   c) That an opportunity to recycle site shall be located on the site, or an individual recycle bin shall be provided to the accessory residential unit in conformance with 18.72.040.

_____ _____

Bill Molnar, Director Date
Department of Community Development

PROJECT DESCRIPTION FOR
Denton & Susan Graham
615 Oak Street - 391E04CD Taxlot 700
Ashland, Oregon



A PROPOSAL FOR A CONDITIONAL USE PERMIT TO CONVERT A PORTION OF THE EXISTING HOME INTO A 594 SQUARE FOOT ACCESSORY RESIDENTIAL UNIT

SUBMITTED TO

CITY OF ASHLAND PLANNING DEPARTMENT
ASHLAND, OREGON

SUBMITTED BY

URBAN DEVELOPMENT SERVICES, LLC.
700 MISTLETOE ROAD #204
ASHLAND, OR 97520

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I. PROJECT INFORMATION:

PLANNING ACTION: A request for a Conditional Use Permit to convert a portion of the existing home into a 594 square foot accessory residential unit located at 615 Oak Street. The applicant has also provided evidence relating to a potential future lot line adjustment, the standards can still be met with the possible lot line adjustment.

LEGAL DESCRIPTION: 391E04CD Taxlot 700

OWNER:
Denny Graham
2817 E. Main Street
Ashland, OR 97520
Tel: 821-1619

APPLICANT/LAND USE PLANNING:
Urban Development Services, LLC
700 Mistletoe Road #204
Ashland, OR 97520
Tel: 482-3334

DRAFTING & DESIGN
Design Residential
Carole Berg
PO Box 8062
Medford, OR 97501
Tel: 608-3956

COMPREHENSIVE PLAN DESIGNATION:
Single-Family Residential

ZONING DESIGNATION:
R-1-5, Single Family Residential

LOT AREA:
Total Area: 13,472.1 sq. ft. / .309 acres

MINIMUM LOT AREA:
5,000 square feet

APPLICABLE ORDINANCES:
Single Family Residential 18.20.030
Conditional Use Permits 18.104

ADJACENT ZONING/USE:

WEST:	R-1-5; Single Family Residential
EAST:	R-1-5; Single Family Residential
SOUTH:	R-1-5; Single Family Residential
NORTH:	R-1-5; Single Family Residential

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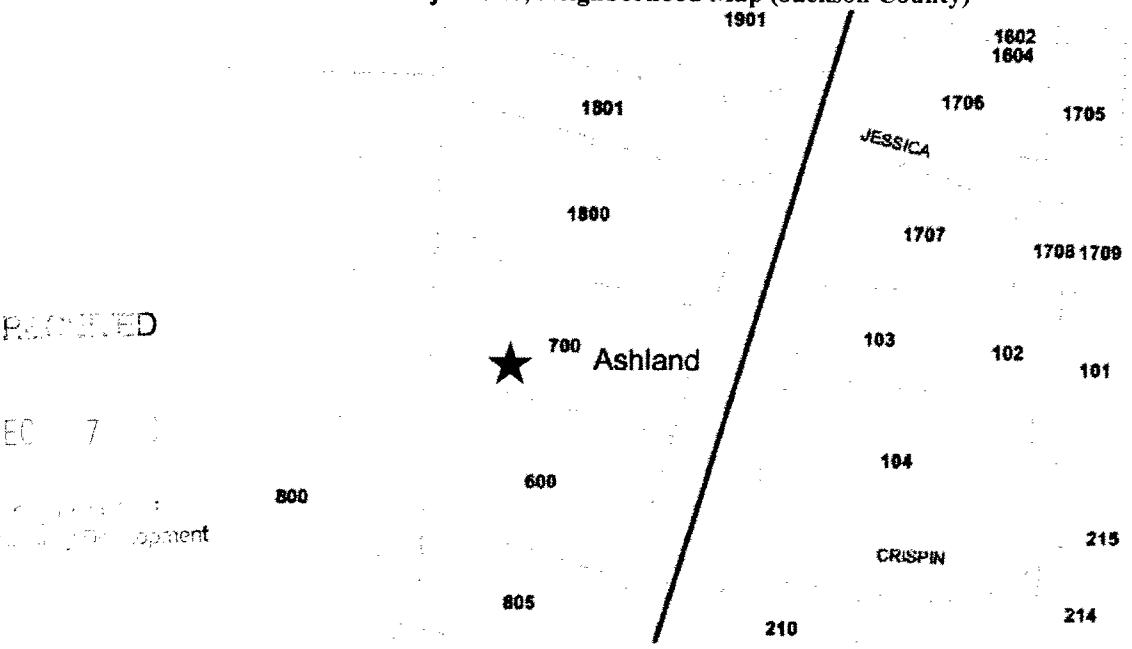
II. FINDINGS OF FACT:

The following information has been provided by the applicants to help the Planning Staff, Planning Commission and neighbors understand the proposed project. Following comments received from the Planning Staff during the planning phase, the applicant has paid particular attention to creating a home that fits the neighborhood and has a street presence similar to that of the neighboring properties. Overall, the applicant believes the proposed unit not only meets the provisions noted herein, but also addresses the applicant's needs to have an independent living space for family, friends and possibly a future caregiver.

The required *findings of fact* have been provided to ensure the proposed project meets the Conditional Use Permit criteria as outlined in the Ashland Municipal Code, Section 18.104.

Project Site; Neighborhood Map (Jackson County)



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Site: The subject property is located at 615 Oak Street. The property is a 13,472 square foot, rectangular shaped lot with a newly constructed home. The home was constructed in 2007. The front two thirds of the property is relatively flat and the rear one third portion of the lot slopes downward to the west at approximately 15%. The site has few trees along the side and rear. Since the home is existing and no site changes or site disturbance are necessary for this application, no tree protection or tree assessment is necessary. All trees are to be retained. The property is zoned R-1-5, single family residential, with the minimum lot size of 5,000 square feet, the subject lot is 2.6 times the minimum size.

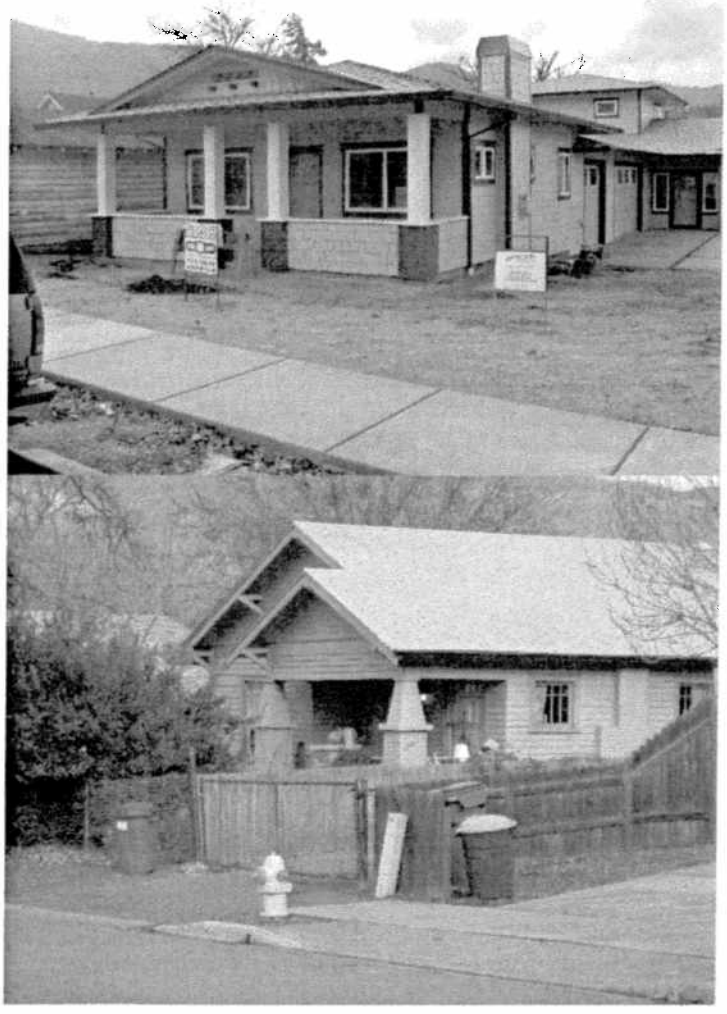
Proposal: The applicant is requesting approval of a Conditional Use Permit to convert a portion of the existing home to be a permitted accessory residential unit. The accessory unit is located in the front portion of the home along Oak Street and while he and his wife occupy the rear portion of the property, their daughter will occupy the accessory unit. The unit is oriented towards the street with its front door being accessed via an approximately

5' deep front porch that extends along the east side of the building. A short sidewalk leads to the front door from the public sidewalk along Oak Street. The porch is located 15' from the property line and R-1-5 zone requires a minimum front setback to the porch of eight feet. The front door is located 21' from the property line and R-1-5 zone requires a minimum front setback of 15'. The side and rear setbacks exceed standard requirements in the R-1-5 zone and are clearly depicted on the attached site plan.

From the site plan perspective, the footprint of the home is somewhat oddly shaped but designed with a very specific purpose. The overall design of the structure was intentional to allow the following three important elements:

1. The smaller portion of the home faces the street. This allows the historical nature of Oak Street streetscape to continue. Oak Street has a number of unique sized homes, both small and large, and the applicant felt a larger home close to the street would negatively affect the feeling of Oak Street. Note how the subject property has a similar look to homes across the street.

Subject Home



Across Street

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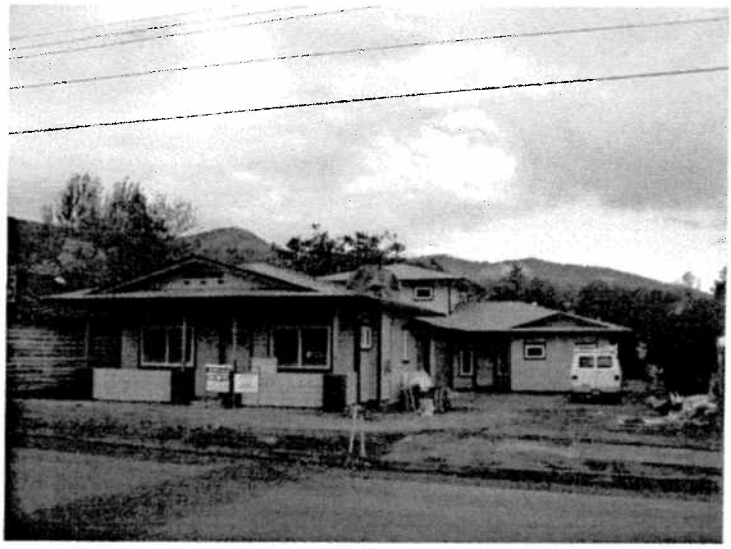
2. Applicant did not want a large garage door facing the street. A number of neighboring homes have such garages and the applicant did not want to replicate that negative impact on the streetscape. Instead the welcoming porch and entry

takes the place of what would be a wide garage door therefore improving overall pedestrian experience along the newly installed sidewalks along Oak Street.

Desirable



Un-Desirable

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3. Applicant desired to keep the front portion of the home as a single story to ensure the neighbor to the south retained some views of Grizzly Peak. Only the rear portion of the home has a second story. In fact, the applicant kept size of the second story to a minimum at only 418 sq. ft so the overall mass and scale is kept small. Solar standard would have allowed a two story building on the south portion of the home but applicant chose not to build such a large structure.

Solar Access Standards (Chapter 18.70): The existing home and accessory building complies with the City of Ashland's Solar Access Standards noted in Chapter 18.070. The property slopes to the north approximately 2%. Based upon the Solar Access Standards (Standard A) as evidenced below and on the approved building plans, the standards are met.

The formula and the relative slope information for building are shown below:

H-6' / .445 + S
Where H = Height and S = North Slope

Proposal:	H = 18.5	S = -.02
18.5' – 6' / .445 + - .02 =	29.41'	Minimum Setback from north property line

Actual solar setback as constructed is 32' 8".

Parking: A total of four parking spaces are required with this application – two for the primary residence and two for the accessory unit since the accessory unit exceeds 500 square feet. The site plan identifies two parking spaces for the main home within the existing two car garage and a third space in the single car garage for the accessory unit. The fourth space is an on-street parking credit utilizing the curb in front of the property as permitted under the City of Ashland's Parking Standards noted in Chapter 18.92.025. An un-interrupted curb length of more than 48 feet exists along the property frontage allowing ample space for an on-street credit. There are 50' between the old garage driveway on south side of property and the apron of the new driveway on north side of the property.

Trees/Landscaping: The site has few existing trees and only one tree exceeding 6" dbh. This large Oak near the rear of the property and several small trees in the southern side yard are the only trees on the property. No physical disturbance of the property will take place and therefore no tree protection is necessary for this application. The applicant has supplied a landscaping plan evidencing their intent to install and irrigate street trees every 30' in accordance with the City of Ashland's Street Tree Guidelines booklet. The park row will be planted and irrigated as well. All information is evidenced on the attached landscaping plan.

Utilities: The attached site plan shows utility facilities within or adjacent to the Oak Street right-of-way which and is adequate to serve the new accessory unit. The applicant has completed the installation of a breaker box and water service to the accessory unit area in preparation for the accessory unit application. No cooking facilities exist to date. At no time during the pre-application or the construction of the project and subsequent City inspection was it indicated to the applicants that any of the facilities were at capacity or could not be provided to the proposed accessory residential unit. All utilities have been extended directly to and from the street and are shown on the site plan. RECEIVED

III. APPLICABLE CRITERIA:

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18.20.030 H. Conditional Uses (R-1-5):

1. The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.

The proposal conforms to the overall maximum lot coverage and setback requirements as noted in Chapter 18.20.040. The maximum lot coverage in the R-1-5 zone is 50% and the proposed lot coverage is 36.3%. The lot is 13,472 square feet allowing a total of 6,736 square feet of impervious surface area whereas the existing house, porch, and driveway area total 4,891.5 square feet.

The setbacks for the R-1-5 zone are 15' from the front property line to the front of the structure, (8' to the porch), 6' side yard setbacks and a 10' per story rear yard setback. The applicant's setbacks comply or exceed the minimums of the zone by having a 20' front yard setback, 14' porch setback, 21' side (south) yard setback, 7'11" side (north) yard setback, and a 60'+ rear (west) property line setback.

2. The maximum number of dwelling units shall not exceed 2 per lot.

The total number of dwelling units proposed are 2 units. Accessory units less than 500 square feet, as defined in Chapters 18.24 and 18.28 are referred to as .75 units, this accessory unit is 594 square feet and therefore counts as a full unit in addition to the main home.

3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1000 sq. ft. GHFA.

The existing primary residence has a gross habitable floor area of 2,242.5 total square feet. 1,648.5 square feet relate to the primary unit with the accessory unit being only 594 square feet or 36% of the resulting primary unit's GHFA.

4. Additional parking shall be in conformance with the off-street Parking provisions for single-family dwellings of this Title.

Additional parking has been provided for the accessory residential unit and is evidenced on the attached site plan. A total of three spaces are shown within the existing garage spaces with appropriate turn around space and allowing them to exit in a forward manner. The forth space required is in the form of an on-street parking credit as permitted under the City of Ashland's Parking Standards noted in Chapter 18.92.025.

18.104.050 Conditional Use Permits (Approval Criteria):

A. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive Plan policies that are not implemented by any City, State, or Federal law or program.

The proposal conforms to the overall maximum lot coverage and setback requirements as noted in Chapter 18.20.040 as well as relevant Comprehensive Plan policies. The maximum lot coverage in the R-1-5 zone is 50% and the existing lot coverage is 36.3%. In addition, the request is for a 594 square foot residential unit with activities the same or less impacting when compared to a larger single family home.

