



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

HOW TO SUBMIT PUBLIC COMMENT:

To provide written public comment, please email comments to:

drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. Comments will be forwarded to the Design Review Committee and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as part of the record of the meeting. Please note, email comments will not be read into the record. All comments received may become part of the public record and are subject to the Public Records Act.

INTERESTED INDIVIDUALS are invited to participate through the [Zoom platform](#) using the link below and will be given an opportunity to speak in favor or opposition to the project or may call 669-900-6833 to listen and provide public comment via phone.

<https://us02web.zoom.us/j/81712225756>

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: www.atascadero.org/agendas.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, March 28, 2024
2:00 P.M.**

**City Hall
6500 Palma Avenue, Room 306
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Susan Funk
Vice Chairperson Mark Dariz
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF THE MARCH 7, 2024 DRAFT MINUTES

DEVELOPMENT PROJECT REVIEW

2. 2605 TRAFFIC WAY

The proposed project includes a request to review the design of a telecommunication facility with a 63' monopine cell tower and associated equipment on APN 049-063-003.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0014)



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view DRC Website



3. 7850 NAVAJOA AVE

The proposed project includes a request to construct three (3) 2-story single-family residences with attached garages on APN 031-182-009.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE23-0084)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting will be announced.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



<http://www.facebook.com/planningatascadero>



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CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

Special Meeting – Thursday, March 7, 2024 – 2:00 P.M.
City Hall, Room 306 (and virtual)
6500 Palma Avenue, Atascadero, CA 93422

CALL TO ORDER – 2:00 p.m.

Vice Chairperson Dariz called the meeting to order at 2:08 p.m.

ROLL CALL

Present: Vice Chairperson Member Mark Dariz
Committee Member Emily Baranek
Committee Member Dennis Schmidt

Absent: Chairperson Susan Funk (*arrived at 2:16 p.m.*)
Committee Member Jeff van den Eikhof

Others Present: Recording Secretary, Annette Manier

Staff Present: City Manager, Jim Lewis
Senior Planner, Xzandrea Fowler
Deputy Director of Community Development, Loreli Cappel
Community Development Director, Phil Dunsmore (via Teleconference)
Planning Manager, Kelly Gleason (via Teleconference)
Associate Planner, Erick Gomez

Others Present: Kamal Patel, Capricorn Property Group
Tom Sprinkle, Dunnigan Sprinkle Architects
Larry Pace, Construction Project Manager
Rob Polacek, Rose Bernard Studios (via Teleconference)

APPROVAL OF AGENDA

MOTION: By Committee Member Schmidt and seconded by
Committee Member Baranek to approve the
Agenda.

***Motion passed 3:0 by a roll call vote.
(van den Eikhof, Funk absent)***

PUBLIC COMMENT

None

Vice Chairperson Dariz closed the Public Comment period.**CONSENT CALENDAR**

1. **APPROVAL OF THE JANUARY 11, 2024 DRAFT MINUTES**
2. **ADOPT AMENDED 2024 MEETING SCHEDULE**

MOTION: By Committee Member Baranek and seconded by Committee Member Schmidt to approve the Consent Calendar.

***Motion passed 3:0 by a roll call vote.
(van den Eikhof, Funk absent)***

DEVELOPMENT PROJECT REVIEW

3. **6005 EL CAMINO REAL (CARLTON HOTEL)**

The proposed project includes a request to add ground floor guest rooms resulting in modifications to the exterior of the existing Carlton Hotel building on APN 029-342-023.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0019)

City Manager Lewis spoke about the concepts provided.
Planner Fowler provided a history on the building and presented the staff report.

(Chairperson Funk arrived at 2:16 p.m. and stated that she would take over chairing the meeting.)

Planner Fowler, Director Dunsmore, and Planning Manager Gleason answered questions from the Committee.

The Design Team (Kamal Patel, Tom Sprinkle, Larry Pace, and Rob Polacek) presented the project and answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Richard Wescott.

Chairperson Funk closed the Public Comment period.

MOTION: By Committee Member Dariz and seconded by Committee Member Schmidt to approve the project

as recommended by staff with the proposed conditions as revised:

- Applicant to work with staff to design a brow line along the Traffic Way frontage to create design symmetry if the final design necessitates the removal of awnings.
- Keep historic signs with restoration using upgraded technology to make it look like neon to keep the historical look.
- Parklet will not be part of the project.
- On the green wall, there shall be self-watering planters. If maintaining this wall poses a problem in the future, the applicant can work with staff on alternatives should they be required.
- Applicants to work with staff on the exterior of the glass block walls to make sure we have a process in place for a seasonal canvas or rotating exhibition of art.

Motion passed 4:0 by a roll call vote.
(van den Eikhof absent)

Planner Fowler stated that this project will move on to the Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

None.

DIRECTOR'S REPORT

Associate Planner Gomez provided a description on upcoming projects scheduled for DRC (Traffic Way telecom tower, and two industrial buildings on El Camino Real). Deputy Community Development Director Cappel gave an update on the following projects: RFQ's for the Centennial Plaza lot, the Mattson project, Storylabs, Kmart, Beach & Biscuits, and Colony Square.

ADJOURNMENT– 4:02 p.m.

The next regular meeting of the DRC will be announced.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Design Review Committee

Staff Report – Community Development Department

Verizon Wireless Telecommunications Facility

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
03/28/2024	Erick Gomez	Verizon Wireless, 1 Spectrum Pointe, Lake Forest, CA 92630		USE24-0014
RECOMMENDATION				
<p><i>The DRC review the proposed telecommunications facility and make recommendations to Planning Commissions for any modifications to the project design.</i></p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
2605 Traffic Way	Public Recreation (REC)	Public (P)	049-063-003	1.57-AC
PROJECT DESCRIPTION				
<p>Proposed construction of a new 585 SF telecommunications facility with associated equipment and power cabinets and a 63' monopine cell tower on a 1.57-ac property in the Public zoning district located at 2605 Traffic Way (APN 049-063-003).</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero’s environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental review should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review	<input checked="" type="checkbox"/> Cat. Exemption Class 3 CEQA Guidelines § 15332		<input type="checkbox"/> No Project - § 15268 Ministerial Project

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

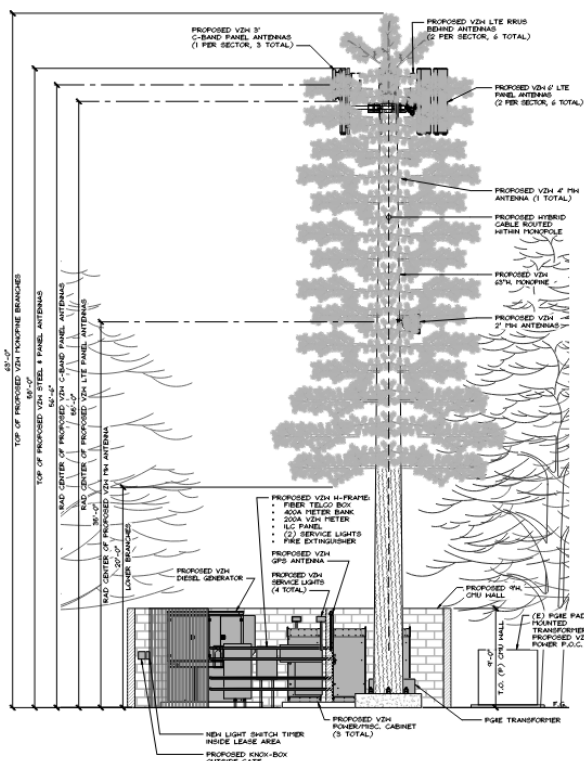
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

Equipment and Site Design

The telecommunication lease area is located northeast corner of the property, in a landscape area adjacent to the eastern property line. The facility will be fully enclosed by a 9' tall concrete masonry block wall which will fully screen the utility and equipment cabinets, generator, and all other appurtenances from the road and neighboring uses. The block wall is conditioned to be painted beige or brown to match the existing 5,000 SF structure.

The proposed 63' telecommunications tower will be the only component of the facility that will be visible from behind the block wall. The tower will use a stealth monopine design as an alternative to the typical metal monopole. Staff is recommending condition language to ensure that the stealth design functions to properly hide the monopole and mounted network equipment and conforms to the plans and exhibits provided for the life of the project.

The project shall be additionally conditioned to ensure long term maintenance of the facility.



Landscaping

A landscape plan was approved with the development of the 5,000 SF structure that included the new telecommunication lease area. The proposed project will require minor



modifications to this landscaping including removal of two non-native trees and decorative bushes within the lease area. A condition is added to supplement and restore the existing landscaping with a focus on providing screening from Traffic Way and the east adjacent property at 2607 Traffic Way.

DRC DISCUSSION ITEMS:

1. Review proposed site design and equipment layout.

ATTACHMENTS:

1. DRC Action Form
2. Site Pictures
3. Project Plans
4. Photo Simulations



ATTACHMENT 1: DRC Action Form
USE24-0014



CITY OF ATASCADERO

Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

DRC Action Form

Project #: USE24-00014
Project Title: Verizon Wireless Telecommunications Facility
Planner/ Project Manager: Erick Gomez
DRC Review Date(s): 03/28/2024

Final Action: DRC PC CC

Conditions & Recommendations:

1. The initial construction and ongoing modifications to the monopine shall substantially conform to the approved project plans and submitted photo simulations with regard to branch and leave density. Branch arrays shall be staggered at a minimum of four quadrants along the face of the monopole. The dripline of the monopine shall extend at least 2.5' beyond the edge of mounted equipment and the vertical distance between branch arrays shall be no greater than 1.5'. Planning staff shall ensure compliance with this condition prior to building permit issuance for any building permits associated with this facility.
2. A landscape and irrigation plan shall be approved prior to building permit issuance. The landscape plan shall be submitted and include the following:
 - Vines or columnar plant material (minimum 1-gallon size plantings) shall be incorporated along the enclosure wall facing the parking areas.
 - A minimum of two (2) manzanitas or similar size shrubs (minimum 5-gallon plantings) shall be planted adjacent to the enclosure wall facing Traffic Way.
 - The understory of the landscaped areas and dirt areas adjacent to the CMU wall shall be covered with redwood bark mulch, consistent with the previously approved landscape plan.

Planning shall ensure landscaping is installed consistent with the approved landscaped plans prior to final building inspection. The applicant shall maintain the approved landscaping for the life of the project. Compliance shall be monitored and enforced during subsequent permitting for the facility.

3. The proposed 9' tall CMU wall shall be painted a darker earthtone color to blend into the surrounding landscape and be less prominent. The final color shall be labeled on the construction plans and approved by planning staff prior building permit issuance. Planning staff shall confirm consistency with the approved plans prior to final building permit inspection.



ATTACHMENT 2: Site Photos
USE24-0014



Figure 1. Aerial Imagery



Figure 2. View of Project Site from Traffic Way





Figure 3. Western view of project site from the Learning Tree Preschool parking lot at 2607 Traffic Way.



Figure 4. Western view of project site from the Congregation Ohr Tzafon Synagogue parking lot at 2605 Traffic Way.



ATTACHMENT 3: Project Plans
USE24-0014

See Following





PROJECT ID: TRAFFIC WAY
SITE ADDRESS: 2605 TRAFFIC WAY, ATASCADERO, CA 93422
COUNTY: SAN LUIS OBISPO
APN: 049-063-003
JURISDICTION: CITY OF ATASCADERO
ZONING: L-RECREATION
PROJECT: INITIAL BUILD
MGD LOCATION ID: 5000352087
FUZE ID: 17107069



PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY ON PROPOSED MONOPINE. TO CONSIST OF THE FOLLOWING:

SCOPE OF WORK

- NEW (APPROX. 585 SQ. FT.) IRREGULAR SHAPE CMU EQUIPMENT LEASE AREA
- NEW 63'-0" HIGH MONOPINE
- INSTALL NEW 9'-0"H. CMU ENCLOSURE
- NEW 400A METER BANK W/ 200A VZM METER
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) GPS ANTENNA
- INSTALL (1) CONCRETE MOUNTED 30KW DIESEL GENERATOR W/ 210 GAL. TANK
- INSTALL (4) SERVICE LIGHTS
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS
- INSTALL (6) LTE RRUS
- INSTALL (1) 2' MW ANTENNA
- INSTALL (4) SURGE SUPPRESSORS (2 @ EQUIPMENT LOCATION # 2 @ ANTENNA LOCATION)

SITE INFORMATION

LATITUDE (NAD83): 35° 31' 3.80" N (35.517722)
LONGITUDE (NAD83): 120° 41' 4.33" W (-120.684536)
ZONING: L-RECREATION
JURISDICTION: CITY OF ATASCADERO
PARCEL NUMBER: 049-063-003
COUNTY: SAN LUIS OBISPO
CONSTRUCTION TYPE: V-N
OCCUPANCY: U
POWER: PG&E

SYMBOLS/ABBREVIATIONS LEGEND

ADD'L	ADDITIONAL	L.	LONG(ITU)DINAL
A.F.G.	ABOVE FINISHED GRADE	MAX.	MAXIMUM
ANT.	ANTENNA	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASS'Y	ASSEMBLY	(N)	NEW
AWG.	AMERICAN WIRE GAUGE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BTWN.	BARE TINNED COPPER WIRE	P.T.	PRESSURE TREATED
CLR.	CLEAR	RAD.(R)	RADIUS
CONC.	CONCRETE	REQ'D	REQUIRED
CONN.	CONNECTION(OR)	RGS.	RIGID GALVANIZED STEEL
CONST.	CONSTRUCTION	SCH.	SCHEDULE
CONT.	CONTINUOUS	SIM.	SIMILAR
DBL.	DOUBLE	SQ.	SQUARE
D.F.	DOUGLAS FIR	S.S.	STAINLESS STEEL
DIA.	DIAMETER	STD.	STANDARD
DIM.	DIMENSION	TEMP.	TEMPORARY
EA.	EACH	THK.	THICK(NESS)
ELEV.	ELEVATION	TYP.	TYPICAL
EMT.	ELECTRICAL METALLIC TUBING	U.G.	UNDER GROUND
(E)	EXISTING	U.L.	UNDERWRITERS LABORATORY
F.G.	FINISH GRADE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	W	WIDE (WIDTH)
HT.	HEIGHT	w/	WITH
IN.(")	INCH(ES)	WD.	WOOD
LB.(#)	POUND(S)	W.P.	WEATHERPROOF
L.F.	LINEAR FEET (FOOT)		

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	TITLE # EXCEPTIONS INFORMATION
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-2.1	TREE PROTECTION PLAN
A-3	EQUIPMENT LAYOUT PLAN
A-4	ANTENNA LAYOUT PLAN
A-5	ELEVATIONS

PROJECT ID: TRAFFIC WAY
DRAWN BY: RC
CHECKED BY: SS

REV	DATE	DESCRIPTION	
I	12/13/2023	PER TREE REPORT	SS
O	11/21/2023	100% ZD'S FOR SUBMITTAL	LS
C	09/19/2023	95% ZD'S FOR APPROVAL	LS
B	08/08/2023	95% ZD'S FOR APPROVAL	LS
A	07/03/2023	90% ZD'S FOR REVIEW	RC/KM

NOT TO BE USED FOR CONSTRUCTION

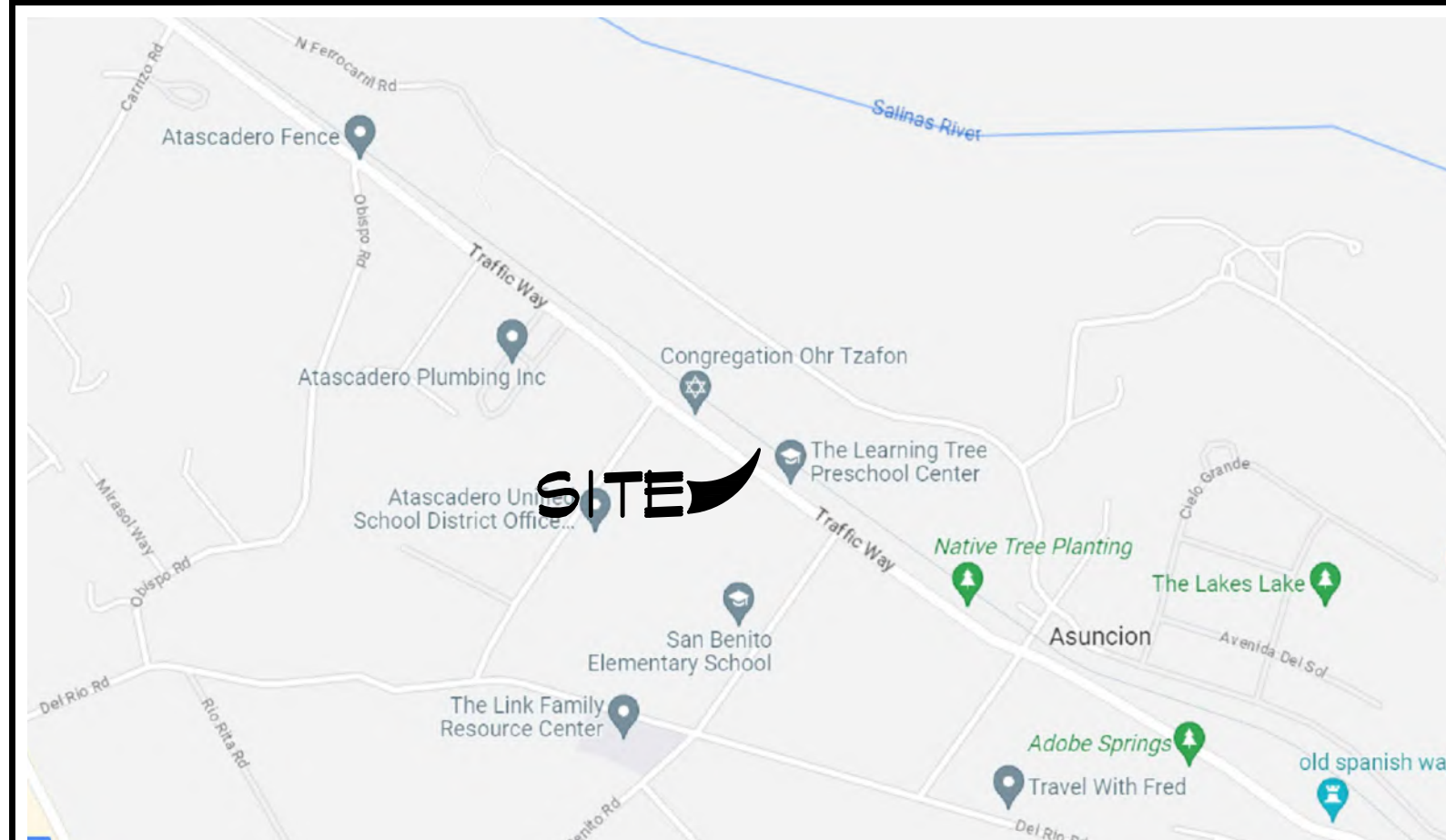
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

TRAFFIC WAY
MONOPINE:
 2605 TRAFFIC WAY
 ATASCADERO, CA 93422

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

VICINITY MAP & SITE IMAGE



PROJECT TEAM

APPLICANT:
 VERIZON WIRELESS
 2770 SHADELANDS DRIVE,
 BUILDING II
 WALNUT CREEK, CA 94598

LEASING MANAGER:
 SEQUOIA DEPLOYMENT SERVICES, INC
 1 SPECTRUM POINTE DRIVE, STE 130
 LAKE FOREST, CA 92630
 CONTACT: KEN WEINGARTNER
 PHONE: (949) 310-1582
 EMAIL: ken.weingartner@sequoia-ds.com

ZONING MANAGER:
 SEQUOIA DEPLOYMENT SERVICES, INC
 1 SPECTRUM POINTE DRIVE, STE 130
 LAKE FOREST, CA 92630
 CONTACT: BEN HACKSTEDTE
 PHONE: (949) 259-3344
 EMAIL: ben.hackstedte@sequoia-ds.com

A&E PROJECT MANAGER:
 ALL STATES ENGINEERING & SURVEYING
 23675 BIRTCHE DRIVE
 LAKE FOREST, CA 92630
 CONTACT: SILVIA SANDOVAL
 PHONE: (949) 273-0996 X107
 EMAIL: silvia@zali.com

PROPERTY & TOWER OWNER:
 JOHN SIDDERS
 CONGREGATION OHR TZAFON
 2605 TRAFFIC WAY, CA 93422
 PHONE: (805) 704-3646
 EMAIL: jisidmo@gmail.com

CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA CODE OF REGULATIONS
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA EXISTING BUILDING CODE,
- CALIFORNIA HISTORICAL BUILDING CODE,
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA GREEN BUILDING CODE
- 2022 EDITION OF TITLE 24 ENERGY STANDARDS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE CITY / COUNTY ORDINANCES

ADMINISTRATIVE REQUIREMENTS

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



LEGEND

- x -	CHAIN LINK FENCE	□	U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
- □ -	WOOD FENCE	⊕	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
- OH -	OVERHEAD LINE	⊙	UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
- ○ -	METAL FENCE	⊙	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
- - -	GRADE BREAK	⊙	WATER VALVE	R/W	RIGHT OF WAY	OH	OVERHEAD
- - -	RIGHT OF WAY LINE	⊙	FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE
- - -	CENTER LINE	⊙	GEODETIC MARKER	BCM	BRASS CAP MONUMENT	PED	PEDESTAL
- - -	EASEMENT LINE	⊙	ROAD SIGN	NG	NATURAL GRADE	MON	MONUMENT
- - -	BOUNDARY LINE					VZW	VERIZON WIRELESS