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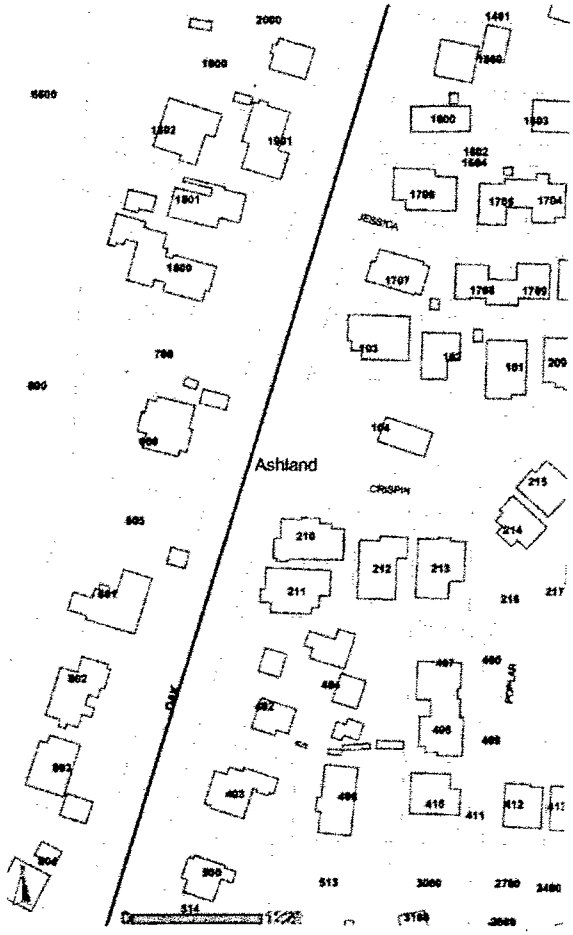
B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

The utilities are hooked to the building including meters and other services required for the accessory unit. Please see site plan for locations.

C. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone:

1. Similarity in scale, bulk, and coverage.
The surrounding neighborhood along this portion of Oak Street contains a wide variety of homes, old farmhouses, new large homes, new small homes and some homes with eclectic additions. It is difficult to mirror a certain pattern. Previous subdivisions created densely covered lots while some of the largest lots still contain smaller (under 1,500 sq ft.) homes. Some smaller homes are single story like the majority of this home is and therefore the lot coverage appears to be high since full size second story's are not built.



Subject lot is #700

The applicant's chose to design a traditional style home with a single story, narrow streetscape. The applicant felt this would fit best with the older homes in the area rather than to follow the more recent homes with garage façades built in the area. The footprints shown here depict the varying sizes of footprints. Several neighboring homes are 1,300 to 1,900 sq feet and are single story so their footprint is quite large.

The subject lot #700 contains a 36.3% footprint of coverage including the driveway, home, and accessory unit. Clearly this map depicts homes with as great or greater coverage ratios. Particularly, those lots in the adjacent Struve Subdivision with densely covered lots.

The following information and photos describe the general architecture in the neighborhood and how this home's bulk and scale relates to the surrounding area.

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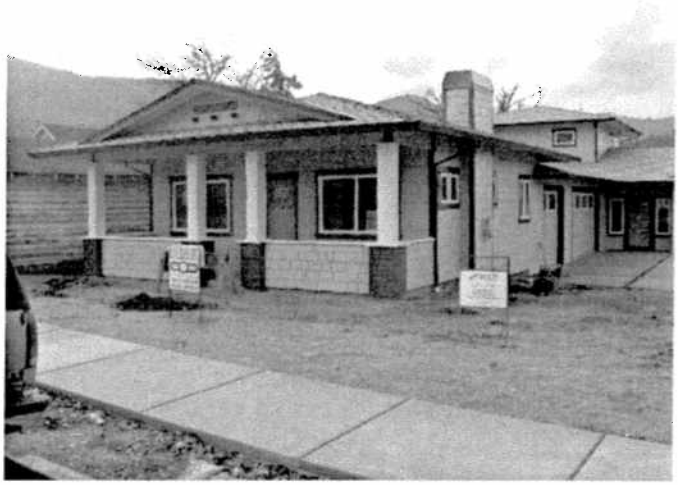

Subject Home with single story facade, narrow frontage, driveway to the side. Craftsman styling with street facing font porch.

Accessory unit located in front with main house in the rear.

Applicant designed the subject home to fit in with this home located across the street, and other homes in the area. Similarities include the narrow street facade, traditional styling, and approachable front porch.

Applicant avoided this type of design. This home is located across the street from subject property. Applicant felt it was important to prevent a garage façade instead favoring a more traditionally designed home.

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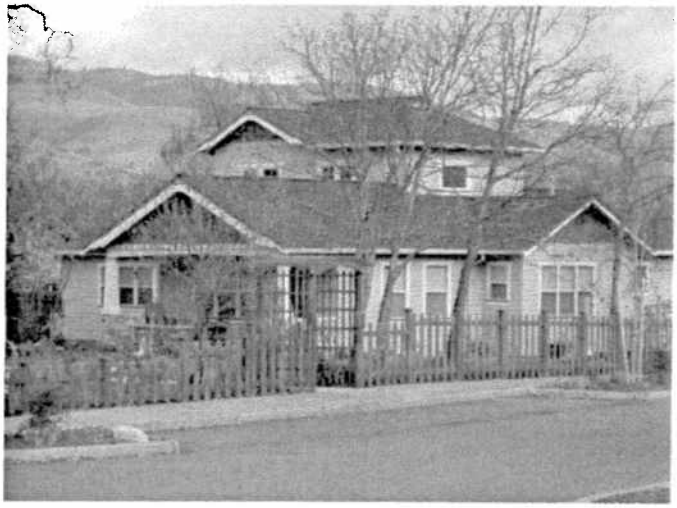

Another home located in the area has a similar square footage yet appears have much larger mass and scale, than the subject property. This home is set back from the street further than the subject property. The applicant instead chose to bring the subject home closer to the street to maintain a traditional streetscape.

While this section of Oak Street is not a historical district due to the large number of newer homes, there are several old farm houses and more historic homes that are narrow in width and close to the street. By designing the accessory unit as a single-story structure with a low pitched roof, the applicant believes the structure's scale, bulk and coverage is similar to other, more traditional homes found in the neighborhood.

Lastly, the single story portion of the home was designed in front of the house to provide northerly views to the home located adjacent to the south. Had the applicant constructed a two story home along the street, the neighbor's viewscape would have been eliminated.

2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

The Institute of Traffic Engineers (ITE) estimate that a single family residence generates 10 vehicle trips in a given 24 hour day and an attached accessory unit less than 500 square feet in size generates 6 vehicle trips – with the assumption that small units house less drivers. This accessory unit is 594 sq. ft. so technically the traffic count is 10 per day for the accessory unit. It is the applicant's contention the actual traffic counts for a 1,648 sq ft home plus 594 sq. ft. are likely to be less than "a national average" for two full size units. The subject property is close to the Downtown core as well as many day-to-day services, so there is a likelihood a resident will walk or ride a bicycle.

Lastly, this lot is 11,072 sq. ft. It could be divided into two 5,000+ sq ft lots used by two distinct resident owners. Therefore, this situation with a relatively small primary home and a small accessory unit would generate the same or less trips than two separate primary residences located on this lot if it were partitioned into two lots.

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3. Architectural compatibility with the impact area.

The home is constructed in a craftsman style with warm tan and dark trim colors. The natural shingle siding with wood trimmed windows add to the traditional look.

The impact area is typically defined within the notice area or 200'. There is an eclectic mix of homes in this neighborhood. Some are single story, some two stories, others have garages facing the street, and others have no garages. Several homes have front porches facing the street, others have stoop type entry's with little street presence. Please see photos embedded throughout this application. It is the applicant's contention the accessory unit attached to this home as existing firstly does not appear to be an accessory unit but in fact part of the home, and also creates a main entry that is similar in style to the more historic homes in this neighborhood.

The proposed accessory building is single story with a shallow pitched roof line. From the street's perspective, the roof lines are traditional with a small gable end extending over the porch, centered over the entry door, creating an inviting appearance. However, from the rear of the unit, the roof is designed with a complex roof system due to the shape of the unit. The roof system rises to the level of the second floor windows creating a small bulk and scale visual impact. Overall the home is average in size and yet presents itself to the street as smaller than it is. The tastefully woodwork and traditional design fits well within the existing neighborhood, choosing the more historic styles rather than the newer, less architecturally significant, styles also seen in the area.

4. Air quality, including the generation of dust, odors, or other environmental pollutants.

The residential accessory unit will not generate dust, odors, or other environmental pollutants. The Conditional Use Permit is for a small residential unit and not a business or commercial operation that may have dust, odors or other environmental pollutants as part of their use. It is the applicant's opinion the accessory residential use will not have any air quality impacts.

5. Generation of noise, light, and glare.

As with the criteria noted above, the residential accessory unit will not generate noise, light or glare that typically isn't generated by a small single family home. The Conditional Use Permit is for a small residential unit and not a business or commercial operation that may have periods of noise, light or glare as part of their use. It's the applicant's opinion the accessory residential use will not have noise, light or glare impacts beyond what is typically found in a small residential home.

6. The development of adjacent properties as envisioned in the Comprehensive Plan.

The proposed accessory unit in no way would effect the potential development of adjacent properties. The applicant has gone to significant strides to make sure the accessory unit fits nicely into the house design and neighborhood.

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7. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

The applicant believes the proposal is consistent with past decisions regarding accessory residential units. The applicant is not aware of other factors that may be of concern.

Lot Line Adjustment

The applicant has been approached by the neighbor to the south who would like to do a trade with the applicant for a portion of the applicant's property. The existing lot would lose a 15 foot wide strip of land along the south property line. This would move the applicant's south (side) property line northward, closer to the house. It is important to note that this Conditional Use application still meets standards even after a boundary adjustment of this dimension is made. It is unclear at this time if the neighbor will move forward; however, the applicant is trying to move into his home and cannot wait for this change to occur.

Therefore, the applicant would like to proceed with his CUP as applied for here, yet feels it is important to evidence now that his future lot dimensions, if change is made, still meets standards for the Accessory Unit Conditional Use Permit. The neighbor would be required to apply for a lot line adjustment as per 18.76.140 and prepare plats and such to make such a change.

The applicant desires acknowledgement from Staff that a modification of the Conditional Use Permit would not be required if the lot line adjustment, mirrors that shown on this application. After the possible property line adjustment is made, the following dimensions and lot coverage data would be applicable to the existing house and accessory unit and the applicant would like Staff to understand that this application meets standard in either lot line situation. Following the 15 foot wide lot line adjustment of the south line northward, the side yard setback would become 6'1", the standard allows 6 feet. The lot coverage currently 36.3% would increase to 40.9% still below the required 50%. maximum coverage. The site plan shows this possible future lot line and resulting calculations.

Conclusion

Overall, the applicant believes the conversion of this portion of the home into an accessory unit adds no burden to the neighborhood traffic, noise, or other factors. The applicant also believes the home fits in the neighborhood well with its narrow single story, smaller bulk and scale sizing, and also its historic architectural design. The craftsman style materials and trim are in keeping with other older more established homes in this neighborhood. The avoidance of garage façade construction helps keep the neighborhood more pedestrian and community friendly.

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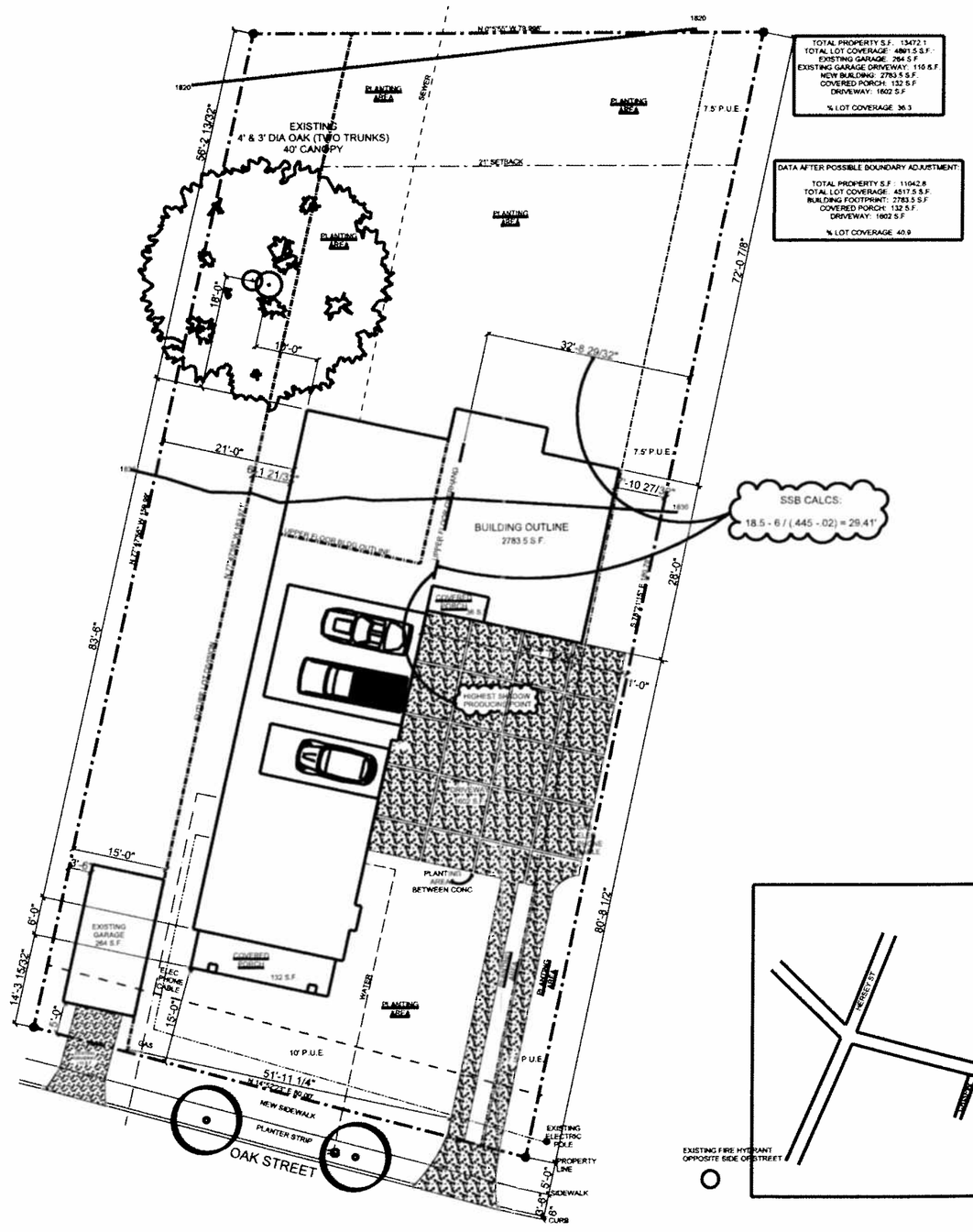
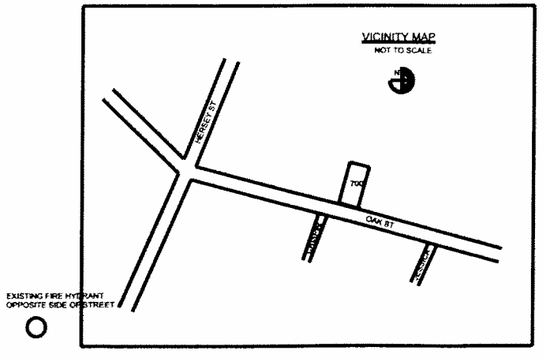
DEC 7 2007

Community Development





RECEIVED

DEC 7 2007

Community Development

NOTES:

N

REV.	DATE:	REV.	DATE:
A	11/5/07		

TITLE:

SITE PLAN

SCALE: 1" = 10'0"