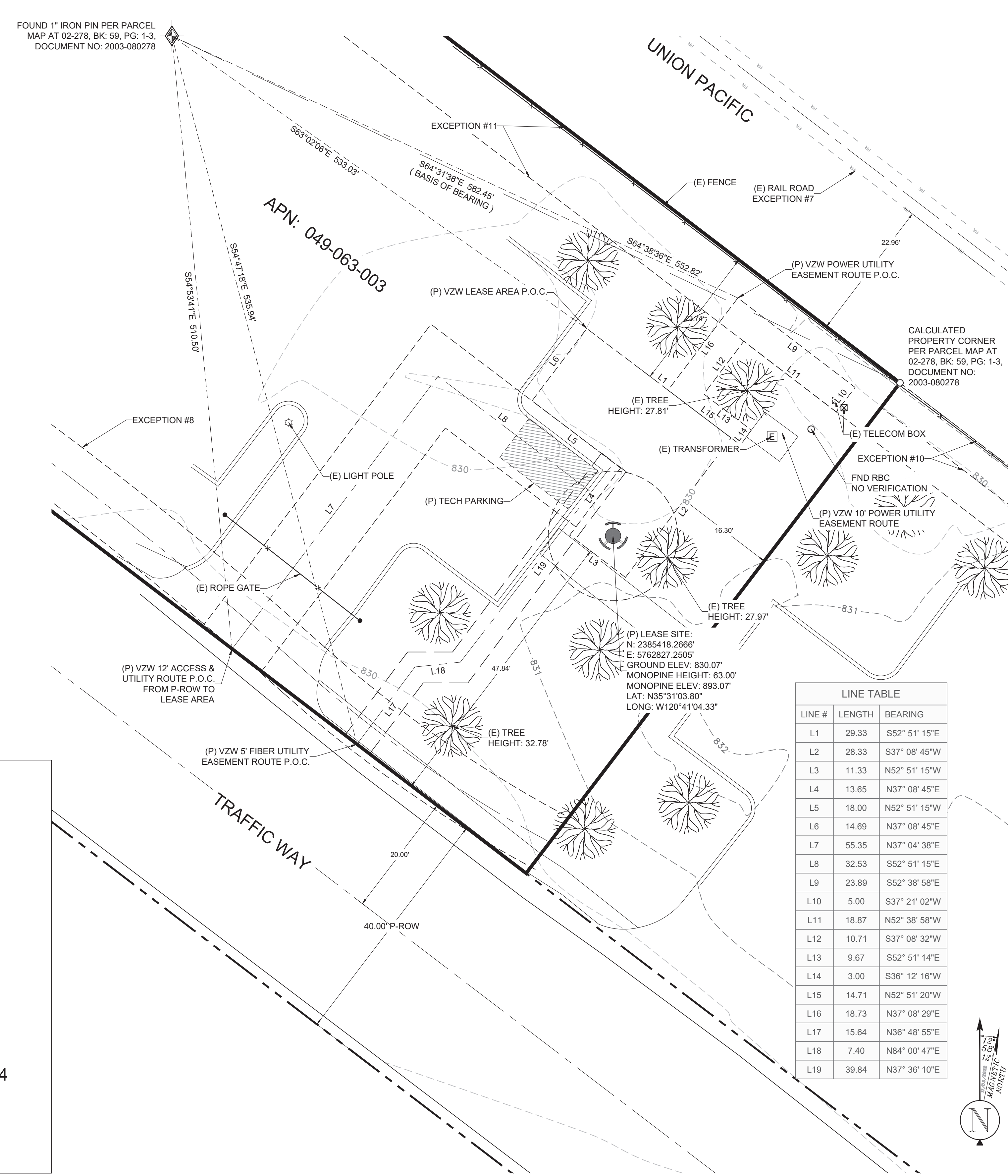
- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. OF ANY AND ALL LIABILITY.
 - THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
 - TITLE INFORMATION SHOWN HEREON IS PER A "REPORT OF TITLE" PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 6999539; CUSTOMER REFERENCE NUMBER: TRAFFIC WAY; AND DATED: JUNE 02, 2023.
 - THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

TITLE INFORMATION
 TITLE INFORMATION SHOWN HEREON IS PER A "REPORT OF TITLE" PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 5026900-6999539; CUSTOMER REFERENCE NUMBER: TRAFFIC WAY. AND DATED: JUNE 02, 2023 AT 7:30 A.M.

LEGAL DESCRIPTION:
 SEE SHEET C-2 FOR A COMPLETE LEGAL DISCRPTION FROM THE TITLE GURANTTEE PROVIDED BY THE CLIENT.

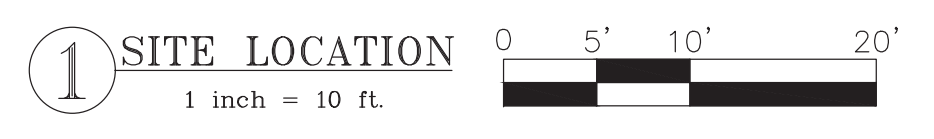
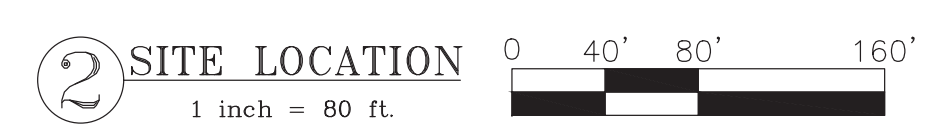
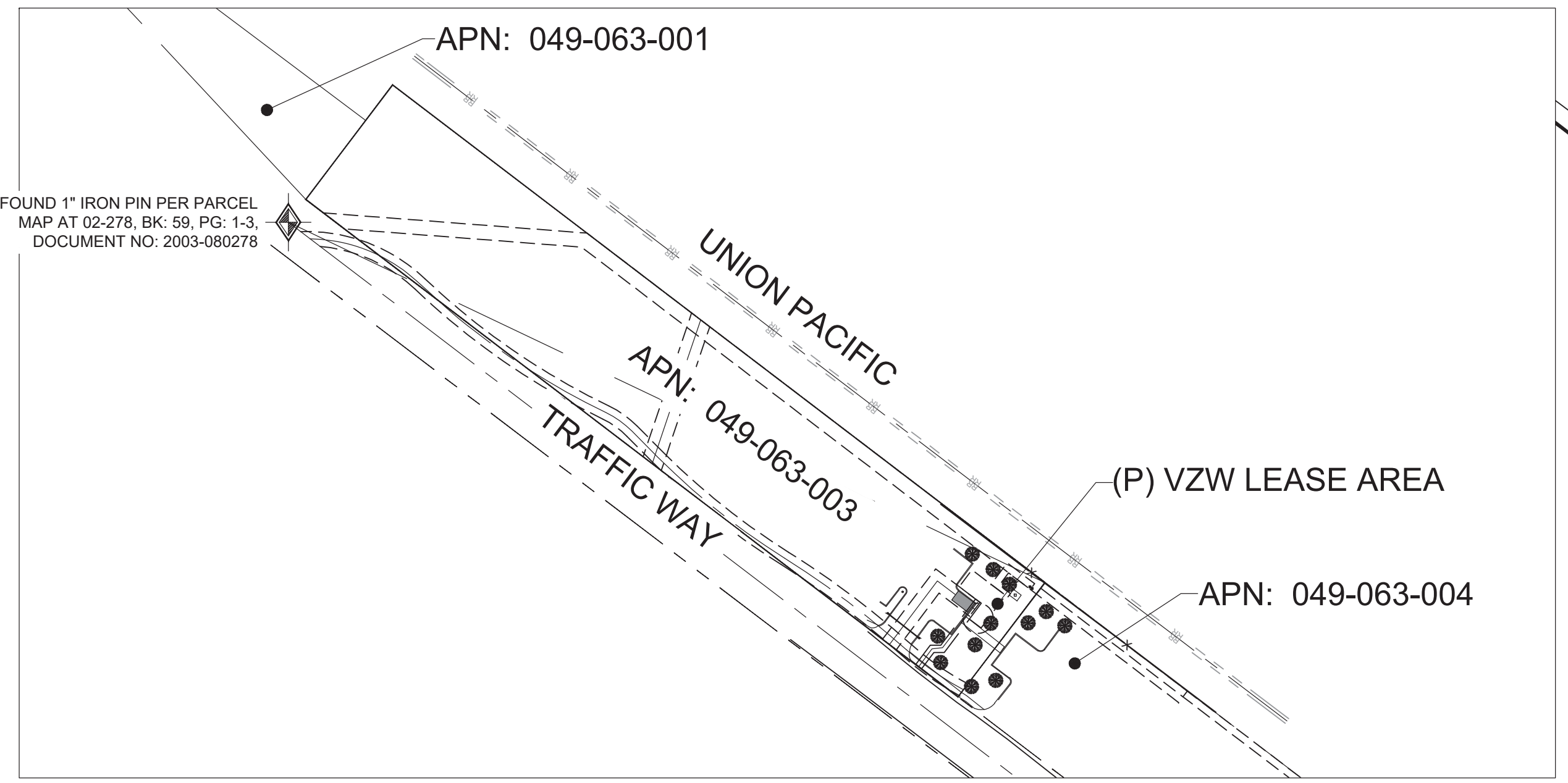
EXCEPTIONS:
 NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-2 FOR A COMPLETE LIST OF TITL EXCEPTIONS FROM THE TITLE GURANTTEE PROVIDED BY THE CLIENT.

UTILITY NOTE:
 SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



LINE TABLE

LINE #	LENGTH	BEARING
L1	29.33	S52° 51' 15"E
L2	28.33	S37° 08' 45"W
L3	11.33	N52° 51' 15"W
L4	13.65	N37° 08' 45"E
L5	18.00	N52° 51' 15"W
L6	14.69	N37° 08' 45"E
L7	55.35	N37° 04' 38"E
L8	32.53	S52° 51' 15"E
L9	23.89	S52° 38' 58"E
L10	5.00	S37° 21' 02"W
L11	18.87	N52° 38' 58"W
L12	10.71	S37° 08' 32"W
L13	9.67	S52° 51' 14"E
L14	3.00	S36° 12' 16"W
L15	14.71	N52° 51' 20"W
L16	18.73	N37° 08' 29"E
L17	15.64	N36° 48' 55"E
L18	7.40	N84° 00' 47"E
L19	39.84	N37° 36' 10"E



BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

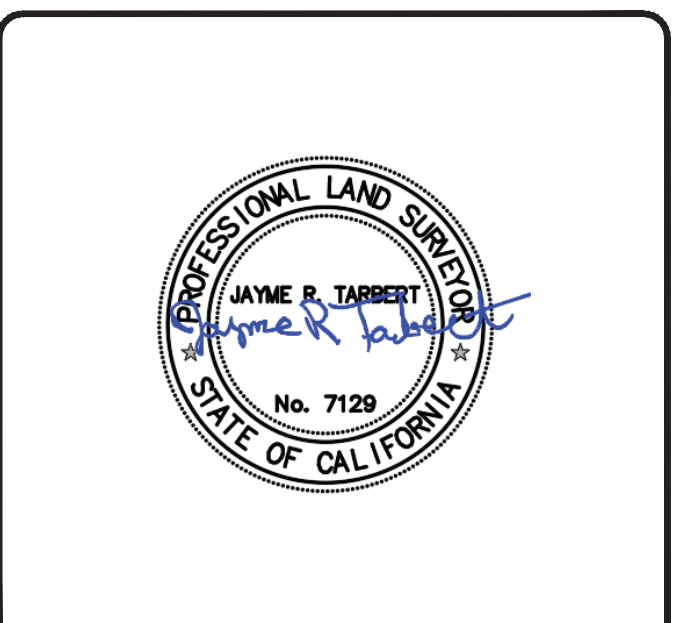
SURVEY DATE
 8/2/2023

BENCHMARK
 FND 1" IP OPUS POSITION
 NORTHING: 2385693.5560
 EASTING: 5762347.9170
 +829.58' (A.M.S.L.)