FILE:
GRAHAM RESIDENCE

DRAWN BY:	DATE:
CB	4/17/07
CHECKED BY:	DATE:
JT	4/17/07

SHEET 1 OF 10

PROJECT: DWELLING @:

MAP 391E04CD TL 700
OAK STREET
ASHLAND, OR 97520

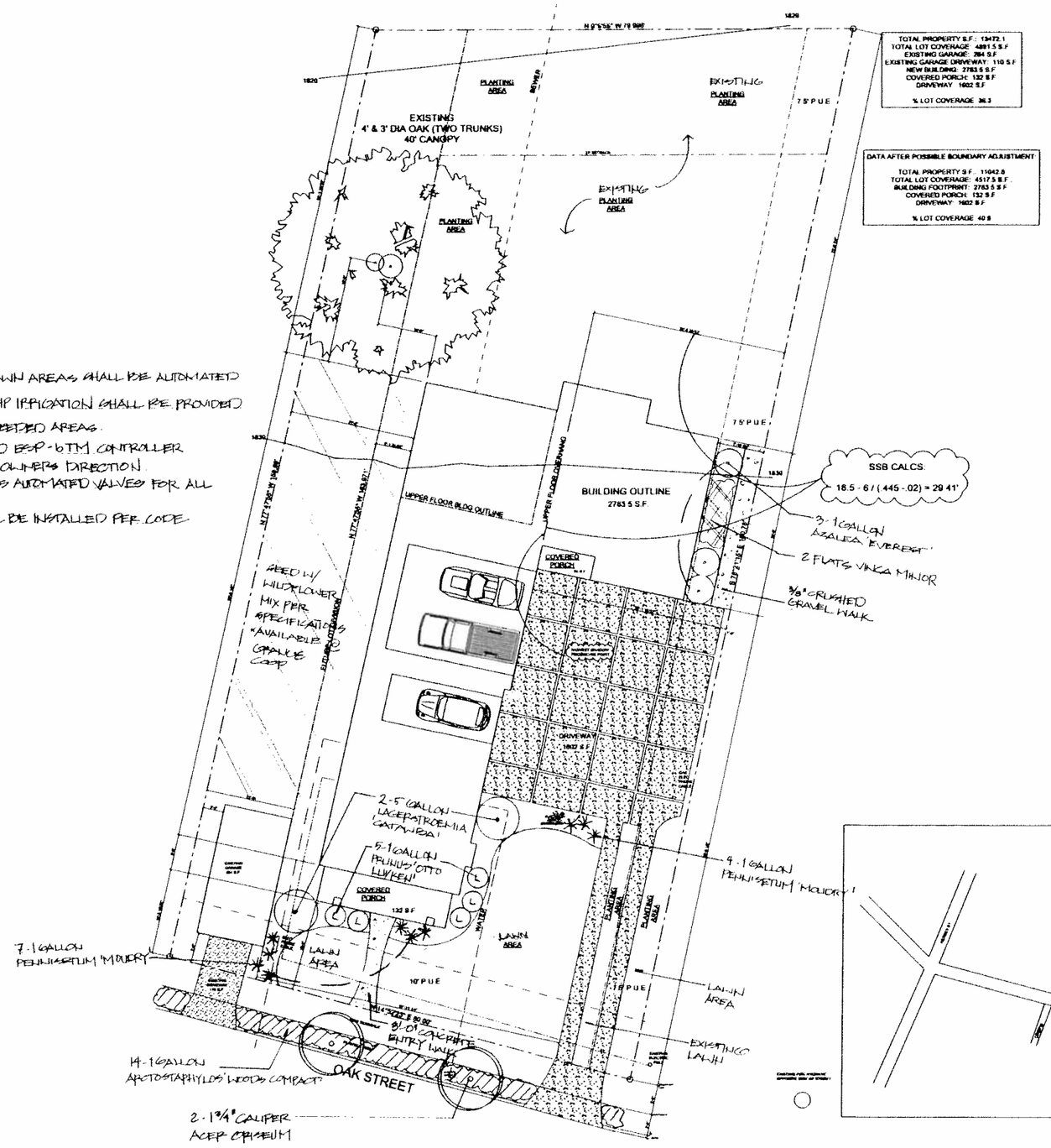
CUSTOMER:
HILDRETH & GRAHAM HOMES, L.L.C.
2817 E. MAIN ST.
ASHLAND, OR 97520

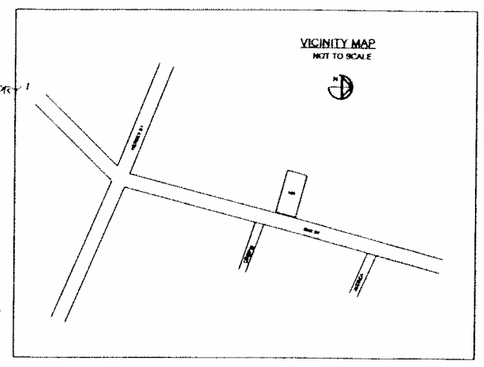
541-821-1619
CCB # 103667

Design Residential
P.O. Box 8062
Medford, OR 97501
541-608-3956 / fax:608-0112
www.designresidential.biz

NOTES:

- IRRIGATION TO LAWN AREAS SHALL BE AUTOMATED SPRAY HEADS. DRIP IRRIGATION SHALL BE PROVIDED TO ALL SHRUB / TREED AREAS.
- INSTALL RAINBIRD ESP-6TM CONTROLLER IN GARAGE, PER OWNERS DIRECTION.
- USE PEA SERIES AUTOMATED VALVES FOR ALL ZONES
- BACKFLOW SHALL BE INSTALLED PER CODE.





RECEIVED

DEC

Development

NOTES:

N

REV	DATE	REV	DATE
A	11/5/07		

TITLE:

LANDSCAPE PLAN

SCALE: 1" = 10'0"

FILE: GRAHAM RESIDENCE

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SHEET 1 OF 10

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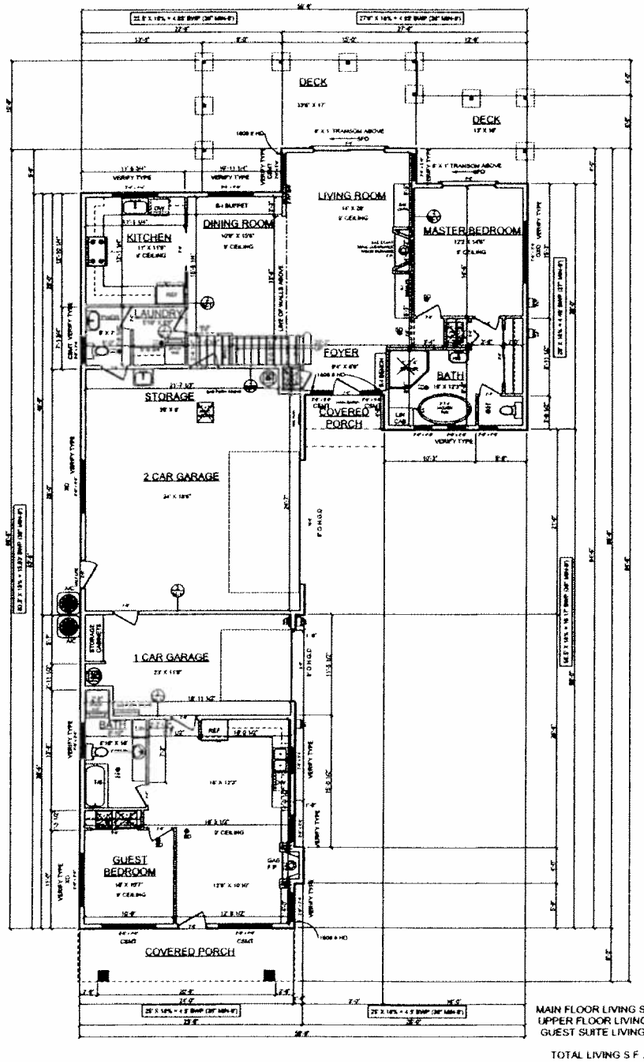
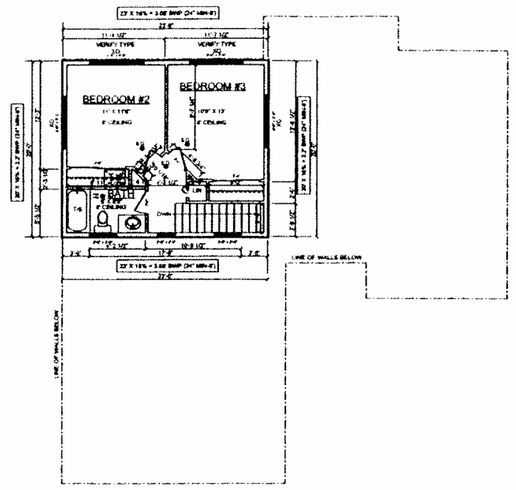


MAIN FLOOR LIVING S.F. 1230.5
UPPER FLOOR LIVING S.F. 418
GUEST SUITE LIVING S.F. 594

TOTAL LIVING S.F. 2242.5

GARAGE S.F. 695.5
GUEST GARAGE 274
TOTAL GARAGE S.F. 969.5



RECEIVED

Community Development

331 - 8 = 42 sheet

NOTES:

REV	DATE	REV	DATE

TITLE:

FLOOR PLANS

AS NOTED

SCALE: 1/8" = 1'0"

FILE:
OAK STREET

DRAWN BY:	DATE:
CB	4/17/07
CHECKED BY:	DATE:
JT	4/17/07

SHEET 2 OF 10

PROJECT:

MAP 391E04CD TL 700

OAK STREET
ASHLAND, OR 97520

CUSTOMER:
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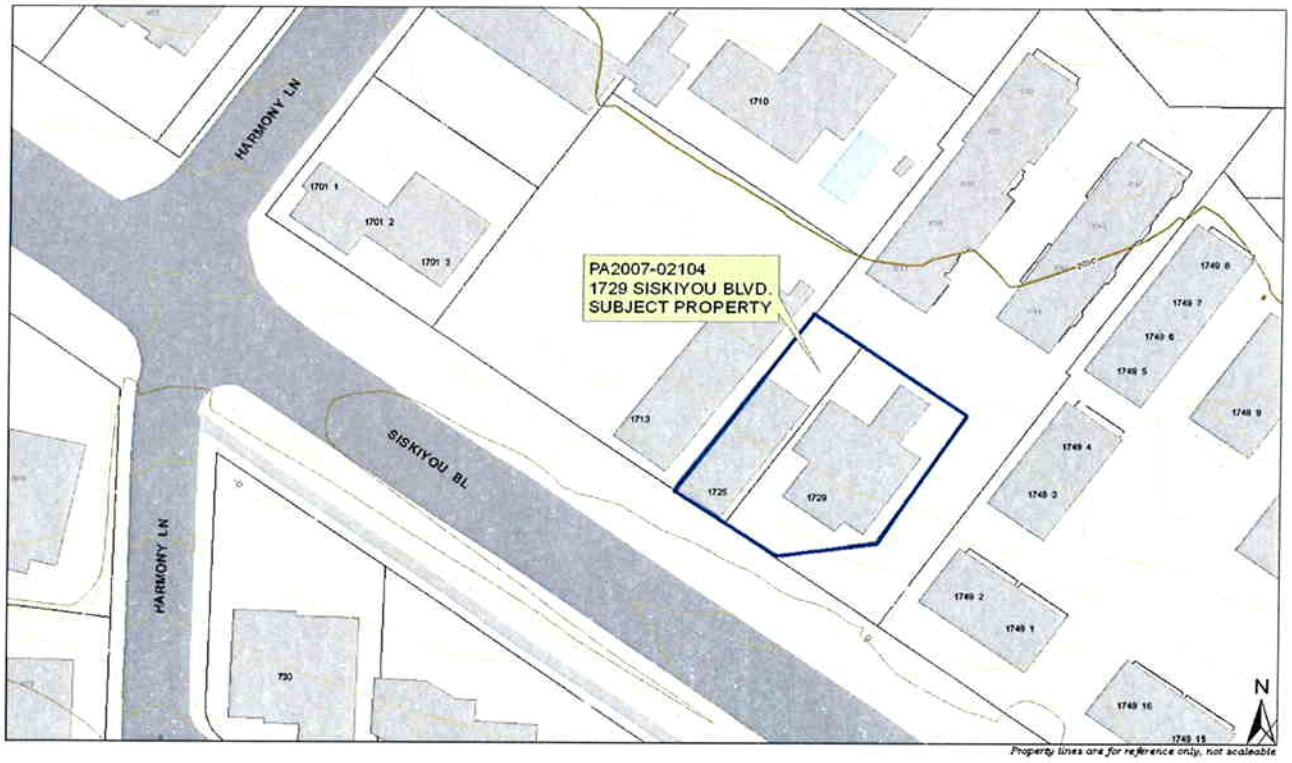
Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

PLANNING ACTION: ***PA2007-02104***
SUBJECT PROPERTY: ***1725 & 1729 Siskiyou Blvd.***
OWNER/APPLICANT: ***Behnam Mehmanpazir***
DESCRIPTION: ***Request for a Site Review approval for a commercial addition onto the existing bicycle shop building at 1729 Siskiyou Blvd The addition would be located at 1725 Siskiyou Blvd. The request includes an Administrative Variance to Site Design and Use Standards to exceed the maximum floor area ratio.***
COMPREHENSIVE PLAN DESIGNATION: ***Commercial;*** **ZONING:** ***C-1;*** **ASSESSOR'S MAP #:** ***39 1E 15AB;*** **TAX LOT:** ***3302 and 3303***

ASHLAND PLANNING COMMISSION HEARINGS BOARD MEETING: ***January 8, 2008 1:30 PM***
** **NOTE: This meeting will be held at the Community Development Building, 51 Winburn Wy, Siskiyou Room**



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION HEARINGS BOARD on meeting date shown above. **NOTE: The meeting will be in the Siskiyou Room at the Community Development Building, 51 Winburn Way, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Department, 541-488-5305.

SITE DESIGN AND USE STANDARDS
18.72.070 Criteria for Approval

The following criteria shall be used to approve or deny an application:
A. All applicable City ordinances have been met or will be met by the proposed development.
B. All requirements of the Site Review Chapter have been met or will be met.
C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options. (Ord. 2655, 1991; Ord 2836 S6, 1999)

ADMINISTRATIVE VARIANCE FROM SITE DESIGN AND USE STANDARDS
18.72.090

An administrative variance to the requirements of this chapter may be granted with respect to the requirements of the Site Design Standards adopted under section 18.72.080 if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist:
A. There is a demonstrable difficulty in meeting the specific requirements of the Site Design Standards due to a unique or unusual aspect of the proposed use of a site;
B. Approval of the variance will not substantially negatively impact adjacent properties;
C. Approval of the variance is consistent with the stated purpose of the Site Design and Use Chapter; and
D. The variance requested is the minimum variance which would alleviate the difficulty.

ASHLAND PLANNING DEPARTMENT
STAFF REPORT
January 8, 2008

PLANNING ACTION: 2007-02104

APPLICANT: Behnam Mehmanpazir

LOCATION: 1725 & 1729 Siskiyou Blvd.

ZONE DESIGNATION: C-1

COMPREHENSIVE PLAN DESIGNATION: Commercial

APPLICATION DEEMED COMPLETE: December 31, 2007

120-DAY TIME LIMIT: April 29, 2008

ORDINANCE REFERENCE:

18.32 C-1 Retail Commercial District
18.61 Tree Preservation and Protection
18.72 Site Design and Use Standards
18.92 Off-Street Parking

REQUEST: Request for a Site Review approval for a commercial addition onto the existing bicycle shop building at 1729 Siskiyou Blvd The addition would be located at 1725 Siskiyou Blvd. The request includes an Administrative Variance to Site Design and Use Standards to exceed the maximum floor area ratio.