PROJECT NO:	TRAFFIC WAY
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	
0	12/21/2023	FINAL SURVEY (PTR)	KT
B	11/01/2023	DRAFT FINAL SURVEY	KT
A	08/26/2023	SURVEY FIRST DRAFT	KT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

TRAFFIC WAY
 A.P.N. 049-063-003
 2605 TRAFFIC WAY,
 ATASCADERO, CA 93422
 SITE EXHIBIT

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
C-1

LEGAL DESCRIPTION:

The Land referred to in this Guarantee is described as follows:
Real property in the City of Atascadero, County of San Luis Obispo, State of California, described as follows:

PARCEL 1 OF PARCEL MAP AT 02-278, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED JULY 22, 2003 IN BOOK 59 PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UNDERLYING THE PROPERTY, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MATERIALS BY ANY MEANS OR METHODS SUITABLE, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF, AS RESERVED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN DEED RECORDED FEBRUARY 2, 1999 AS INSTRUMENT NO. 1999-007612 OF OFFICIAL RECORDS.

APN: 049-063-003

LEASE SITE DESCRIPTION:

BEGINNING AT A POINT S.63°02'06"E., A DISTANCE OF 533.03 FEET, FROM THE FOUND 1" IRON PIN PER PARCEL MAP AT 02-278, BK: 59, PG: 1-3, DOCUMENT NO: 2003-080278, SAID POINT ALSO HAVING A BASIS OF BEARING S.64°31'38"E., 582.45 FEET, BETWEEN THE FOUND 1" IRON PIN AND THE CALCULATED PROPERTY CORNER OF SAID PARCEL MAP.; RUNNING THENCE S.52°51'15"E., A DISTANCE OF 29.33 FEET; THENCE S.37°08'45"W., A DISTANCE OF 28.33 FEET; THENCE N.52°51'15"W., A DISTANCE OF 11.33 FEET; THENCE N.37°08'45"E., A DISTANCE OF 13.65 FEET; THENCE N.52°51'15"W., A DISTANCE OF 18.00 FEET; THENCE N.37°08'45"E., A DISTANCE OF 14.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 585.47 SQUARE FEET OR 0.0134 ACRES, MORE OR LESS.

ACCESS & UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S.54°53'41"E., A DISTANCE OF 510.50 FEET, FROM THE FOUND 1" IRON PIN PER PARCEL MAP AT 02-278, BK: 59, PG: 1-3, DOCUMENT NO: 2003-080278, SAID POINT ALSO HAVING A BASIS OF BEARING S.64°31'38"E., 582.45 FEET, BETWEEN THE FOUND 1" IRON PIN AND THE CALCULATED PROPERTY CORNER OF SAID PARCEL MAP.; RUNNING THENCE N.37°04'38"E., A DISTANCE OF 55.35 FEET; THENCE S.52°51'15"E., A DISTANCE OF 32.53 FEET TO THE POINT OF TERMINUS.

POWER UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, BEST DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S.64°38'36"E., A DISTANCE OF 552.82 FEET, FROM THE FOUND 1" IRON PIN PER PARCEL MAP AT 02-278, BK: 59, PG: 1-3, DOCUMENT NO: 2003-080278, SAID POINT BEING ON THE NORTHEAST PROPERTY LINE, SAID POINT ALSO HAVING A BASIS OF BEARING S.64°31'38"E., 582.45 FEET, BETWEEN THE FOUND 1" IRON PIN AND THE CALCULATED PROPERTY CORNER OF SAID PARCEL MAP.; RUNNING THENCE S.52°38'58"E., A DISTANCE OF 23.89 FEET; THENCE S.37°21'03"W., A DISTANCE OF 5.00 FEET; THENCE N.52°38'58"W., A DISTANCE OF 18.87 FEET; THENCE S.37°08'32"W., A DISTANCE OF 10.71 FEET; THENCE S.52°51'14"E., A DISTANCE OF 9.67 FEET; THENCE S.36°12'16"W., A DISTANCE OF 3.00 FEET; THENCE N.52°51'20"W., A DISTANCE OF 14.71 FEET; THENCE N.37°08'29"E., A DISTANCE OF 18.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 217.08 SQUARE FEET OR 0.0050 ACRES, MORE OR LESS.

FIBER UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 5.00 FEET IN WIDTH, BEING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S.54°47'18"E., A DISTANCE OF 535.94 FEET, FROM THE FOUND 1" IRON PIN PER PARCEL MAP AT 02-278, BK: 59, PG: 1-3, DOCUMENT NO: 2003-080278, SAID POINT ALSO HAVING A BASIS OF BEARING S.64°31'38"E., 582.45 FEET, BETWEEN THE FOUND 1" IRON PIN AND THE CALCULATED PROPERTY CORNER OF SAID PARCEL MAP.; RUNNING THENCE N.36°48'55"E., A DISTANCE OF 15.64 FEET; THENCE N.84°00'47"E., A DISTANCE OF 7.40 FEET; THENCE N.37°36'10"E., A DISTANCE OF 39.84 FEET TO THE POINT OF TERMINUS.

EXCEPTIONS:

1. General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
 2. All taxes - secured, supplemental, defaulted, escaped and including bonds and assessments are not available at this time. Please verify any/all tax amounts and assessment information with the County Tax Collector prior to the close of the contemplated transaction.
 3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
 4. Such rights, rights of way and easements as were granted to the Atascadero Mutual Water Company by deed recorded November 18, 1916 in Book 113, Page 56 of Deeds, records of San Luis Obispo county, California.
 5. The terms and provisions contained in the document entitled "Grant Deed" recorded February 02, 1999 as Instrument No. 1999-007612 of Official Records.
 6. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded June 24, 2003 as Instrument No. 2003-067578 of Official Records.
 7. The terms and provisions contained in the document entitled "Deed of Water Rights and Related Easements" recorded June 24, 2003 as Instrument No. 2003-067579 of Official Records.
 8. An easement shown or dedicated on the Map as referred to in the legal description
- For: Public Utility Easement, 10' Wide Public Access Easement, 15' Wide Public Drainage Easement, Offer of Dedication for Street and Public Utility Purposes, Public Park and incidental purposes.
9. The terms and provisions contained in the document entitled "City of Atascadero Subdivision Improvement Agreement" recorded July 22, 2003 as Instrument No. 2003-080279 of Official Records.
 10. Covenants, conditions, restrictions and easements in the document recorded July 22, 2003 as Instrument No. 2003-080280 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
 11. An easement for Public Utilities, Ingress, Egress and incidental purposes, recorded April 13, 2005 as Instrument No. 2005-029344 of Official Records.
In Favor of: Pacific Gas and Electric Company, A California Corporation
Affects: As Described Therein
 12. A deed of trust to secure an original indebtedness of \$615,000.00 recorded September 23, 2005 as Instrument No. 2005079978 of Official Records.
Dated: September 07, 2005
Trustor: Congregation Ohr Tzafon, a California Non-profit Organization
Trustee: Valley Oaks Financial Corporation
Beneficiary: Los Padres Bank

According to the public records, the beneficial interest under the deed of trust was assigned to Pacific Western Bank by assignment recorded November 17, 2011 as Instrument No. 2011058070 of Official Records.
 - A document entitled "Assignment of Assignment of Rents" recorded November 17, 2011 as Instrument No. 2011058071 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust.
 13. An easement for Permanent Telecommunications and incidental purposes, recorded March 12, 2014 as Instrument No. 2014-009569 of Official Records.
In Favor of: Whichever of Sprint Communications Company L.P., Qwest Communications Company, LLC, Level 3 Communications, LLC, and WilTel Communications Inc., Has Designated for Inclusion
Under a Settlement Agreement The Right Of Way Which Adjoins,
Underlies Or Includes Covered Property Owned By The Class Member
Affects: As Described Therein
 14. Water rights, claims or title to water, whether or not shown by the Public Records.
 15. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.



VICINITY MAP



15505 SAND CANYON AVE,
BUILDING "D", 1ST FLOOR,
IRVINE, CA 92618



1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630



23675 BIRTCRCH DRIVE
LAKE FOREST, CA 92630

PROJECT NO:	TRAFFIC WAY
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW/WDL

O	12/21/2023	FINAL SURVEY (PTR)	KT	
B	11/01/2023	DRAFT FINAL SURVEY	KT	
A	08/26/2023	SURVEY FIRST DRAFT	KT	
REV	DATE	DESCRIPTION		

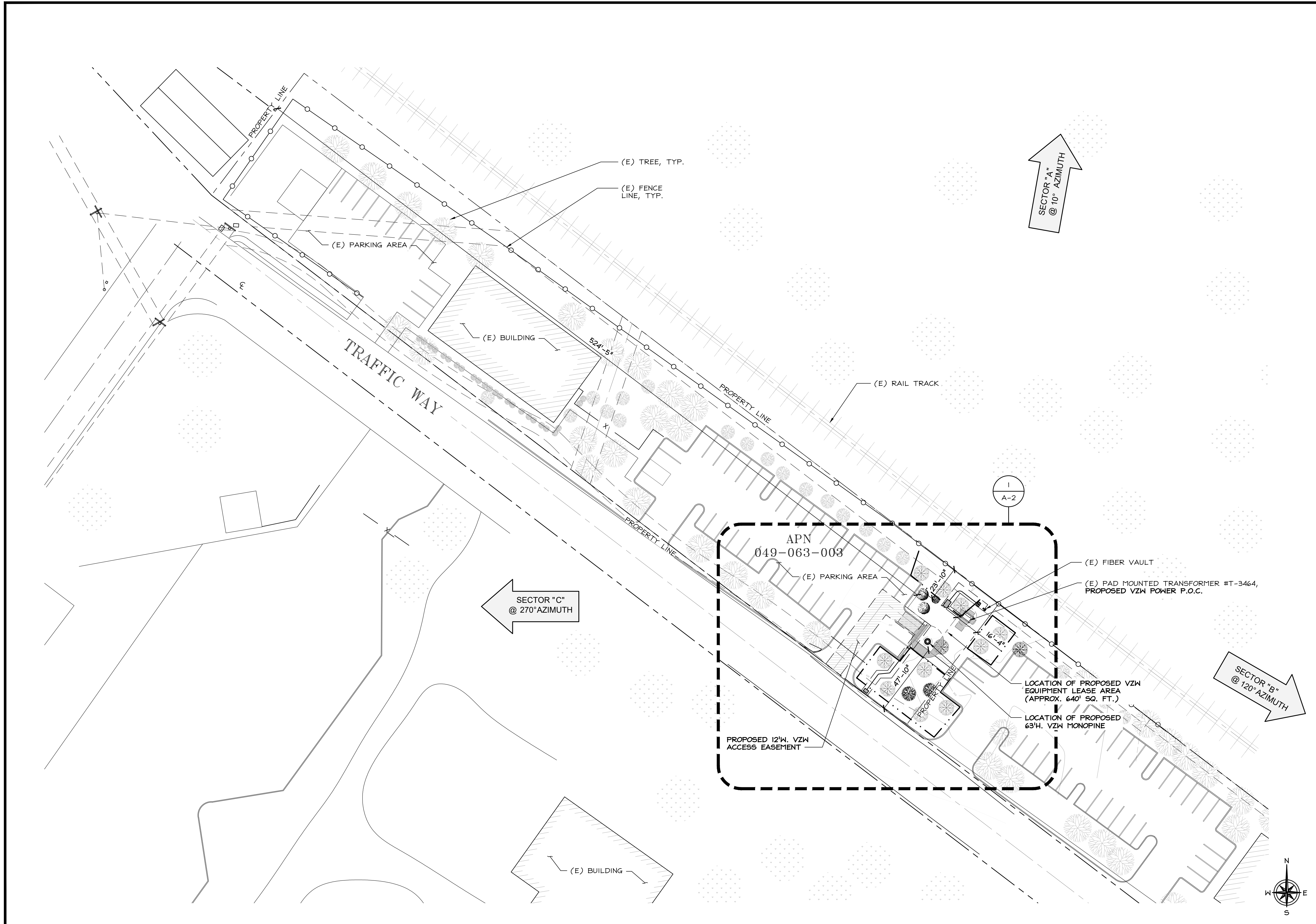


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TRAFFIC WAY
A.P.N. 049-063-003
2605 TRAFFIC WAY,
ATASCADERO, CA 93422
SITE EXHIBIT

SHEET TITLE
TITLE & EXCEPTIONS
INFORMATION

SHEET NUMBER
C-2



verizon^v
 2770 SHADELANDS DRIVE,
 BUILDING 11
 WALNUT CREEK, CA 94598

SEQUOIA
 DEPLOYMENT SERVICES, INC.
 1 SPECTRUM POINTE DRIVE, SUITE 130
 LAKE FOREST, CA 92630-2283

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRTCHE DRIVE
 LAKE FOREST, CA 92630

PROJECT ID:	TRAFFIC WAY
DRAWN BY:	RC
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
I	12/13/2023	PER TREE REPORT	SS
O	11/21/2023	100% ZD's FOR SUBMITTAL	LS
C	09/19/2023	95% ZD's FOR APPROVAL	LS
B	08/08/2023	95% ZD's FOR APPROVAL	LS
A	07/03/2023	90% ZD's FOR REVIEW	RC/KM

**NOT TO BE USED
FOR CONSTRUCTION**

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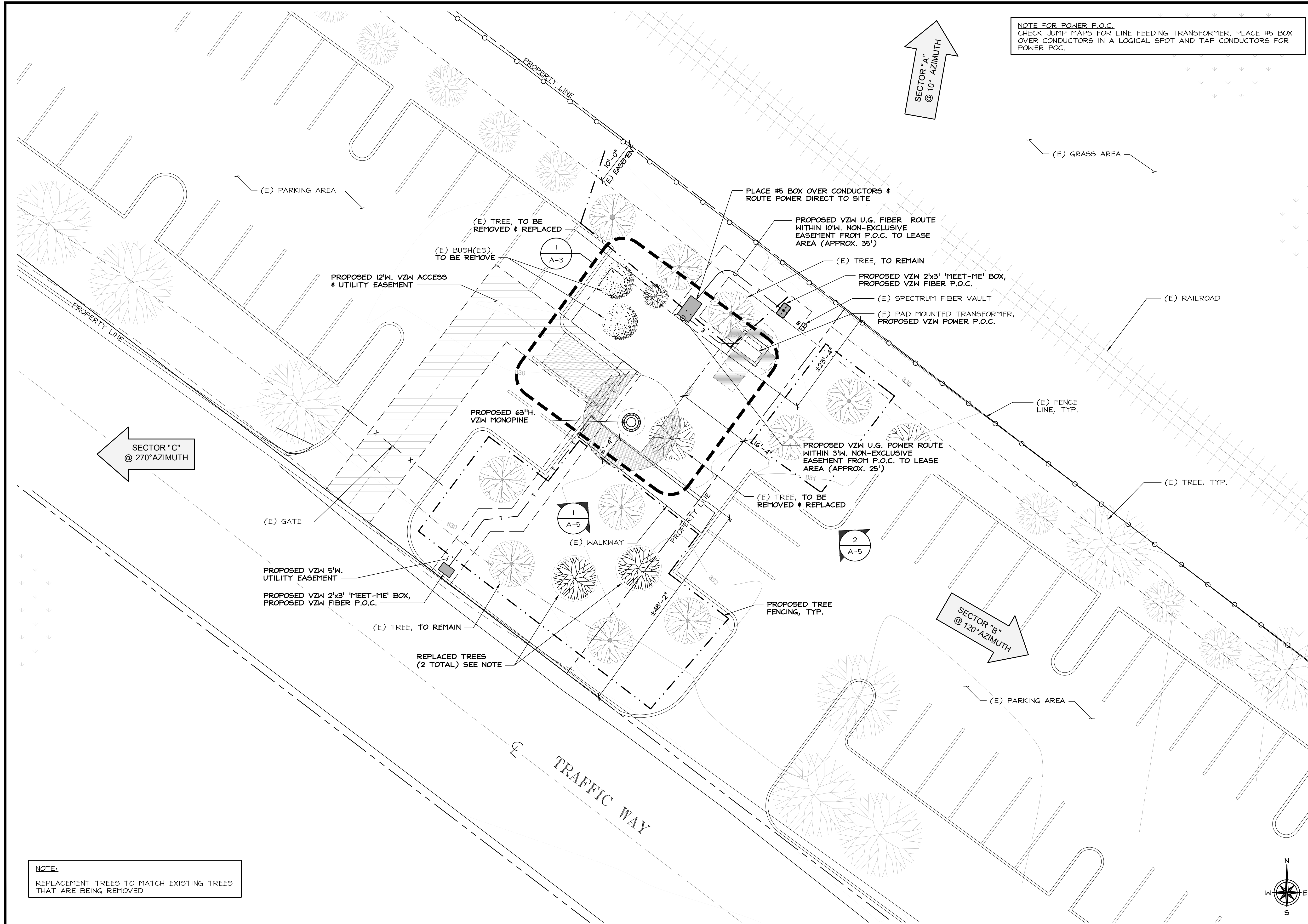
**TRAFFIC WAY
MONOPINE:**
 2605 TRAFFIC WAY
 ATASCADERO, CA 93422

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

OVERALL SITE PLAN

24"x36" SCALE: 1" = 20'-0"
 11"x17" SCALE: 1" = 40'-0"
 20' 10' 0' 20'



NOTE FOR POWER P.O.C.
 CHECK JUMP MAPS FOR LINE FEEDING TRANSFORMER. PLACE #5 BOX OVER CONDUCTORS IN A LOGICAL SPOT AND TAP CONDUCTORS FOR POWER P.O.C.

verizon^v
 2770 SHADELANDS DRIVE,
 BUILDING II
 WALNUT CREEK, CA 94598

SEQUOIA
 DEPLOYMENT SERVICES, INC.
 1 SPECTRUM POINTE DRIVE, SUITE 130
 LAKE FOREST, CA 92630-2283

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRTCHE DRIVE
 LAKE FOREST, CA 92630

PROJECT ID: TRAFFIC WAY
 DRAWN BY: RC
 CHECKED BY: SS

I	12/13/2023	PER TREE REPORT	SS
O	11/21/2023	100% ZD's FOR SUBMITTAL	LS
C	09/19/2023	95% ZD's FOR APPROVAL	LS
B	08/08/2023	95% ZD's FOR APPROVAL	LS
A	07/03/2023	90% ZD's FOR REVIEW	RC/KM
REV	DATE	DESCRIPTION	

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TRAFFIC WAY
MONOPINE:
 2605 TRAFFIC WAY
 ATASCADERO, CA 93422

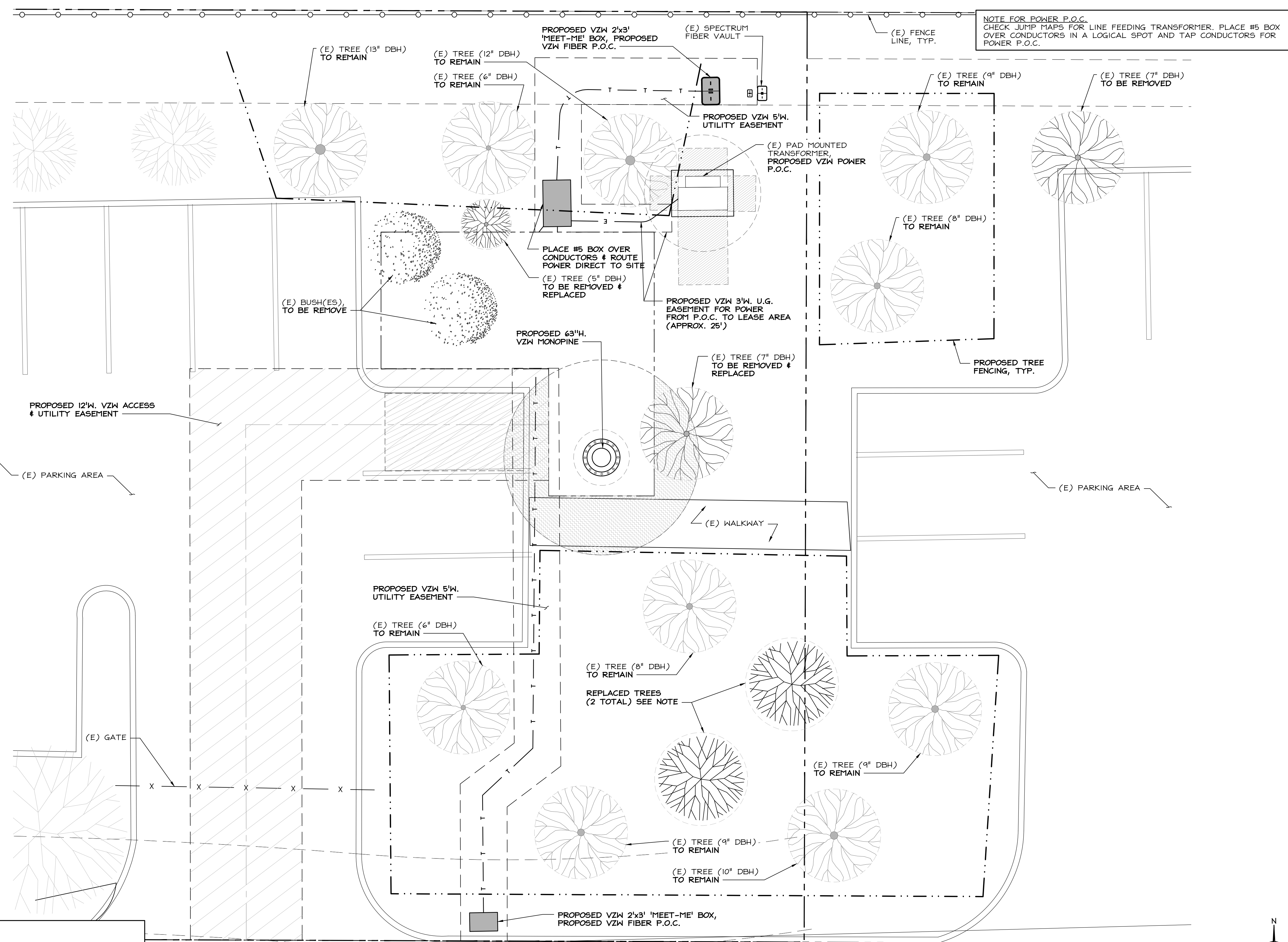
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