I. Relevant Facts

A. Background - History of Application

In August of 1989, the Planning Commission approved a request for a Conditional Use Permit to allow the construction of nine residential townhouses in a commercial zone for the rear parcel at 1725 Siskiyou Blvd. (PA89-115)

In March of 1984, a request for a Site Review to allow an addition onto the bicycle shop at 1729 Siskiyou Blvd. was administratively approved. (PA84-013).

In September of 1980, the Planning Commission approved a request for a Variance to allow for a one-year extension on the requirement to pave the flag drive and parking area for the rear parcel at 1725 Siskiyou Blvd. (PA80-69).

In August of 1980, a request for a Site Review to put a retail use in the existing building on the front lot at 1725 Siskiyou was administratively approved (PA80-64)

In July of 1980, the Planning Commission approved a request for Minor Land Partition to divide the lot at 1725 Siskiyou into three lots, two in the front and a flag lot in the rear. (PA80-49)

There are no other planning actions of record for this site.

B. Detailed Description of the Site and Proposal

The site is located at 1725 and 1729 Siskiyou Boulevard, on the north side of the Boulevard. There is an existing cycle shop at 1729 Siskiyou, and a second small commercial building was recently demolished at 1725 Siskiyou. The properties are situated in front of a flag lot that contains a multi-family residential development. The flag drive is shared by both the commercial sites and the apartments in the rear. Additionally, the commercial site has an agreement that allows it to use two of the parking spaces on the adjacent residential flag lot. The sites are zoned C-1, as are the adjacent apartments and the properties to the east and west. Across Siskiyou Blvd., to the south, are lots zoned R-1-7.5, Single-Family Residential.

The existing lots are approximately 5008 and 2638 square feet, and the proposed combined lot would be 7645 square feet. The property is relatively flat with an approximately 4 percent slope downhill to the north.

There are nine trees that are six inches diameter-at-breast-height (dbh) and greater situated on the site. Six are conifers and three are deciduous. The applicant is proposing to preserve and protect all the trees on the site. The applicant has included a tree protection and preservation plan as part of the application

1. Site Review

The current application is to consolidate the two commercial lots into one lot and build an addition onto the existing shop for a deli/grocery-type use. The deli would prepare some food on-site, but would have no seating on-site. The new building would utilize the existing parking and driveway and would match the existing building in style.

2. Administrative Variance to Site Design Standards

The application requires an Administrative Variance to site Design and Use Standards in order to exceed the maximum Floor Area Ratio. Floor Area Ratio (FAR) is the total square footage of the buildings, plazas, and pedestrian areas divided by the lot area. The Detail Site Review Standards require a minimum FAR of .35 and a maximum FAR of .50. The proposed FAR is .54.

II. Project Impact

Commercial additions are subject to Site Review approval and compliance with all applicable criteria and standards described in the Site Design and Use Chapter 18.72. The property is also located in the Detailed Site Review Overlay, so it is subject to Detailed Site Review Standards. The application is requesting an Administrative Variance to Site Design Standards with the application to exceed the maximum Floor Area Ratio.

An addition of this size is a Type I administrative process under the code, but Staff has scheduled this application for a public hearing due to concerns over whether the application as presented meets the Site Review criteria.

A. Site Review

1. Requirements of the C-1, Commercial Zoning District.

The C-1 zoning district does not require standard setbacks from property lines unless a parcel abuts a residential zoning district. In this case, the subject parcel is entirely surrounding by properties with commercial zoning. As a result, standard setbacks from property lines are not required. The property is subject to the Arterial Setback requirement of Section 18.68.050 of the code, which requires the building to be setback twenty feet from the front property line because it is located on an arterial street. The building has been set back to meet this requirement.

The proposed building height is approximately 25 feet at on the north elevation, which is under the maximum building height of 40 feet in the C-1 zoning district. The proposal will result in 18.5% of landscaping on-site, which exceeds the 15% minimum for the C-1 zoning district.

2. Site Design and Use Standards

The project lies within the Detail Site Review Zone, so the application is subject to the Basic Site Review Standards for Commercial Development and Detail Site Review Standards.

The proposed building appears to satisfy relevant Site Design criteria. The new building is oriented to the street, with parking provided in the existing lot behind the buildings. A pedestrian and disabled access is provided from the rear of the building to the front of the site. The building includes large windows in the front to allow views into the building and has a covered front porch to shelter pedestrians from the weather. The new building is to be painted a light beige color with brown and cranberry colored trim. The existing cycle shop will also be repainted in these colors to match. The applicant is also proposing to expand the deck area in the front of the building and upgrade the landscaping.

The overall site is non-conforming in terms of buffering between the existing parking lot and the neighboring lot. However, the overall site is an existing development, and per 11-C-1g, an equal percentage of the site must be brought into compliance with the standards to the percentage of building expansion being proposed. With the proposed site improvements, listed above, it appears this criterion has been met. Additionally, the adjacent residential development is commercially zoned and was developed using shared circulation plan with the front lots.

3. Adequacy of Public Facilities

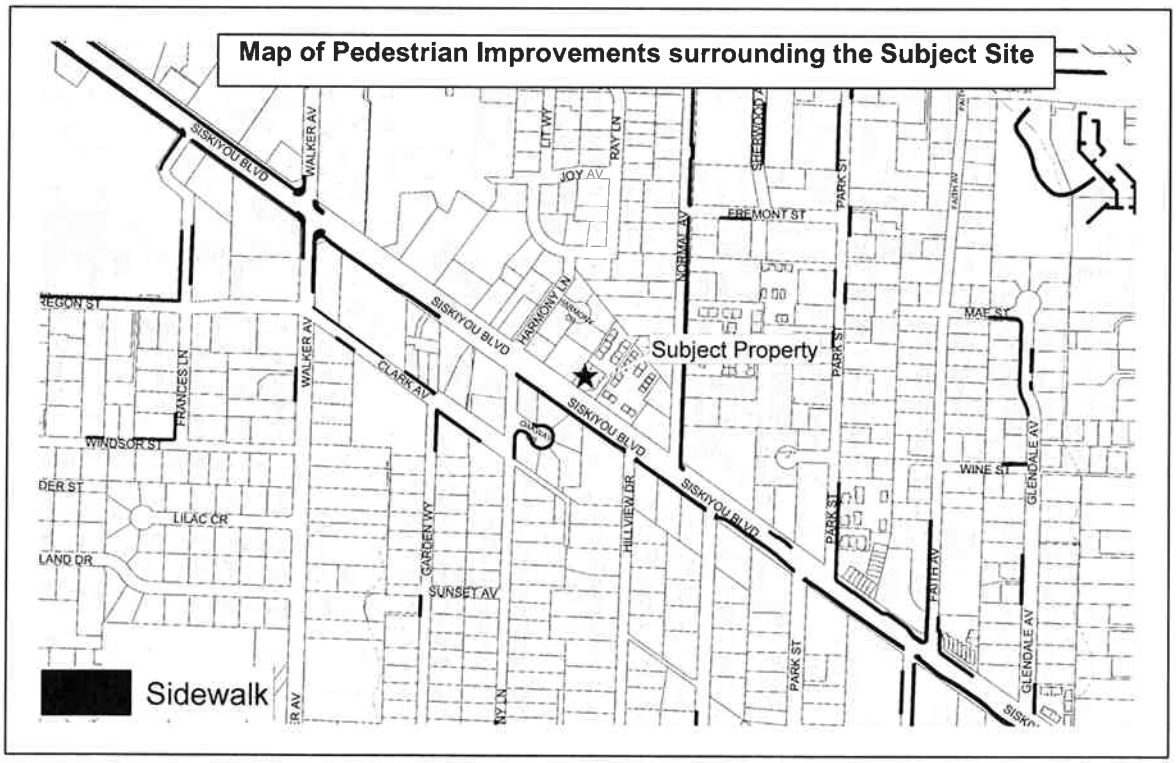
Utilities are available to serve the proposed building, as the site was previously developed, and have been identified on the applicant's utility plan. However, Staff has concerns as to whether the applicants proposal to end sidewalk improvements at the property line and not to upgrade the driveway apron to current standards meets the criteria for provision of adequate transportation facilities to and through the project site. To complete the transportation improvements, sidewalks should extend across the entire frontage and the driveway should be improved with a standard apron to minimize its width and give separation between automobile and pedestrian traffic. These concerns are detailed in the following lettered sections.

a) Sidewalk Connectivity

At the time of the original land partition, the flag lot was developed with a triangle shaped portion attached to the frontage to allow for the placement of signage for the commercially zoned flag lot in the rear. The flag log subsequently developed with residential condominiums, but the lot configuration remains. Currently, the area in the front of the building allows for haphazard parking of customers, since there is little distinction between the unimproved area within the right-of-way and the site. The proposal to end the sidewalk at the property line instead of extending to the shared access will create a gap in the pedestrian facilities that, as the rear property is already developed, will probably remain after adjacent properties have been improved. Additionally, it will encourage the existing pattern of driving and parking within the pedestrian portion of the right-of-way, creating obstacles for safe pedestrian access.

The applicant asserts that the pedestrian improvements and associated driveway apron are unfair and unnecessary since adjacent properties are not yet improved. However, other new and expanded commercial developments, both here and in other parts of town have completed transportation infrastructure in order to meet the burden of proof that the applicant meets transportation requirements. Since the driveway in question is the one used to access the commercial development, the improvements appear to be proportional to the requested development. Additionally, it is not uncommon for developments to install improvements prior to adjacent sites. The

following Siskiyou addresses have been required to install or widen sidewalks as part of their planning approval over the last five years: 1475, 1505, 1630, 1941, 1849, 2275, 2510, & 2512. As the improvements fill in over time, the pedestrian network becomes more complete.



b) Driveway improvements

This is really an extension of the above issue, in that the installation of a driveway apron minimizes the driving area, which is currently wider than necessary. A wide and unmarked driving area creates additional challenges for pedestrians and bicycles, including residents of the adjacent apartments. Ashland Street Standards relating to *Driveway Apron and Curb Cut Standards* state:

> 2. "The width of driveway curb cuts and aprons shall be minimized in the parkrow and sidewalk area. The driveway width may be increased in the private yard area."

The applicant's proposal to eliminate the driveway apron and leave the access to the site unimproved does not meet this standard.

c) Parking Bays

There is a large amount of right-of-way on this portion of Siskiyou Boulevard (100 feet) and only two lanes of traffic. It might be beneficial to the urban boulevard function of the street to allow parking in front of the site, particularly if it does not interfere with other required improvements for

sidewalks and parkrows. A condition has been added that is intended to provide the flexibility of allowing for on-street parking upon coordination with the Oregon Department of Transportation (ODOT).

B. Administrative Variance to Site Design Standards

The applicant is requesting an Administrative Variance to exceed the maximum Floor Area Ratio. The Floor Area Ratio (FAR) is required to be a minimum of .35 and not to exceed a maximum of .50 for all areas in the Detail Site Review Zone that are outside of the Historic Districts. The property is not located in a Historic District. Floor Area Ratio is defined in 18.72.020.D as "The gross floor area of all buildings on a lot divided by the lot area."

The applicant is proposing a combined building size of 4,148 on a combined lot size of 7645 square feet. The applicant sites the size constraints of the existing site as the unique or unusual circumstance that justifies the administrative Variance. While it is not clear to Staff whether this constitutes a unique circumstance, it does appear that the Variance would not negatively impact the quality of the development and would not negatively impact adjacent properties. Additionally, the amount of the requested Variance is fairly minimal.

III. Procedural - Required Burden of Proof

The criteria for Site Review approval are described in 18.72.070 as follows:

The following criteria shall be used to approve or deny an application:

A. All applicable City ordinances have been met or will be met by the proposed development.

B. All requirements of the Site Review Chapter have been met or will be met.

C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.

D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options. (Ord. 2655, 1991; Ord 2836 S6, 1999)

The criteria for an Administrative Variance to the Site Design and Use Standards are described in 18.72.090 as follows:

A. There is a demonstrable difficulty in meeting the specific requirements of the Site Design Standards due to a unique or unusual aspect of the proposed use of a site;

B. Approval of the variance will not substantially negatively impact adjacent properties;

C. Approval of the variance is consistent with the stated purpose of the Site Design and Use Chapter; and

D. The variance requested is the minimum variance which would alleviate the difficulty.

IV. Conclusions and Recommendations

While generally, staff believes the design of the building and site layout could be found to meet the Site Design Standards, the proposed frontage improvements do not appear to meet the criteria for adequate transportation to and through the site. If the Hearings Board concurs and wishes to approve the project with complete frontage improvements, conditions are attached requiring complete frontage improvements and driveway apron improvements. Alternately, the Board could alter the conditions, continue the hearing, or deny the application.

Should the Board believe adequate information and facts are provided to approve the project, Staff recommends approval of the application with the following conditions attached:

1) That all proposals of the applicant shall be conditions of approval unless otherwise modified here.

2) Parking bays or on-street parking may be allowed without modification of this Site Review approval (PA2007-02104) upon review by ODOT and approval of the Staff Advisor.

3) That the engineered construction drawings for the public sidewalk along Siskiyou Blvd. shall be submitted for review and approval of the Ashland Planning and Engineering Divisions, and the Oregon Department of Transportation prior to issuance of a building permit, prior to work in the street right-of-way and prior to installation of improvements in the pedestrian corridor. The sidewalk shall be a minimum of eight feet in width with 7 foot landscaped parkrows between the sidewalk and the street. Sidewalks shall be designed to line up with sidewalks at Terrace Court, located at 1849 Siskiyou/795 Park and alignment approved by Ashland Engineering Department.

4) That the engineered construction drawings for the driveway apron in accordance with City of Ashland Street Standards shall be submitted for review and approval of the Ashland Planning and Engineering Divisions, and the Oregon Department of Transportation prior to issuance of a building permit, prior to work in the street right-of-way and prior to installation of improvements in the right-of-way. Driveway apron shall not exceed the width necessary to accommodate the required 20-foot driveway width.

5) That a sign permit shall be obtained prior to installation of any new signage. Signage shall meet the requirements of Chapter 18.96 and shall meet the requirements of 18.72.120.C if located in a vision clearance area.

6) The windows on the ground floor shall not be tinted so as to prevent views from outside of the building into the interior of the building

7) That the front entrances adjacent to Siskiyou Blvd. shall remain functional and open to the public during all business hours.

8) That prior to the issuance of a building permit:

a) That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify this Site Review approval shall be submitted and approved prior to issuance of a building permit.

b) That an irrigation system plan shall be submitted with the building permit submittals for review and approval of the Staff Advisor.

c) All private easements and public utility easements on the property shall be shown on the building permit submittals.

d) That a drainage plan shall be submitted at the time of a building permit for review and approval by the Engineering, Building, and Planning Divisions.

e) A final utility plan for the project shall be reviewed and approved by the Planning, Engineering and Building Divisions prior to issuance of a building permit. The utility plan shall include the location of connections to all public facilities in and adjacent to the development, including the locations of water lines and meter sizes, sewer mains and services, manholes and clean-outs, storm drainage pipes and catch basins.

f) The applicant submit an electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to building permit submittals. Transformers and cabinets shall be located in areas least visible from the street, while considering the access needs of the Electric Department.

g) That mechanical equipment shall be screened from view from Siskiyou Blvd. Location and screening of mechanical equipment shall be detailed on the building permit submittals.

h) Exterior lighting shall be shown on the building permit submittals and appropriately shrouded so there is no direct illumination of surrounding properties.

i) Exterior building colors shall be muted colors, as described in the application, and sample exterior building colors shall be provided with the building permit submittals for review and approval of the Staff Advisor. Bright or neon paint colors shall not be used in accordance with II-C-2f)1) of the Detail Site Review Standards.

j) The inverted u-racks shall be used for the bicycle parking. The building permit submittals shall verify that the bicycle parking spacing and coverage requirements are met in accordance with 18.92.040.I.

k) Solar setback calculations demonstrating that all new construction complies with Solar Setback Standard B in the formula [(Height – 16)/(0.445 + Slope) = Required Solar Setback] and elevations or cross section drawings clearly identifying the highest shadow producing point(s) and the height(s) from natural grade shall be included in building permit submittals.