NOTE:
 REPLACEMENT TREES TO MATCH EXISTING TREES THAT ARE BEING REMOVED

ENLARGED SITE PLAN

24"x36" SCALE: 1" = 10'-0"
 11"x17" SCALE: 1" = 20'-0"
 10' 5' 0' 10' 1



NOTE:
REPLACEMENT TREES TO MATCH EXISTING TREES THAT ARE BEING REMOVED

verizon^v
2770 SHADELANDS DRIVE,
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	TRAFFIC WAY
DRAWN BY:	RC
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
I	12/13/2023	PER TREE REPORT	SS
O	11/21/2023	100% ZD's FOR SUBMITTAL	LS
C	09/19/2023	95% ZD's FOR APPROVAL	LS
B	08/08/2023	95% ZD's FOR APPROVAL	LS
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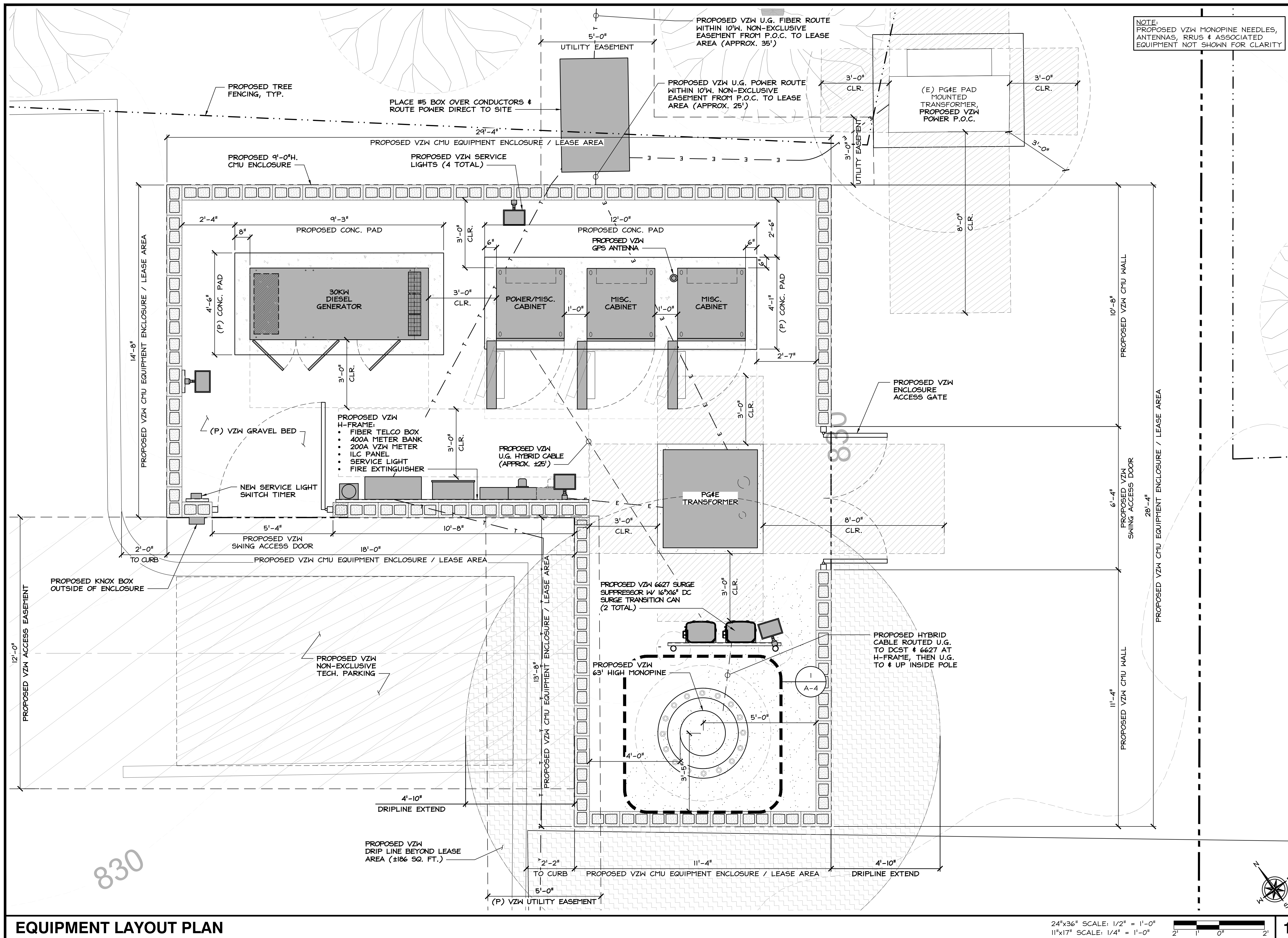
TRAFFIC WAY
MONOPINE:
2605 TRAFFIC WAY
ATASCADERO, CA 93422

SHEET TITLE
TREE PROTECTION PLAN

SHEET NUMBER
A-2.1

TREE PROTECTION PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10' 1



NOTE: PROPOSED VZW MONOPINE NEEDLES, ANTENNAS, RRU'S & ASSOCIATED EQUIPMENT NOT SHOWN FOR CLARITY

verizon

2770 SHADELANDS DRIVE,
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: TRAFFIC WAY
DRAWN BY: RC
CHECKED BY: SS

REV	DATE	DESCRIPTION	BY
1	12/13/2023	PER TREE REPORT	SS
0	11/21/2023	100% ZD's FOR SUBMITTAL	LS
C	09/19/2023	95% ZD's FOR APPROVAL	LS
B	08/08/2023	95% ZD's FOR APPROVAL	LS
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TRAFFIC WAY
MONOPINE:
2605 TRAFFIC WAY
ATASCADERO, CA 93422

SHEET TITLE
EQUIPMENT LAYOUT PLAN

SHEET NUMBER

A-3

EQUIPMENT LAYOUT PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



1

NOTES:
 1. PROPOSED VZW MONOPINE NEEDLES NOT SHOWN FOR CLARITY
 2. ALL ANTENNAS WILL BE COVERED WITH SOCKS OR PAINTED TO MATCH

verizon^v
 2770 SHADELANDS DRIVE,
 BUILDING 11
 WALNUT CREEK, CA 94598

SEQUOIA
 DEPLOYMENT SERVICES, INC.
 1 SPECTRUM POINTE DRIVE, SUITE 130
 LAKE FOREST, CA 92630-2283

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRTCHE DRIVE
 LAKE FOREST, CA 92630

PROJECT ID:	TRAFFIC WAY
DRAWN BY:	RC
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
I	12/13/2023	PER TREE REPORT	SS
O	11/21/2023	100% ZD's FOR SUBMITTAL	LS
C	09/19/2023	95% ZD's FOR APPROVAL	LS
B	08/08/2023	95% ZD's FOR APPROVAL	LS
A	07/03/2023	90% ZD's FOR REVIEW	RC/KM

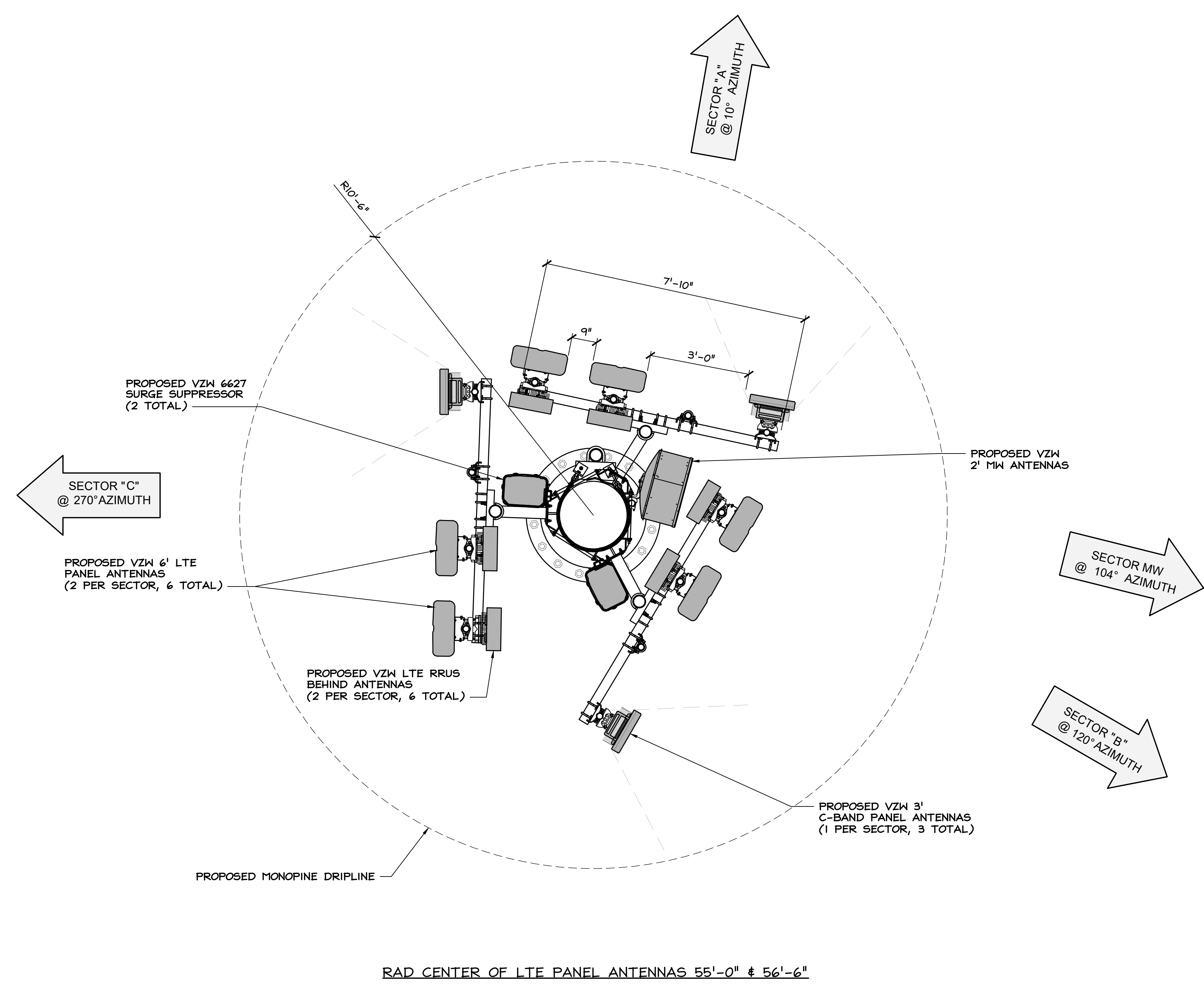
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TRAFFIC WAY
 MONOPINE:
 2605 TRAFFIC WAY
 ATASCADERO, CA 93422