9) That prior to the issuance of a certificate of occupancy:

a) That all public improvements including but not limited to the sidewalk, street trees, street lighting, and driveway approach reconstruction shall be installed to City of Ashland standards under permit from the Public Works Department and in accordance with the approved plan prior to issuance of the certificate of occupancy.

b) The landscaping and irrigation system shall be installed according to the approved plan, inspected and approved by the Staff Advisor.

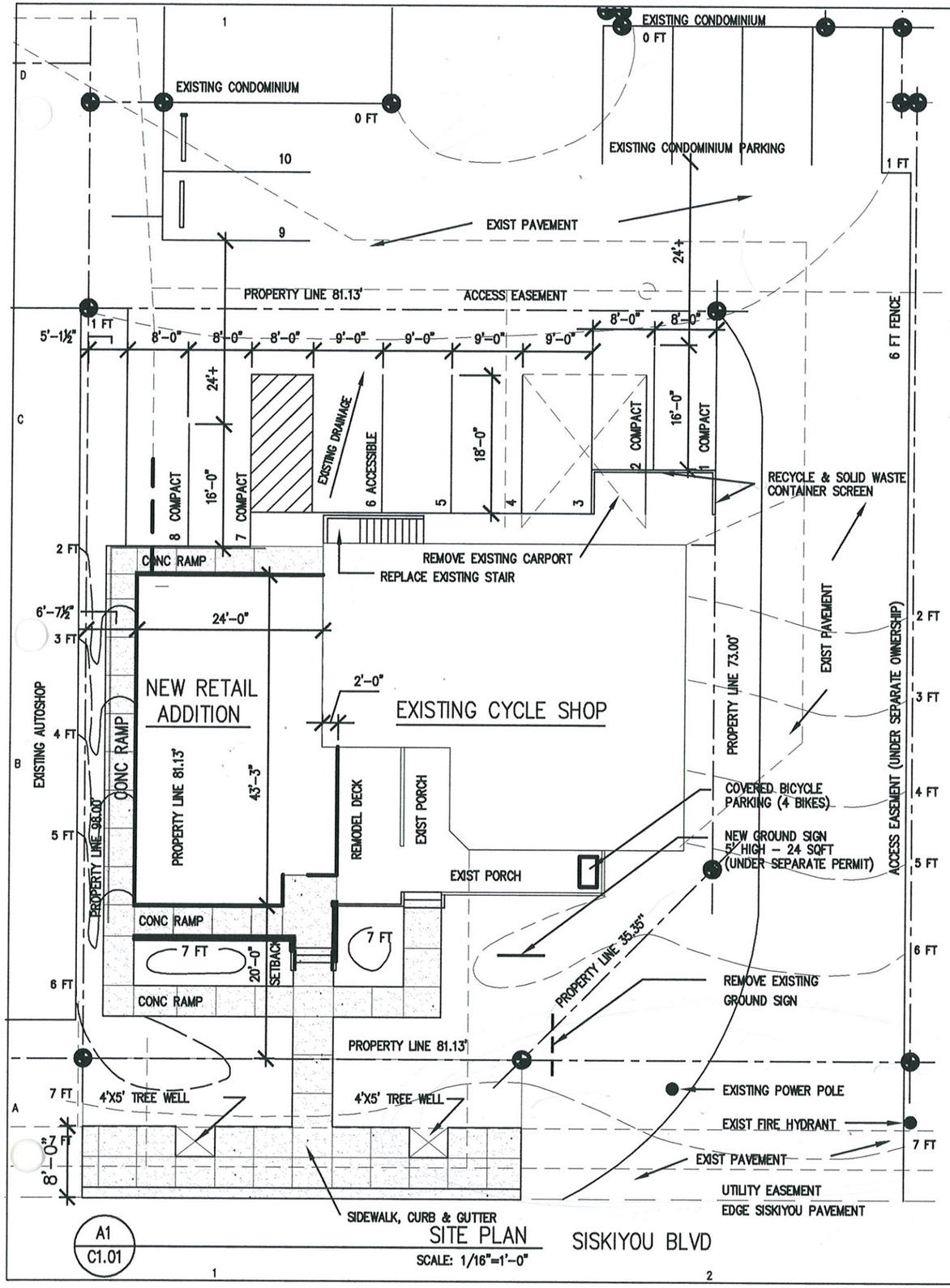
c) All bicycle parking shall be installed in accordance with design and rack standards in 18.92.040.I and J prior to the issuance of the certificate of occupancy.

d) Street trees as identified the approved plan shall be installed. All street trees shall be chosen from the adopted Street Tree List and shall be installed in accordance with the specifications noted in Section E of the Site Design and Use Standards. The street trees shall be irrigated, and shall be selected and placed to comply with the vision clearance standards of the City of Ashland.

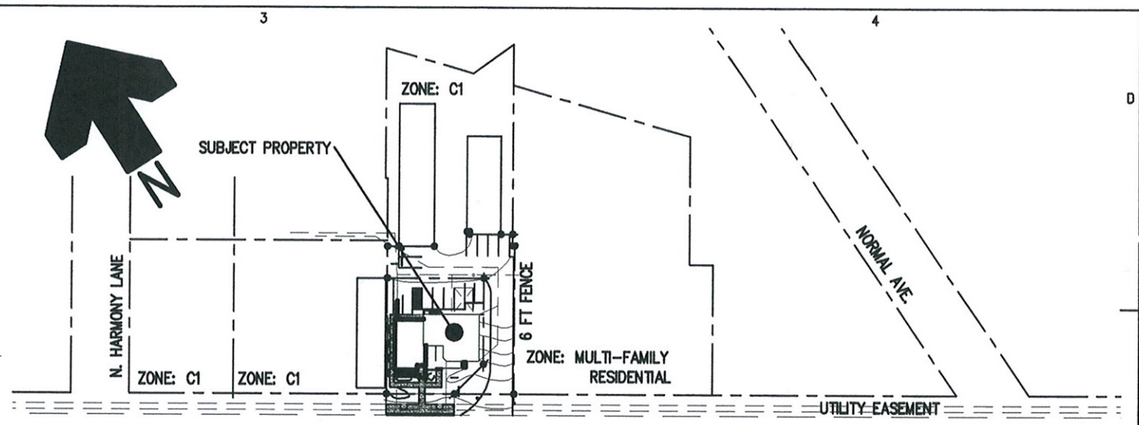
e) The requirements of the Ashland Fire Department, including the installation of any required fire hydrants and fire apparatus access and turnaround requirements shall be complied with prior to issuance of the building permit or the use of combustible materials, whichever applicable. Fire Department requirements shall be included on the engineered construction documents for public facilities. If a fire protection vault is required, the vault shall not be located in the sidewalk.

f) That the screening for the trash and recycling enclosure shall be installed in accordance with the Site Design and Use Standards prior to the issuance of a certificate of occupancy. An opportunity to recycle site of equal or greater size than the solid waste receptacle shall be included in the trash enclosure in accordance with the Recycling Requirements of AMC 18.72.115.A.

g) That no obstructions including landscaping and structures greater than two and one half feet high including landscaping, signage or structures, shall be placed in the vision clearance areas adjacent to the street and driveway in accordance with 18.72.120.C.



A1 / C1.01 SITE PLAN
SCALE: 1/16"=1'-0"



A1 / C1.01 VICINITY MAP
SCALE: 1/128"=1'-0"

PROJECT ZONING DATA

1. ZONE: C1 COMMERCIAL
2. AREA

EXISTING CYCLE SHOP	
MAIN FLOOR RETAIL	1,648 SQFT
BASEMENT WAREHOUSE	580 SQFT
NEW RETAIL ADDITION	
MAIN FLOOR	1,056 SQFT
BASEMENT	864 SQFT
TOTAL NEW	1,920 SQFT

3. PARKING: CALCULATE PARKING REQUIREMENT PER CITY OF ASHLAND OREGON MUNICIPAL CODE 18.92.020

EXISTING BASEMENT WAREHOUSE	580 SF
NEW ADDITION BSMNT WHSE	420 SF
TOTAL WAREHOUSE	1,000 SF
EXISTING 1ST FLOOR RETAIL	1,648 SF
NEW RETAIL ADDITION TOTAL	1,500 SF
TOTAL RETAIL AREA	3,148 SF

WHSE PARKING SPACES REQUIRED = 1,000/1,000 = 1 SPACE
RETAIL PARKING SPACES REQUIRED = 3,148/350 = 8.99 ~ 9 SPACES
TOTAL PARKING SPACES REQUIRED 10 SPACES

COMPACT CAR SPACES PER CITY OF ASHLAND, OREGON MUNICIPAL CODE 18.92.050 – 50% OF REQUIRED PARKING: 50% X 10 CARS = 5 CARS

DISABLED PERSON PARKING SPACES PER CITY OF ASHLAND, OREGON MUNICIPAL CODE 18.92.030 FOR 1 TO 25 SPACES 1 DISABLED SPACE REQUIRED

PARKING SUMMARY	REQUIRED	PROVIDED
DISABLED PERSON SPACE	1	1
COMPACT CAR SPACES ALLOWED	5	4
STANDARD SPACES	4	5
TOTAL PARKING SPACES	10	10

NOTE: PARKING INCLUDES 2 DEDICATED SPACES ON ADJACENT PROPERTY AS INDICATED MUNICIPAL CODE 18.92.060 A. DOCUMENTATION PROVIDED UNDER SEPARATE COVER

4. AREA RATIO PER CITY OF ASHLAND SITE DESIGN AND USE STANDARDS 11-1-2c.

   AREA RATIO: 4,111/7,645 = .54 > 50 HOWEVER OK
   PER CITY OF ASHLAND DESIGN STANDARDS 11-C-1.
   SEE NARRATIVE ITEM 11-C-2a FOR DETAILED CALCULATION

5. SOLAR SETBACK

   REQUIRED SOLAR SET BACK = (HEIGHT – 16)/(0.445 + SLOPE)
   = (26FT–16FT)/(0.445 + .04) = 20.61 FT < 41'–11 : OK

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REGISTERED ARCHITECT
STUART T. SMITH
LICENSE # 4935
STATE OF OREGON
12/07/07

ZONING PERMIT SET
NOT FOR CONSTRUCTION

A RETAIL BUILDING RENOVATION
for
Mr. Ben Pazzira
1725 SISKIYOU BLVD, ASHLAND, OREGON

Revisions		
No.	Description	Date

Drawn by: STU	Date: 12/07/07
Checked: SMITH	Job No.: 07010.01

Sheet Contents
VICINITY MAP
SITE PLAN
HARDSCAPE
BUILDINGS
PARKING
BICYCLE PARKING
GROUND SIGN
SOLAR SETBACK
BUILDING SETBACK
RECYCLE/SOLID WASTE
TOPOGRAPHY

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C	1.01

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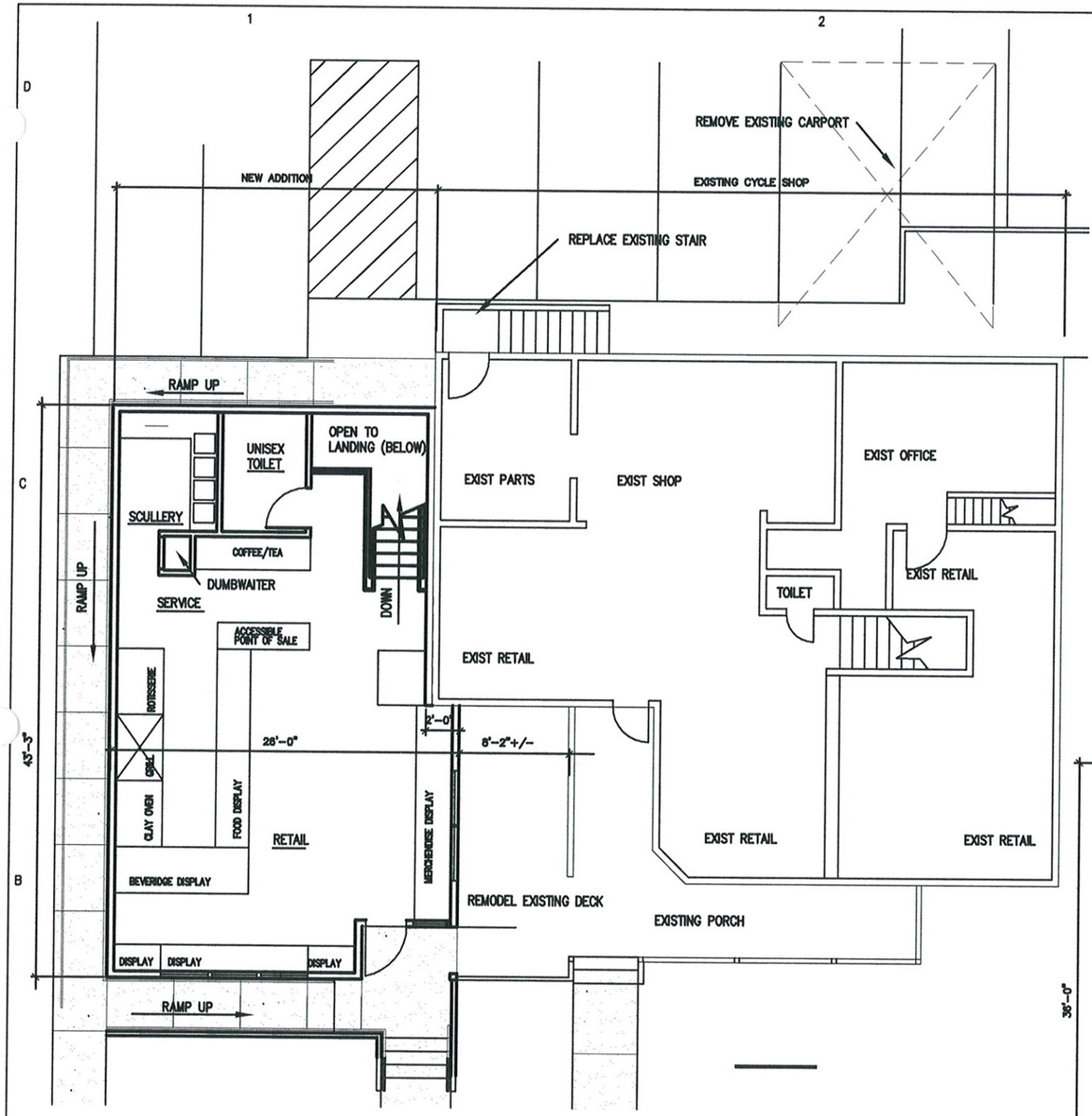
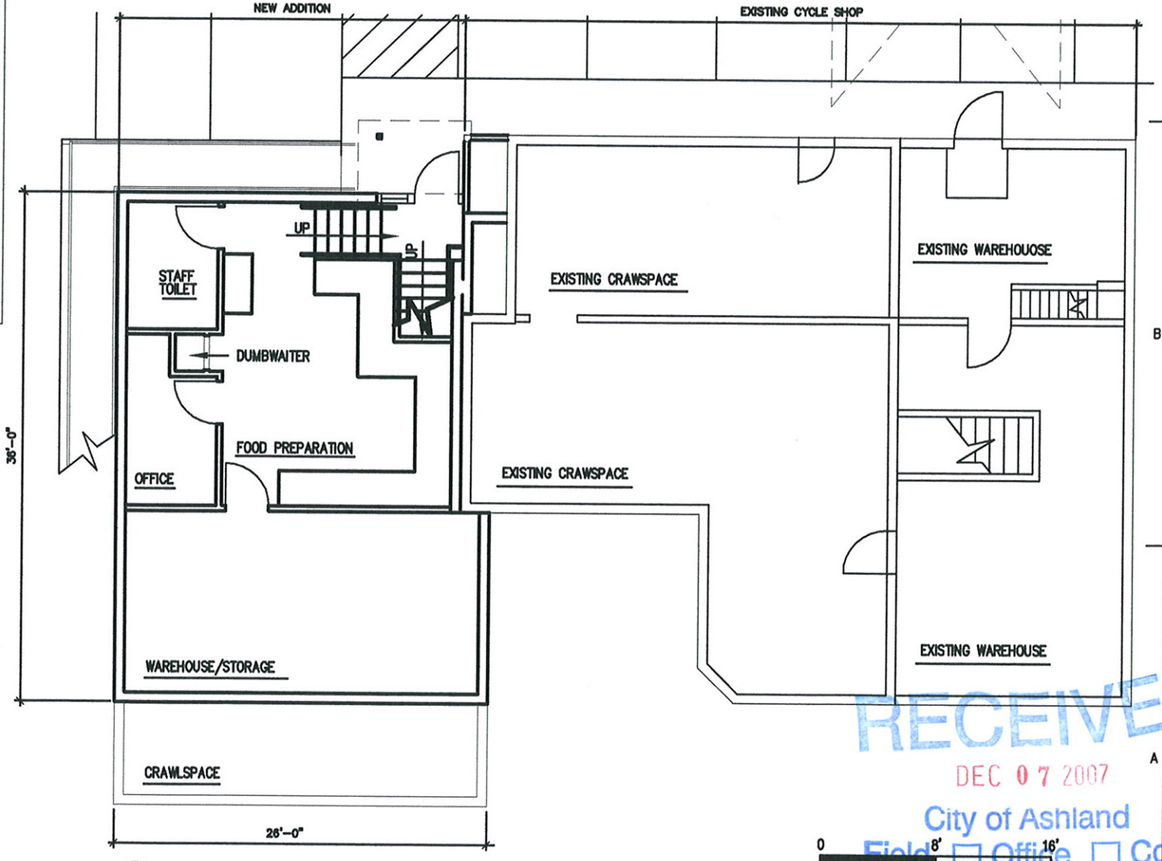


B1
A2.01

MAIN FLOOR PLAN

SCALE: 3/32"=1'-0"



A3
A2.01

BASEMENT FLOOR PLAN

SCALE: 3/32"=1'-0"

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1725 SISKIYOU BLVD, ASHLAND, OREGON

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Sheet Contents
MAIN FLOOR PLAN
BASEMENT FLR PLAN

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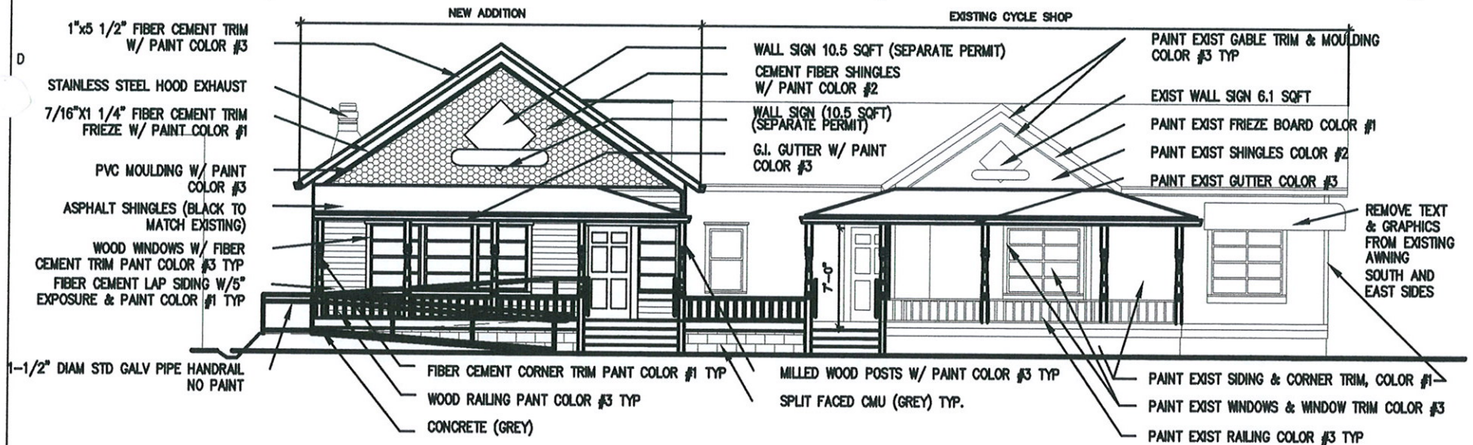
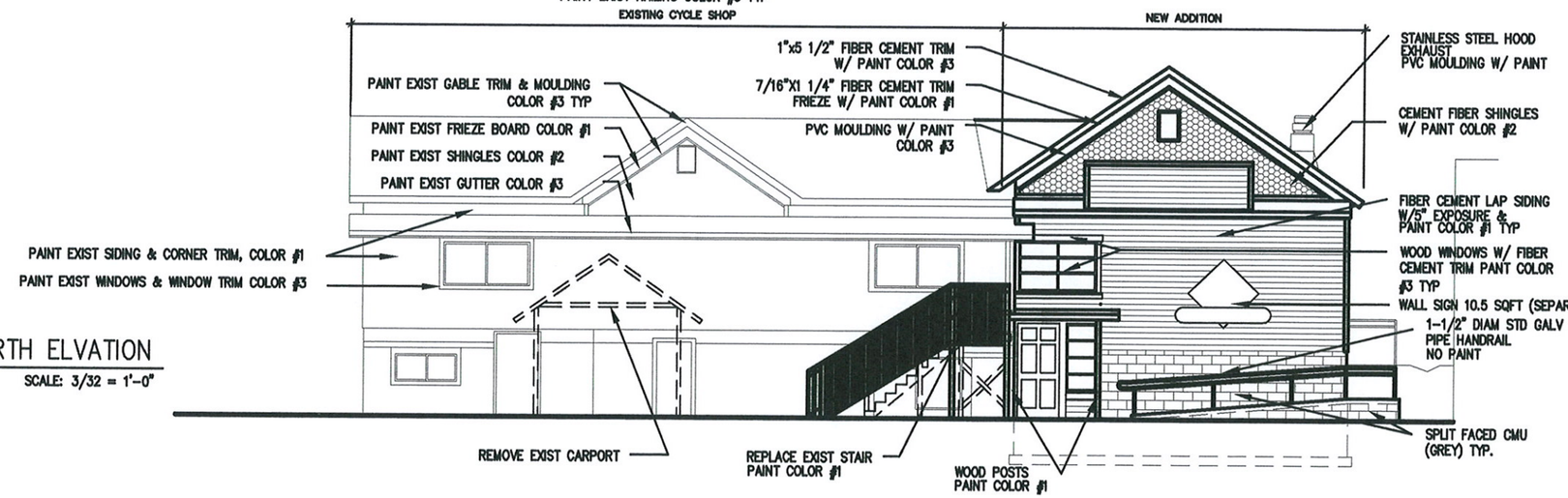
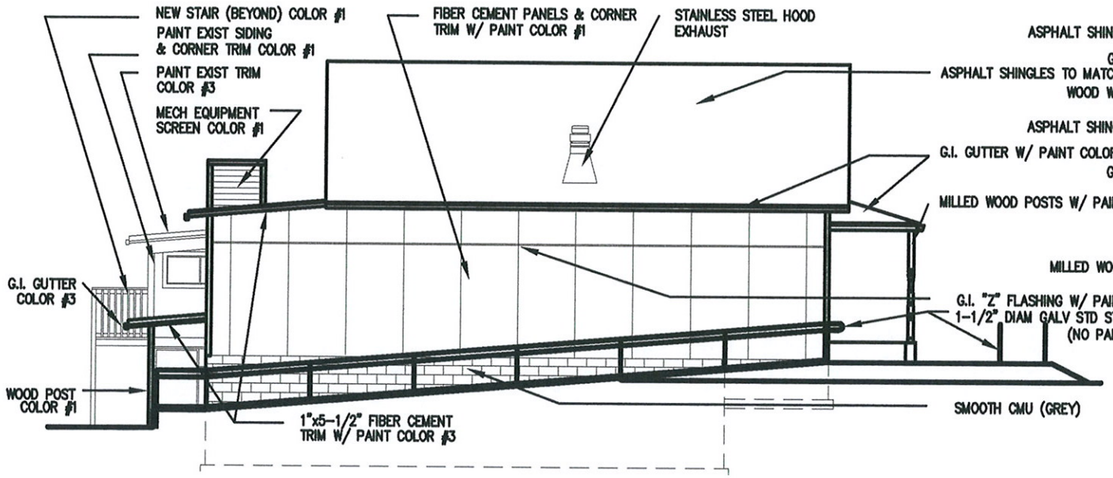


C1 / A3.01 — SOUTH ELVATION
SCALE: 3/32 = 1'-0"

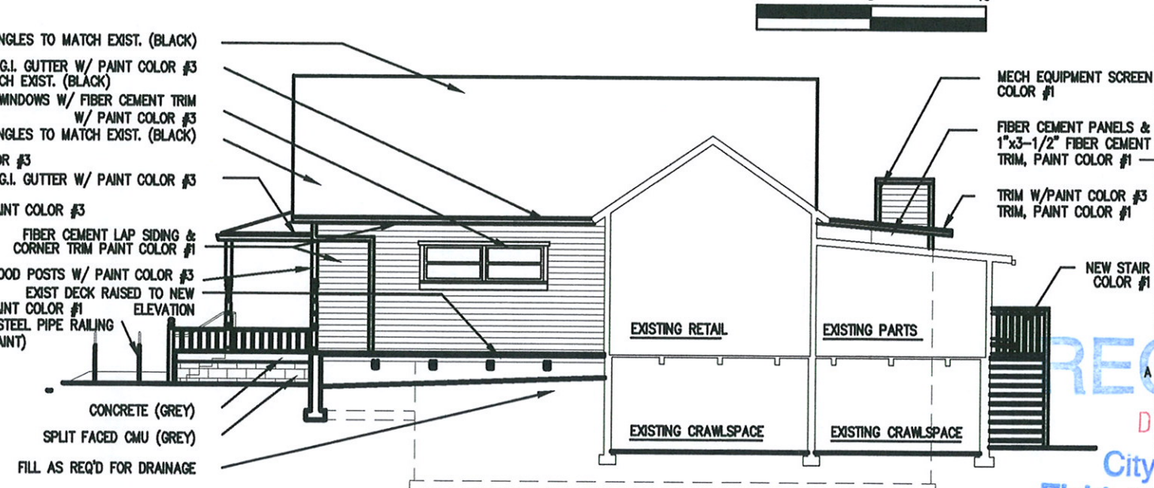


B2 / A3.01 — NORTH ELVATION
SCALE: 3/32 = 1'-0"

0 8' 16'



A1 / A3.01 — WEST ELVATION
SCALE: 3/32 = 1'-0"



A3 / A3.01 — EAST ELVATION
SCALE: 3/32 = 1'-0"

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ZONING PERMIT SET
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A RETAIL BUILDING RENOVATION
for
Mr. Ben Pazzira
1725 SISKIYOU BLVD, ASHLAND, OREGON

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Sheet Contents
BUILDING ELEVATIONS
FINISH MATERIALS
COLORS

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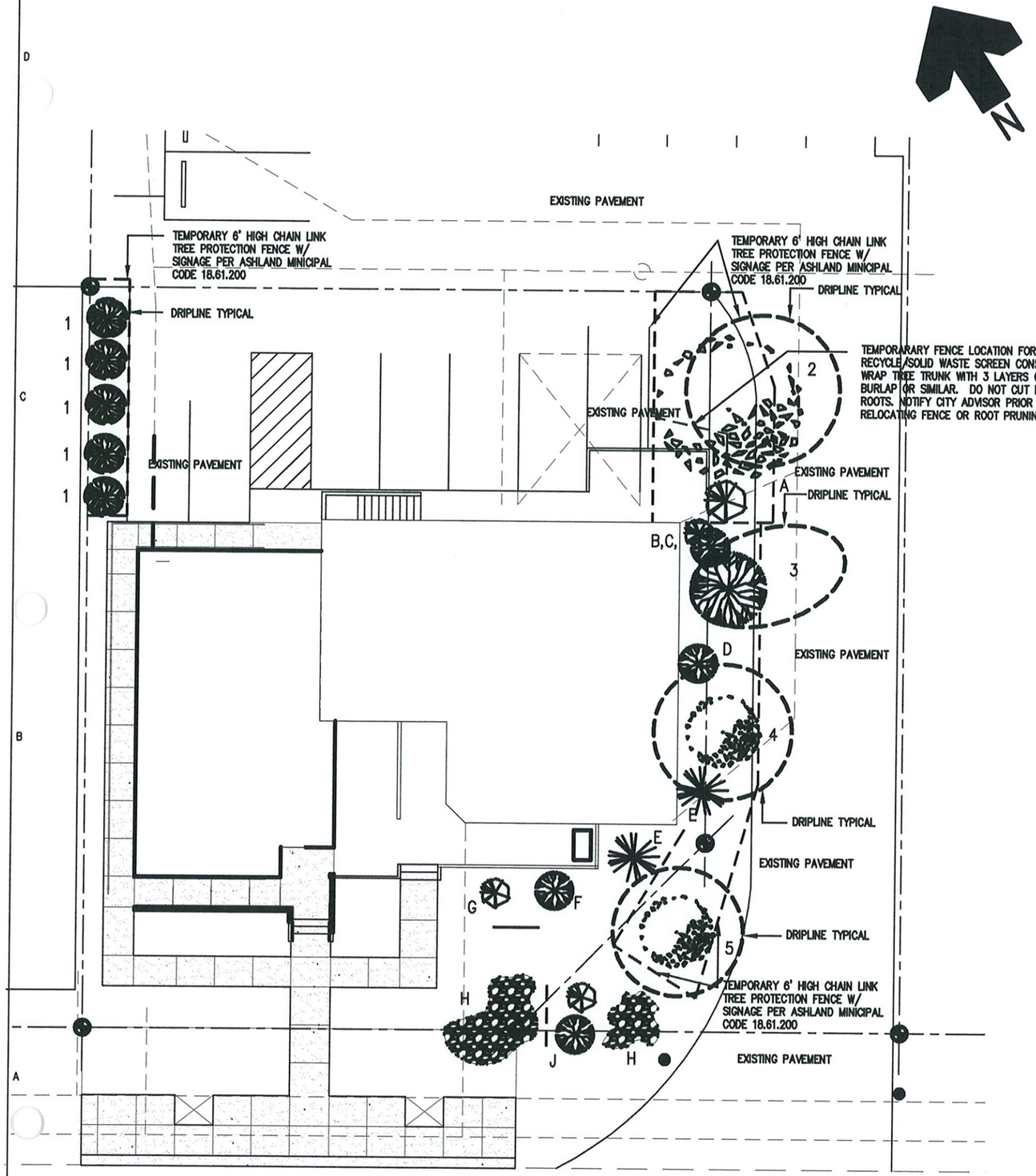

A1
L1.01

TREE PROTECTION PLAN
SCALE: 1/16"=1'-0"

EXISTING TREE SCHEDULE						
KEY	QUANTITY	SPECIES		CALIPER	CONDITION	STATUS
		BOTANICAL NAME	COMMON NAME			
1	5 EA.	CUPRESSOCYPARIS LEYLANDII	LEALAND CYPRESS	8"	HEALTHY	SAVE AND PROTECT, FENCE
2	1 EA.	JUGLAS NIGRA	BLACK WALLNUT	15"	HEALTHY	SAVE AND PROTECT, FENCE
3	1 EA.	PINUS PONDEROSA	PONDEROSA PINE	13"	HEALTHY	SAVE AND PROTECT, FENCE
4	1 EA.	BETULA LAGRIMA	WEEPING BIRCH	7"	HEALTHY	SAVE AND PROTECT, FENCE
5	1 EA.	BETULA LAGRIMA	WEEPING BIRCH	7 1/2""	HEALTHY	SAVE AND PROTECT, FENCE