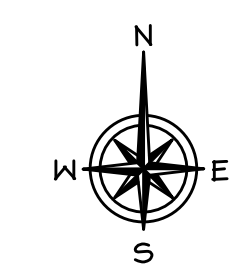
SHEET TITLE
ANTENNA LAYOUT PLAN

SHEET NUMBER
A-4



ANTENNA LAYOUT PLAN

24"x36" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"
 2' 1' 0' 2' 1



verizon^v

2770 SHADELANDS DRIVE,
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: TRAFFIC WAY
DRAWN BY: RC
CHECKED BY: SS

REV	DATE	DESCRIPTION	
I	12/13/2023	PER TREE REPORT	SS
O	11/21/2023	100% ZD'S FOR SUBMITTAL	LS
C	09/19/2023	95% ZD'S FOR APPROVAL	LS
B	08/08/2023	95% ZD'S FOR APPROVAL	LS
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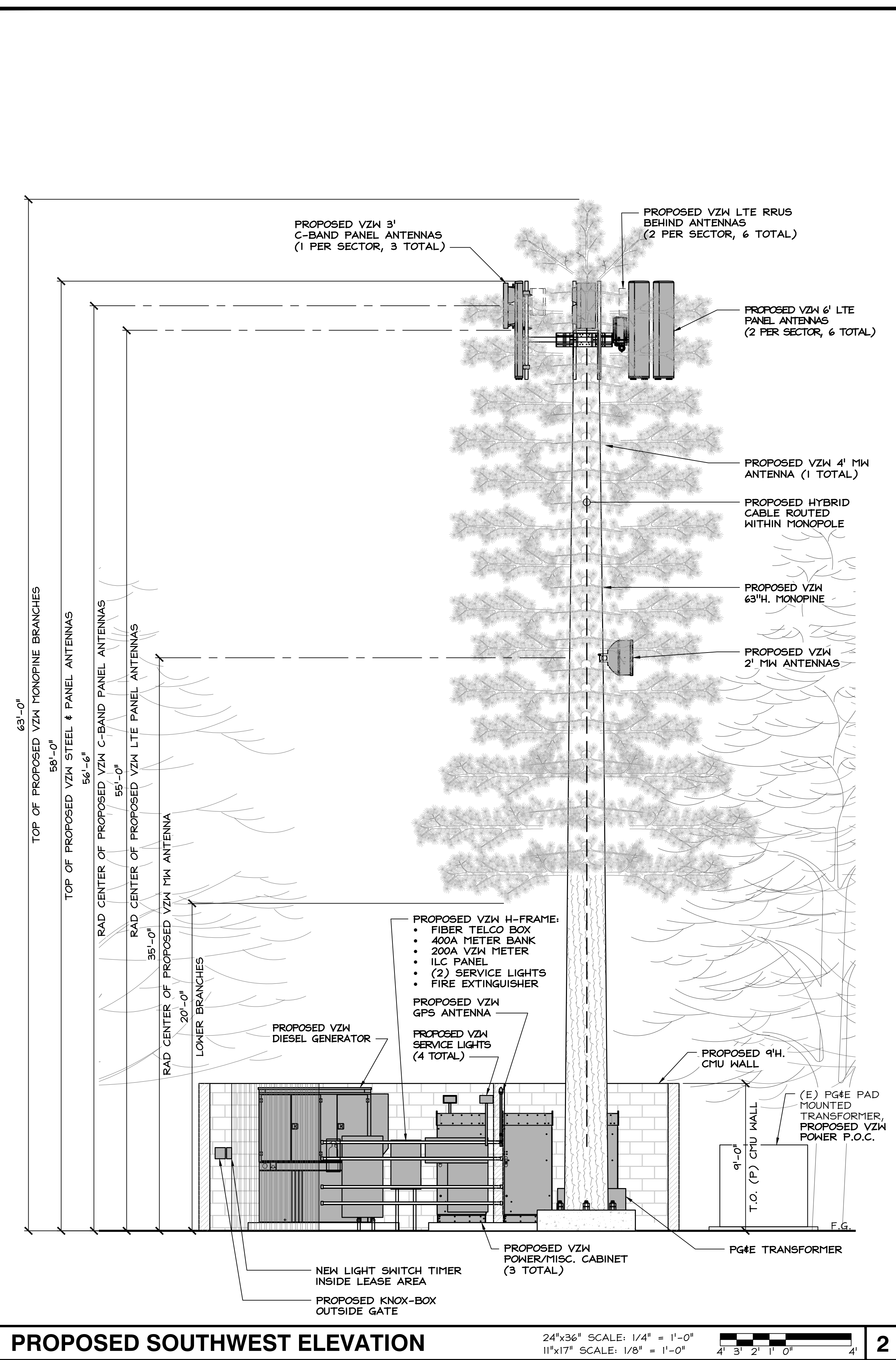
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TRAFFIC WAY
MONOPINE:
2605 TRAFFIC WAY
ATASCADERO, CA 93422

SHEET TITLE
ELEVATIONS

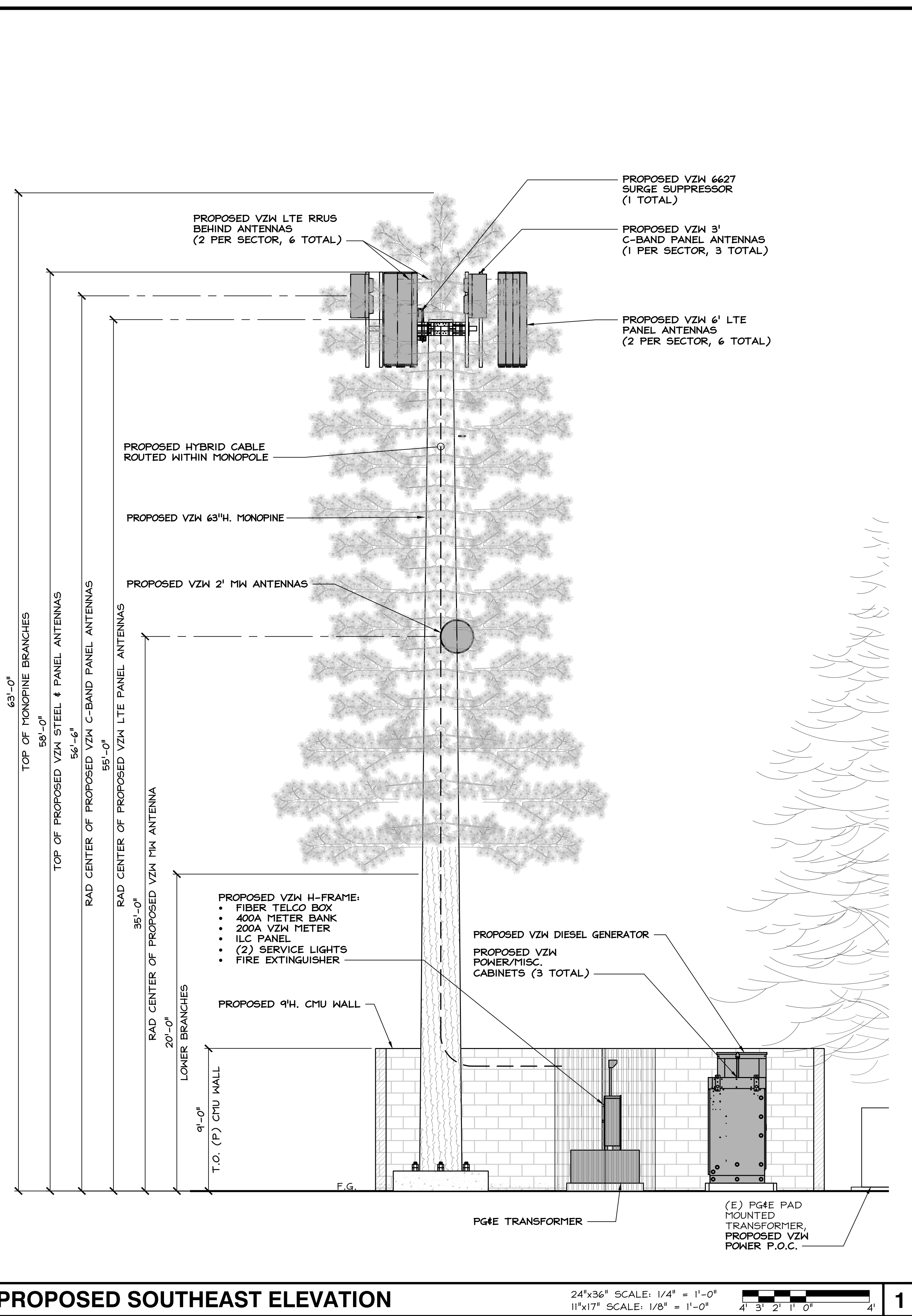
SHEET NUMBER
A-5



PROPOSED SOUTHWEST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0' 4'

2



PROPOSED SOUTHEAST ELEVATION

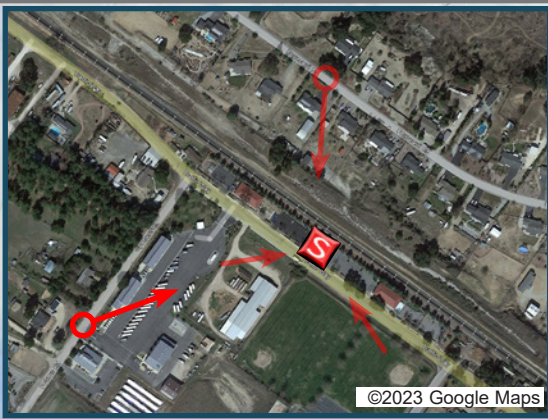
24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0' 4'

1

ATTACHMENT 4: Photo Simulations
USE24-0014

See Following

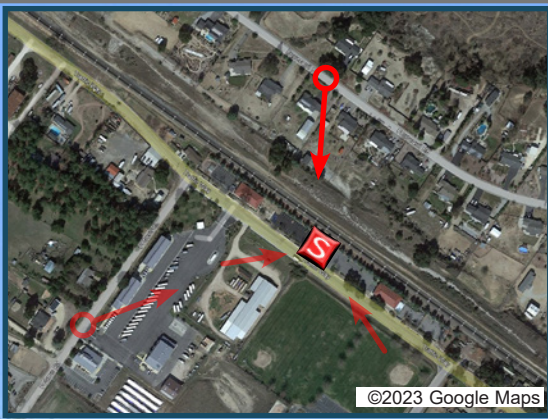




EXISTING



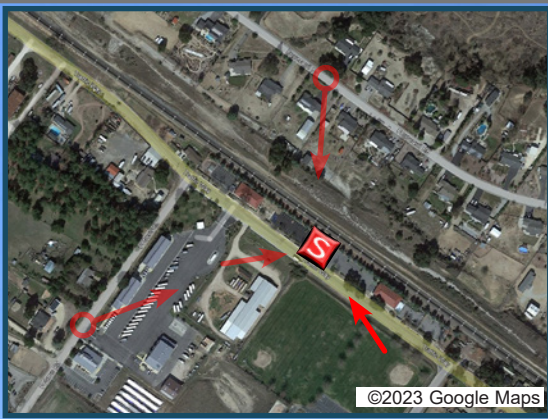
PROPOSED LOOKING NORTHEAST FROM POTRERO ROAD