EXISTING SHRUB SCHEDULE					
KEY	QUANTITY	SPECIES		CONDITION	STATUS
		DESCRIPTION	SIZE/SHAPE		
A	1 EA.	JUNIPER	6 FT HIGH ROUND	HEALTHY	SAVE AND PROTECT
B	1 EA.	JUNIPER – BLUE	30" SPIKE	WEEDY	SAVE AND PROTECT
C	1 EA.	AZALIA	4 FT "V" SHAPED	HEALTHY	SAVE AND PROTECT
D	1 EA.	FORSYTHIA	4 FT "V" SHAPED	HEALTHY	SAVE AND PROTECT
E	2 EA.	MUHGO PINE	5 FT ROUND	HEALTHY	SAVE AND PROTECT
F	1 EA.	CAMILIA	5 FT ROUND	HEALTHY	SAVE AND PROTECT
G	1 EA.	WILD ROSE	4 FT "V" SHAPED	HEALTHY	SAVE AND PROTECT
H	2 EA.	PFITZER JUNIPER	LOW COVERING GRND	HEALTHY	SAVE AND PROTECT
J	1 EA.	AZALIA	3 FT ROUND	HEALTHY	SAVE AND PROTECT

TREE PROTECTION NOTES

1. DO NOT EXCAVATE OR FILL WITHIN FENCED AREAS – GRADES TO REMAIN UNCHANGED
2. INSTALL TREE PROTECTION MEASURES IN ACCORDANCE WITH AMC 18.61.230
3. MAINTAIN TREE PROTECTION UNTIL COMPLETION OF ALL DEVELOPMENT ACTIVITIES INCLUDING, BUT NOT LIMITED TO CLEARING, GRADING, EXCAVATION OR DEMOLITION WORK, AND SHALL REMOVE ONLY AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITY, INCLUDING LANDSCAPING AND IRRIGATION INSTALLATION.
4. INSTALL FENCING FLUSH WITH THE INITIAL UNDISURBED GRADE.
5. MAINAIN REQUIRED SIGNS IN PLACE UNTIL FENCING IS REMOVED.
6. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, EQUIPMENT OR PARKED VEHICLES.
7. KEEP TREE PROTECTION ZONE FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, PETROLEUM PRODUCTS, AND CONCRETE OR DRYWALL EXCESS, CONSTRUCTION DEBRIS AND RUN-OFF.
8. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING, OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS APPROVED BY CITY STAFF ADVISOR. THIS INCLUDES SOLID WASTE DEBRIS SCREEN CONSTRUCTION.
9. DO NOT PROCEED WITH ANY CONSTRUCTION ACTIVITY EXCEPT EROSION CONTROL, UNTIL THE CITY HAS INSPETED AND APPROVED THE OF THE REQUIRED TREE PROTECTION MEASURES AND A BUILDING OR GRADING PERMIT HAS BEEN ISSUED BY THE CITY.
10. PERSON RESPONSIBLE FOR IMPLEMENTING TREE PROTECTION PLAN IS RAD HANLIN, A&H CONSTRUCTION & RESTORATION ccb# 160382, 711 Medford Centre #151, Medford, Oregon, 97504, telephone 541 210-1789.

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12/07/07

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A RETAIL BUILDING RENOVATION
for
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1725 SISKIYOU BLVD, ASHLAND, OREGON

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TREE PROTECTION PLAN

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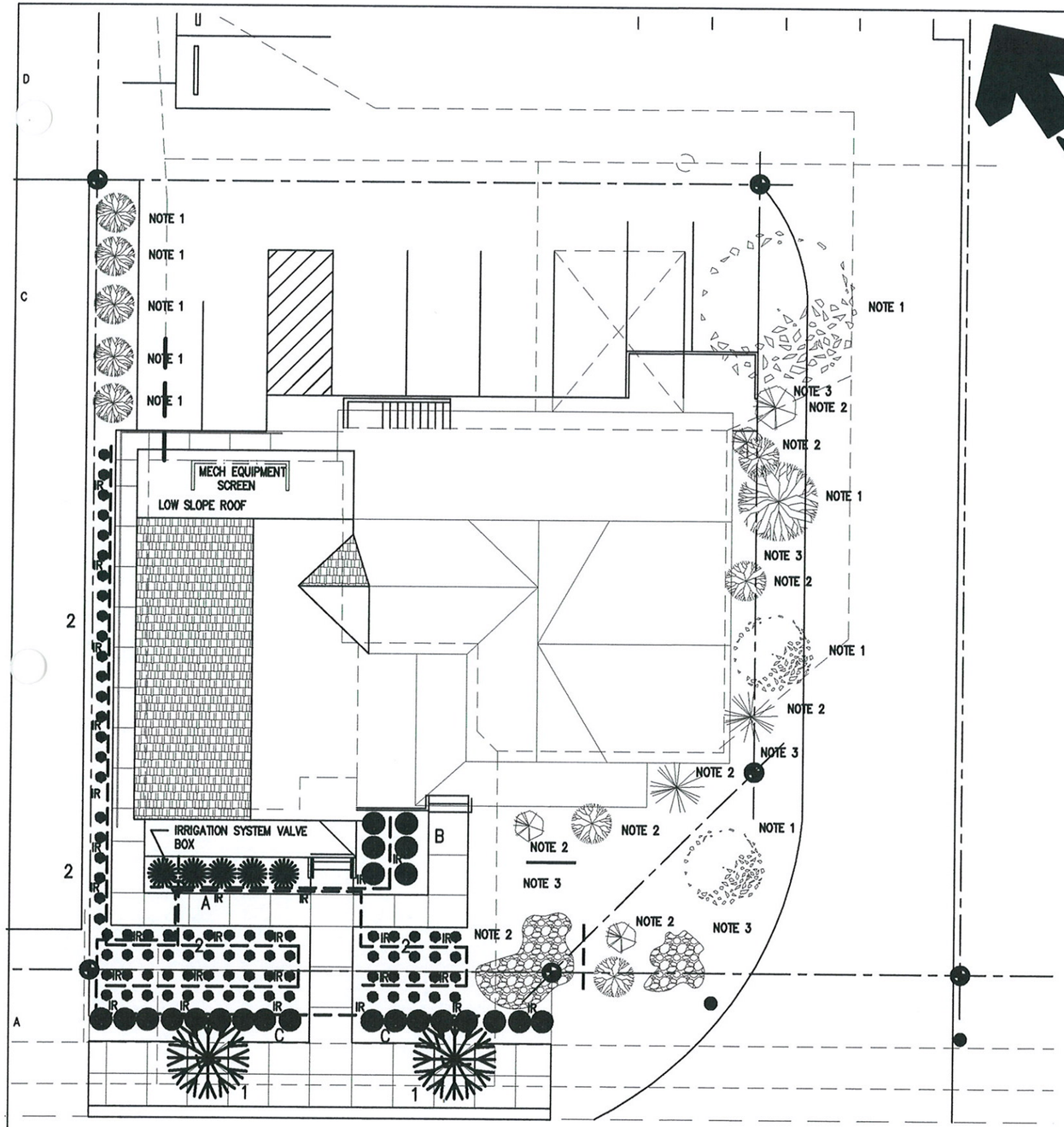

A1
L1.02

LANDSCAPE PLANTING PLAN

SCALE: 1/16"=1'-0"

LANDSCAPE PLANTING NOTES

1. EXISTING TREE TO REMAIN SEE TREE PROTECTION PLAN
2. EXISTING SHRUB TO REMAIN SEE TREE PROTECTION PLAN
3. EXISTING GROUND COVER TO REMAIN UNDISTURBED
4. AT ALL DISTURBED AREAS AND AREAS TO RECIEVE NEW PLANTING PROVIDE 4" TOP SOIL TO FINISH GRADE AS INDICATED ON A1/C1.01. PROVIDE BLACK LANDSCAPE GEOTEXTILE AND 2"-3" COVER EQUALT TO "BEAUTY BARK"
5. PROVIDE FIVE ZONE DRIP IRRIGATION SYSTEM. PROVIDE BACKFLOW PREVENTER AT WATER LINE CONNECTION

NEW SHRUB SCHEDULE

KEY	QUANTITY	SPECIES		SIZE	REMARKS
		BOTANICAL NAME	COMMON NAME		
A	5 EACH	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	12"-18"	PLANT @ 3'-8" O.C.
B	6 EACH	PINUS MUGO MUGHUS	MUGHO PINE	12"-18"	PLANT @ 3'-4" O.C. BOTH WAYS
C	17 EACH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	12"	PLANT @ 3'-0" O.C.

NEW TREE SCHEDULE

KEY	QUANTITY	SPECIES		/HEIGHT	REMARKS
		BOTANICAL NAME	COMMON NAME		
1	2 EACH	MALUS SPP.	ORNAMENTAL CRABAPPLE	1.5" X 8 FT	PLANT IN TREE WELLS

* PLAN STREET TREES IN ACCORDANCE WITH CITY OF ASHLAND STREET TTEE SPECIFICATIONS

NEW GROUND COVER SCHEDULE

KEY	QUANTITY	SPECIES		SIZE	REMARKS
		BOTANICAL NAME	COMMON NAME		
2	83 EACH	ARCTOSTAPHLOS UVA-IRSI	KINNIKINNICK	9"-12" SPRIG	PLANT @ 30" O.C. BOTH WAYS

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12/07/07
STATE OF OREGON

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A RETAIL BUILDING RENOVATION
for
Mr. Ben Pazzira
1725 SISKIYOU BLVD, ASHLAND, OREGON

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LANDSCAPE PLANTING PLAN
DRIP IRRIGATION

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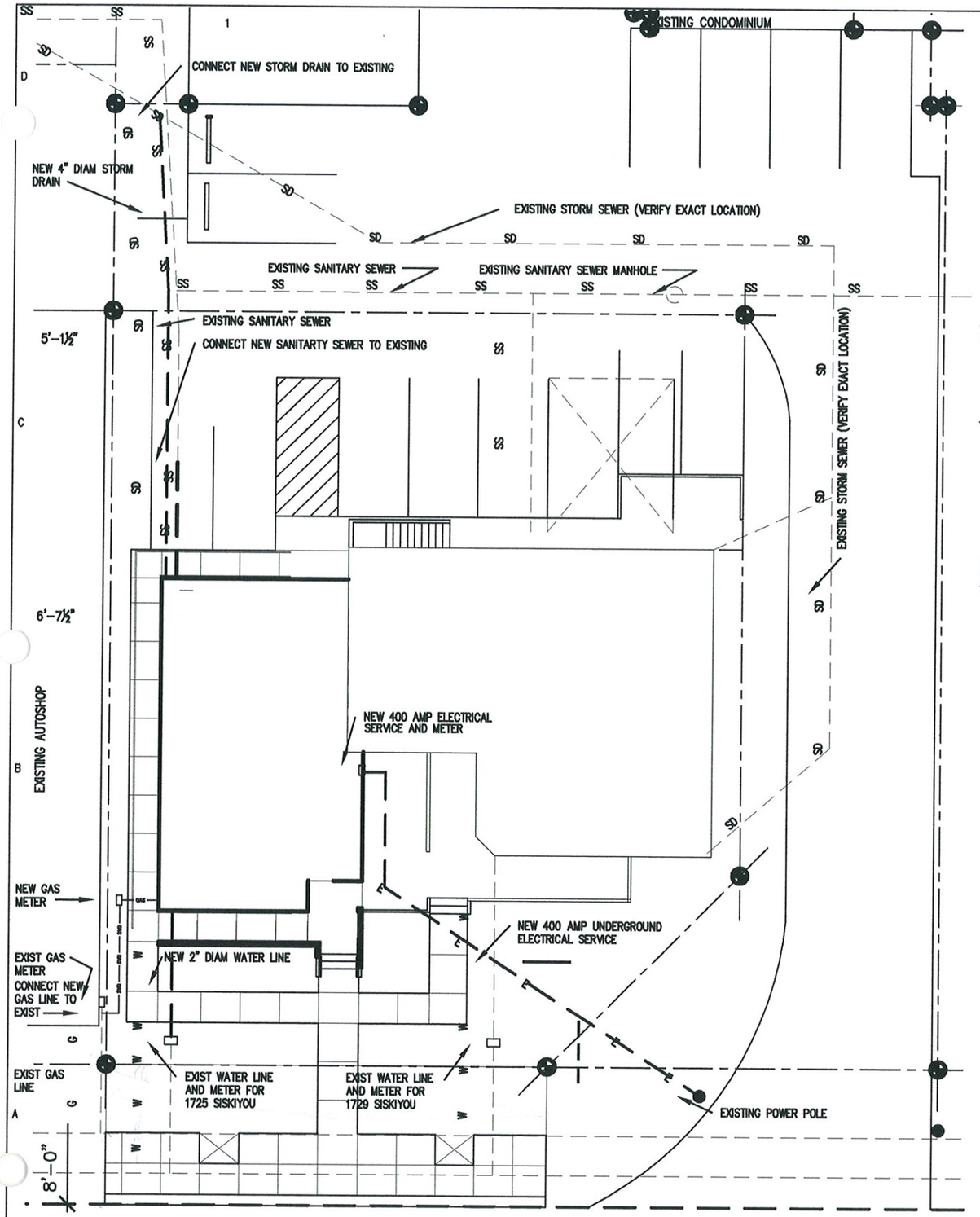
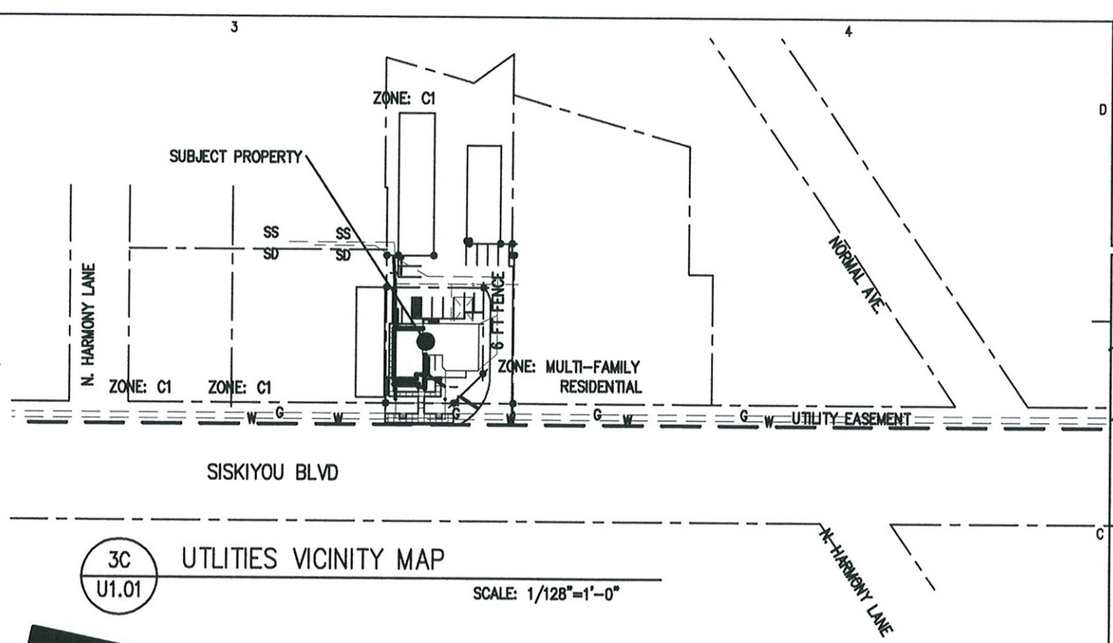


A1 / U1.01 UTILITIES SITE PLAN

SCALE: 1/16"=1'-0"



3C / U1.01 UTLITIES VICINITY MAP

SCALE: 1/128"=1'-0"

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UTILITIES VICINITY MAP
UTILITIES SITE PLAN
STORM SEWER
SANITARY SEWER
WATER
NATURAL GAS
ELETRICAL POWER
METER LOCATIONS

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U	1.01

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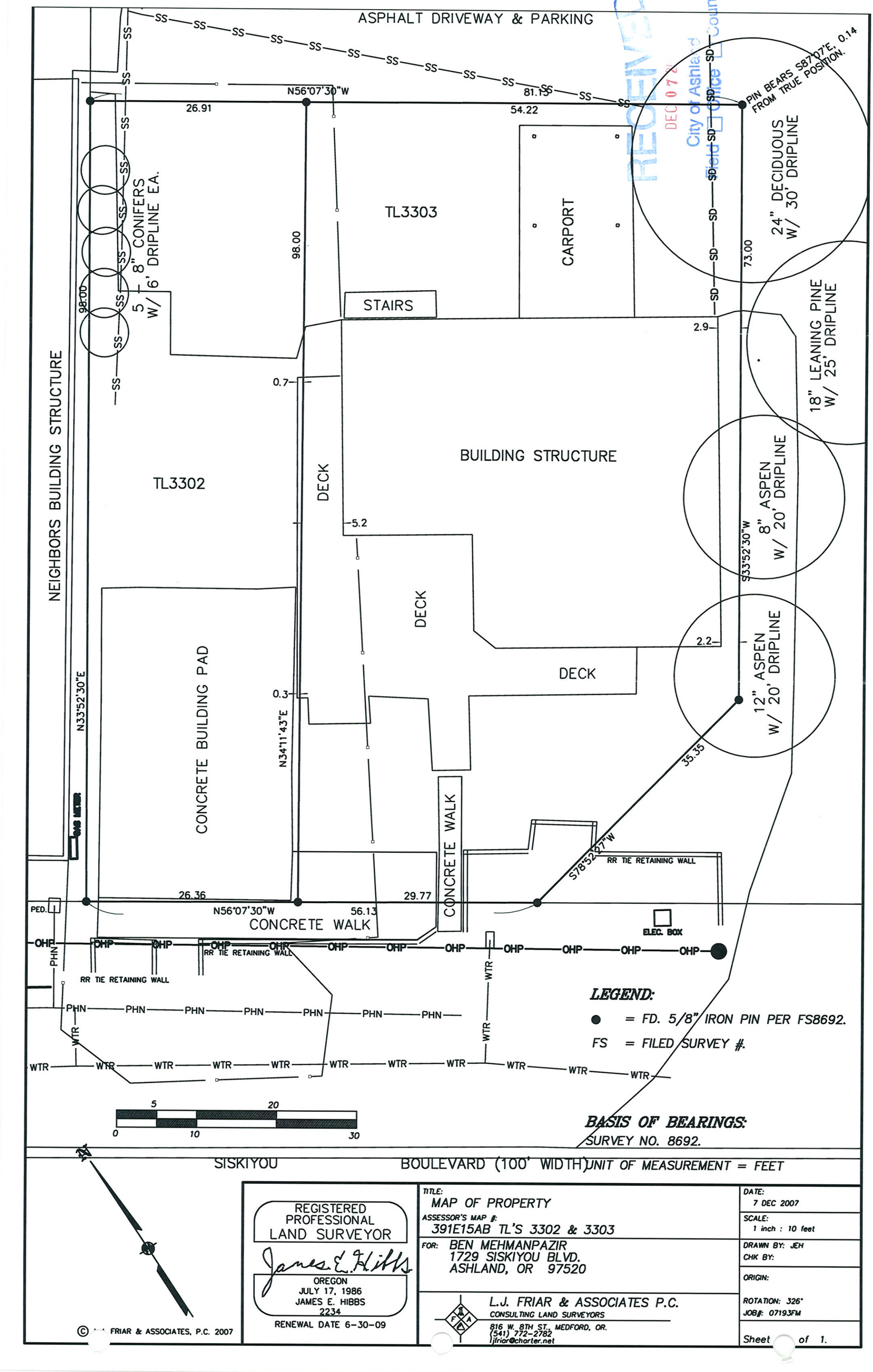

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REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-09

© L.J. FRIAR & ASSOCIATES, P.C. 2007

TITLE: MAP OF PROPERTY

ASSESSOR'S MAP #: 391E15AB TL'S 3302 & 3303

FOR: BEN MEHMANPAZIR
1729 SISKIYOU BLVD.
ASHLAND, OR 97520

L.J. FRIAR & ASSOCIATES P.C.
CONSULTING LAND SURVEYORS
816 W. 8TH ST., MEDFORD, OR.
(541) 772-2782
jlfriar@charter.net

DATE: 7 DEC 2007
SCALE: 1 inch : 10 feet
DRAWN BY: JEH
CHK BY:
ORIGIN:
ROTATION: 326°
JOB#: 07193FM

BEFORE THE HEARINGS BOARD
January 8, 2008

IN THE MATTER OF PLANNING ACTION #PA2007-02104 REQUEST FOR A SITE REVIEW APPROVAL FOR A COMMERCIAL ADDITION ONTO THE EXISTING BICYCLE SHOP BUILDING AT 1729 SISKIYOU BLVD. THE ADDITION WOULD BE LOCATED AT 1725 SISKIYOU BLVD. THE REQUEST INCLUDES AN ADMINISTRATIVE VARIANCE TO SITE DESIGN AND USE STANDARDS TO EXCEED THE MAXIMUM FLOOR AREA RATIO.	) FINDINGS,) CONCLUSIONS,) AND ORDERS

APPLICANT: BEHNAM MEHMANPAZIR

RECITALS:

1) Tax lots 3302 and 3303 of 39 1E 15AB are located at 1725 & 1729 Siskiyou Blvd. and are zoned C-1; Commercial. The applicant is requesting a Site Review approval for a commercial addition onto the existing bicycle shop building at 1729 Siskiyou Blvd The addition would be located at 1725 Siskiyou Blvd. The request includes an Administrative Variance to Site Design and Use Standards to exceed the maximum floor area ratio.

2) The criteria for Site Review approval are as follows:

   A. All applicable City ordinances have been met or will be met by the proposed development.

   B. All requirements of the Site Review Chapter have been met or will be met.

   C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.

   D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.

3) The criteria for an Administrative Variance to the Site Design and Use Standards are as follows:

   A. There is a demonstrable difficulty in meeting the specific requirements of the Site Design Standards due to a unique or unusual aspect of the proposed use of a site;

   B. Approval of the variance will not substantially negatively impact adjacent properties;

   C. Approval of the variance is consistent with the stated purpose of the Site Design and Use Chapter; and

   D. The variance requested is the minimum variance which would alleviate the difficulty.

4) The Hearings Board, following proper public notice, held a Public Hearing on January 8, 2008 at which time testimony was received and exhibits were presented. The Hearings Board approved the application, subject to conditions pertaining to the appropriate development of the site.

Now, therefore, the Hearings Board of the City of Ashland finds, concludes, and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits, lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, Miscellaneous Exhibits, lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS

2.1 The Hearings Board finds that it has received all information necessary to make a decision based on the Staff Report, public hearing testimony and the exhibits received.

2.2 The Planning Commission finds that retail uses are permitted uses in the Commercial (C-1) zoning district. The C-1 zoning district does not require standard setbacks from property lines unless a parcel abuts a residential zoning district. In this case, the subject property is surrounded by properties with commercial zoning. As a result, standard setbacks from property lines are not required. The proposed building height is approximately 25 feet at on the north elevation, which is under the maximum building height of 40 feet in the C-1 zoning district.

2.3 The Planning Commission finds that the building is setback 20 feet from front property line as required on the arterial street Siskiyou Boulevard, per Chapter 18.68.050.

2.4 The Planning Commission finds that the project meets the parking requirements of Chapter 18.92. The applicant requires one space of warehouse parking for the storage uses on-site and 9 spaces for retail uses. 10 spaces are provided.

2.5 The Planning Commission finds that the public utilities have capacity to serve the development. Water, sewer, paved access to and through the development site, electricity, urban storm drainage and adequate transportation to and through the subject property can and will be provided. Sidewalks, parkrows, and street trees will be installed across the entire frontage of the site and the frontage of the adjacent flag drive up to the driveway access. The driveway apron will be improved to City of Ashland standards.

2.6 The Planning Commission finds that the project is in compliance with the Basic Site Review Standards for Commercial Development. The new building is oriented to the street, with parking provided in the existing lot in behind the buildings. A pedestrian and disabled access is provided from the rear of the building to the front of the site. The proposal will result in 18.5% of landscaping on-site, which exceeds the 15% minimum for the C-1 zoning district.

2.7 The Planning Commission finds that the project is in compliance with the Detailed Site Design Standards. The building includes large windows in the front to allow views into the building and has a covered front porch to shelter pedestrians from the weather. The new building is to be painted a light beige color with brown and cranberry colored trim. The existing cycle shop will also be repainted in these colors to match. The applicant is also proposing to expand the deck area in the front of the building and upgrade the landscaping. The overall site is non-conforming in terms of buffering between the existing parking lot and the neighboring lot. However, the overall site is an existing development and per 11-C-1g, an equal percentage of the site must be brought into compliance with the standards to the percentage of building expansion being proposed. With the proposed site improvements, listed above, this criterion has been met.

2.8 The Planning Commission finds that the application meets the approval criteria for an Administrative Variance to the Site Design and Use Standards. The Variance is the minimum necessary, and the size constraints of the existing site present a unique or unusual circumstance that justifies the administrative Variance. The Variance will not negatively affect adjacent properties.

SECTION 3. DECISION

3.1 Based on the record of the Public Hearing on this matter, the Hearings Board concludes that the application for a Site Review approval to construct a a commercial addition onto the existing bicycle shop building at 1729 Siskiyou Blvd and the request for an Administrative Variance to Site Design and Use Standards to exceed the maximum floor area ratio has satisfied all relative substantive standards and criteria and is supported by evidence in the record.

Therefore, based on our overall conclusions, and upon the proposal being subject to each of the following conditions, we approve Planning Action #2007-02104. Further, if any one or more of the conditions below are found to be invalid, for any reason whatsoever, then Planning Action #2007-02104 is denied. The following are the conditions and they are attached to the approval:

1) That all proposals of the applicant shall be conditions of approval unless otherwise modified here.

2) Parking bays or on-street parking may be allowed without modification of this Site Review approval (PA2007-02104) upon review by ODOT and approval of the Staff Advisor.

3) That the engineered construction drawings for the public sidewalk along Siskiyou Blvd. shall be submitted for review and approval of the Ashland Planning and Engineering Divisions, and the Oregon Department of Transportation prior to issuance of a building permit, prior to work in the street right-of-way and prior to installation of improvements in the pedestrian corridor. The sidewalk shall be a minimum of eight feet in width with 7 foot landscaped parkrows between the sidewalk and the street. All frontage improvements, including but not limited to the sidewalk, street trees, and street lighting, shall be constructed across the entire frontage of the site and across the frontage of the adjacent flag lot that provides access t to the site. Sidewalks shall be designed to line up with sidewalks at Terrace Court, located at 1849 Siskiyou/795 Park and alignment shall be approved by Ashland Engineering Department.

4) That the engineered construction drawings for the driveway apron in accordance with City of Ashland Street Standards shall be submitted for review and approval of the Ashland Planning

and Engineering Divisions, and the Oregon Department of Transportation prior to issuance of a building permit, prior to work in the street right-of-way and prior to installation of improvements in the right-of-way. Driveway apron shall not exceed the width necessary to accommodate the required 20-foot driveway width.

5) That a sign permit shall be obtained prior to installation of any new signage. Signage shall meet the requirements of Chapter 18.96 and shall meet the requirements of 18.72.120.C if located in a vision clearance area.

6) The windows on the ground floor shall not be tinted so as to prevent views from outside of the building into the interior of the building

7) That the front entrances adjacent to Siskiyou Blvd. shall remain functional and open to the public during all business hours.

8) That prior to the issuance of a building permit:

   a) That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify this Site Review approval shall be submitted and approved prior to issuance of a building permit.
   b) That an irrigation system plan shall be submitted with the building permit submittals for review and approval of the Staff Advisor.
   c) All private easements and public utility easements on the property shall be shown on the building permit submittals.
   d) That a drainage plan shall be submitted at the time of a building permit for review and approval by the Engineering, Building, and Planning Divisions.
   e) A final utility plan for the project shall be reviewed and approved by the Planning, Engineering and Building Divisions prior to issuance of a building permit. The utility plan shall include the location of connections to all public facilities in and adjacent to the development, including the locations of water lines and meter sizes, sewer mains and services, manholes and clean-outs, storm drainage pipes and catch basins.
   f) The applicant submit an electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to building permit submittals. Transformers and cabinets shall be located in areas least visible from the street, while considering the access needs of the Electric Department.
   g) That mechanical equipment shall be screened from view from Siskiyou Blvd. Location and screening of mechanical equipment shall be detailed on the building permit submittals.
   h) Exterior lighting shall be shown on the building permit submittals and appropriately shrouded so there is no direct illumination of surrounding properties.
   i) Exterior building colors shall be muted colors, as described in the application, and sample exterior building colors shall be provided with the building permit submittals for review and

approval of the Staff Advisor. Bright or neon paint colors shall not be used in accordance with II-C-2f)1) of the Detail Site Review Standards.

j) The inverted u-racks shall be used for the bicycle parking. The building permit submittals shall verify that the bicycle parking spacing and coverage requirements are met in accordance with 18.92.040.I.

k) Solar setback calculations demonstrating that all new construction complies with Solar Setback Standard B in the formula [(Height – 16)/(0.445 + Slope) = Required Solar Setback] and elevations or cross section drawings clearly identifying the highest shadow producing point(s) and the height(s) from natural grade shall be included in building permit submittals.

9) That prior to the issuance of a certificate of occupancy:

a) That all public improvements including but not limited to the sidewalk, street trees, street lighting, and driveway approach reconstruction shall be installed to City of Ashland standards under permit from the Public Works Department and in accordance with the approved plan prior to issuance of the certificate of occupancy.

b) The landscaping and irrigation system shall be installed according to the approved plan, inspected and approved by the Staff Advisor.

c) All bicycle parking shall be installed in accordance with design and rack standards in 18.92.040.I and J prior to the issuance of the certificate of occupancy.

d) Street trees as identified the approved plan shall be installed. All street trees shall be chosen from the adopted Street Tree List and shall be installed in accordance with the specifications noted in Section E of the Site Design and Use Standards. The street trees shall be irrigated, and shall be selected and placed to comply with the vision clearance standards of the City of Ashland.

e) The requirements of the Ashland Fire Department, including the installation of any required fire hydrants and fire apparatus access and turnaround requirements shall be complied with prior to issuance of the building permit or the use of combustible materials, whichever applicable. Fire Department requirements shall be included on the engineered construction documents for public facilities. If a fire protection vault is required, the vault shall not be located in the sidewalk.

f) That the screening for the trash and recycling enclosure shall be installed in accordance with the Site Design and Use Standards prior to the issuance of a certificate of occupancy. An opportunity to recycle site of equal or greater size than the solid waste receptacle shall be included in the trash enclosure in accordance with the Recycling Requirements of AMC 18.72.115.A.

g) That no obstructions including landscaping and structures greater than two and one half feet high including landscaping, signage or structures, shall be placed in the vision clearance areas adjacent to the street and driveway in accordance with 18.72.120.C.

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Hearings Board Approval Date