EXISTING



PROPOSED LOOKING SOUTH FROM FERROCARRIL ROAD



EXISTING



PROPOSED LOOKING NORTHWEST FROM TRAFFIC WAY



EXISTING



PROPOSED LOOKING EAST FROM TRAFFIC WAY



Atascadero Design Review Committee

Staff Report – Community Development Department

Navajoa Residential Units

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
3/28/2024	Sam Mountain	Tony Martins		PRE23-0084
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
7850 Navajoa Ave.	Medium Density Residential (MDR)	Residential Multiple Family, 10 du/ac (RMF-10)	031-182-009	Approximately 0.4 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> 1. Review the proposal for three detached multi-family units in the RMF-10 zone and provide design recommendations. 				
PROJECT DESCRIPTION				
<p>The applicant proposes the construction of three new 2,332 square-foot 2-story residences behind an existing single-family residence on a 0.4-acre site at 7850 Navajoa Avenue. Each new unit will have three bedrooms, three bathrooms, and an attached 511 square-foot two-car garage. A shared, central driveway will provide access from Navajoa Avenue. Landscaping will be located around the perimeter of the property.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero’s environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental determination should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input checked="" type="checkbox"/> Categorical Exemption: Class 32; In-fill Development Projects	<input type="checkbox"/> Undetermined – Analysis required	

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

Aerial Map



DISCUSSION:

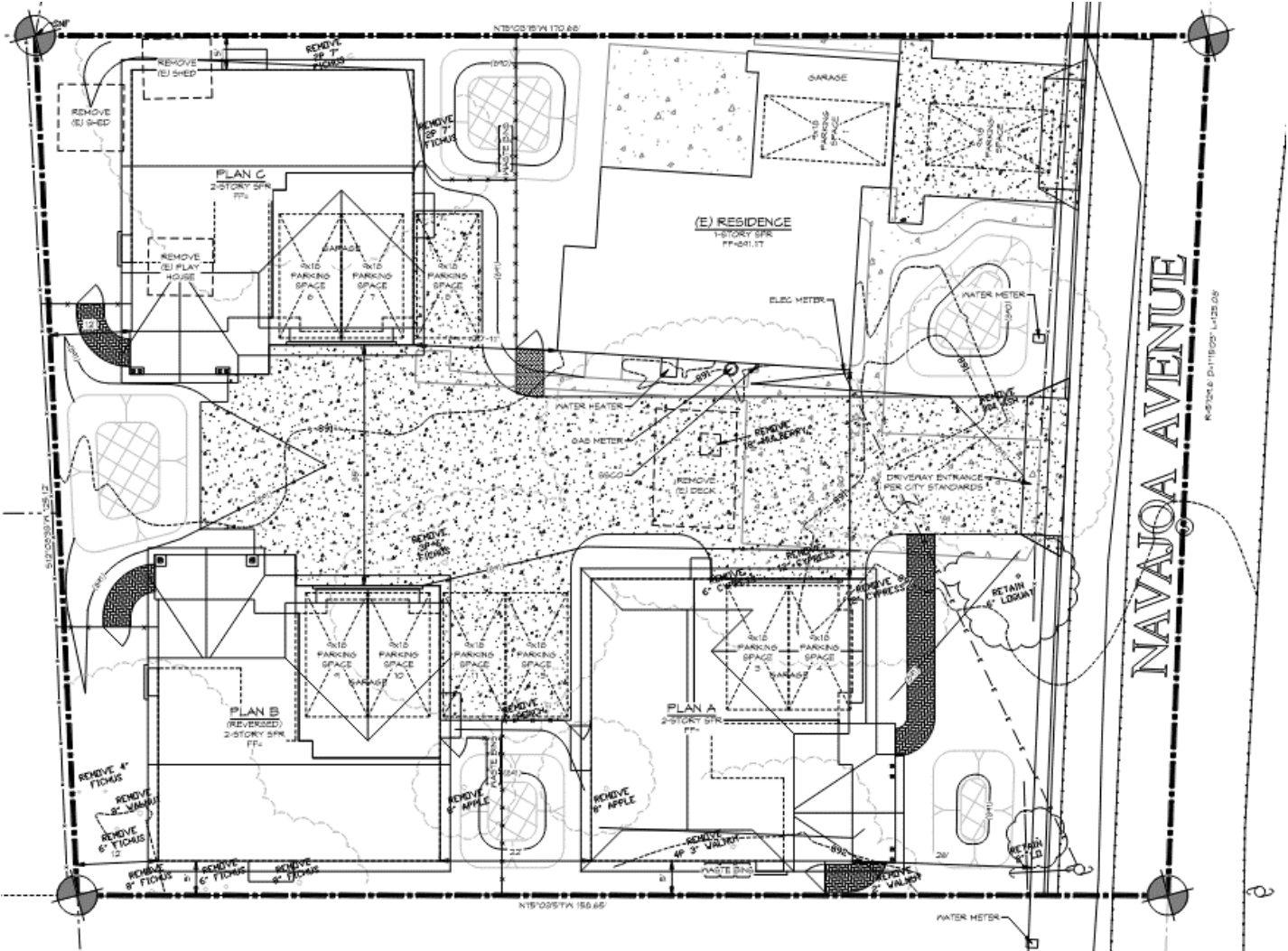
Project Description / Summary

The subject site at 7850 Navajoa Avenue is approximately 0.4 acres in size and is zoned RMF-10, which allows for a maximum density of up to 10 dwelling units per acre. The maximum base density of the site is 4 units based on parcel acreage. The applicant is proposing to construct three detached residential units on a lot with one existing residence for a total of 4 units, maximizing the density on this property. Each new residence will be 2,332 square-feet and have three bedrooms, three and a half bathrooms, a 108 square-foot porch, and a 511 square-foot attached garage. The site includes an existing 1,106 square-foot single-family residence with an attached garage that is proposed to remain.

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COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

Site Plan



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Analysis

Site Design

The proposed units are located along a shared driveway. The existing residence will retain its existing driveway. The shared driveway provides access to the individual unit garages as well as guest parking spaces. Each unit provides an attached two-car garage.

As each unit has a private yard area, individual trash cans can be located behind each fence to comply with screening requirements. Staff has included a condition that the applicant demonstrate sufficient frontage space to accommodate individual cans. If sufficient space cannot be shown, an enclosure for a shared dumpster will need to be provided upon building permit submittal.

Architectural Design

The new units have been designed in a craftsman style with varied color schemes. All units include gabled roof features, horizontal siding, accent materials, and decorative gable end design features. Multiple materials are proposed to break up the massing of the structures including changes in materials at the gable ends and the application of stone veneer along the front façade of the units. Each of the three new units will include a 108 square foot porch and a 486 square foot attached garage.



UNIT A

In order to give the structure a higher quality appearance, staff has added conditions requiring that the following revisions be made upon building permit submittal:

1. Stone siding shall wrap a minimum of 4 feet around the corner of the front façade to a perpendicular elevation.
2. Garage doors shall be high-quality architectural grade.

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3. Existing front home shall be painted to be made compatible with the color palette of new units.

Multi-family Property Development Standards

The Zoning Ordinance requires specific standards for projects developed in residential multi-family (RMF) zoning districts. Atascadero Municipal Code (AMC) 9-3.262 requires the following:

- A maximum lot coverage of 40%.
 - Staff estimates based on provided site plan and scale result in an estimated 36% lot coverage.
- Each dwelling unit shall include 100 cubic feet of enclosed storage.
 - This is fulfilled by an approximately 315 cubic foot first-floor pantry space in each unit.
- Each unit needs access to at least 300 square feet of outdoor recreational space (1,200 sf total).
 - Each unit has a private yard area in addition to the porches for the new units. The private yard areas for each unit exceed the minimum open space requirement.
- Onsite laundry hookups or a shared laundry facility.
 - Each unit includes a laundry room with hookups.

Parking

Atascadero Municipal Code Section 9-4.118 parking requirements are as follows:

- 2.5 spaces for each 3-bedroom unit.
- 1 guest parking space per 5 units or fraction thereof.

Under this parking requirement, the applicant would need to provide 11 parking spaces, including parking for the existing residence. Each new unit includes a two-car attached garage, and the existing home has a one-car attached garage. There are an additional 4 outdoor parking spaces proposed, for a total of 11. The project meets the required number of parking spaces.

Landscaping and Fencing

Atascadero Municipal Code 9-4.125 states that the minimum landscaped area of a multi-family zoning district is 25%. The provided landscape plan calculates total landscaping coverage at 25.01%. Staff has added a condition that the applicant submit a complete landscape and irrigation plan with building permit submittal. Street trees will also be required along Navajoa Avenue per Municipal Code requirements. A final landscape plan that provides adequate street tree plantings outside of stormwater basins will be required with permit submittal.



Fencing consists of unpainted, treated cedar planks with a top and bottom rail. Privacy fencing is proposed around the private rear yard areas for each unit with low fencing within the yard areas fronting Navajoa.

DRC DISCUSSION ITEMS:

1. Design (Color, Materials, Windows)
2. Site Layout
3. Landscaping

ATTACHMENTS:

1. Draft DRC Notice of Action
2. Site Photos
3. Applicant Design Package



Attachment 1: Draft DRC Notice of Action
PRE23-0084



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Community Development Department

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DRC Action Form

Project #: PRE23-0084
Project Title: Navajoa Residential Units
Planner/ Project Manager: Sam Mountain
DRC Review Date(s): 3/28/2024

Final Action: DRC PC CC

Conditions & Recommendations:

1. Plans must show screened trash areas in accordance with Atascadero Municipal Code. Prior to permit issuance, the applicant shall demonstrate frontage for individual bins. Should adequate frontage space not exist for individual bins, a shared trash facility shall be provided on-site. Should a shared enclosure be required, this enclosure shall consist of materials and colors that are compatible with the color scheme of the new units.
2. A complete landscape and irrigation plan, drawn by a licensed professional, shall be required with building permit submittal. Street trees meeting Atascadero Municipal Code requirements shall be required along Navajoa Ave.
3. Stone siding shall wrap a minimum of 4 feet around the corner of the front façade to a perpendicular elevation.
4. Garage doors shall be high-quality architectural grade.
5. Existing front home shall be painted to be made compatible with the color palette of new units.
6. The driveway of the existing home shall be narrowed to meet Engineering Standards for the maximum width of a residential drive approach.
7. All new utilities shall be undergrounded per Atascadero Municipal Code 8-5.102, unless a determination is made by the Chief Building Official that underground installation is impractical or infeasible.

Attachment 2: Site Photos
PRE23-0084

Photo Reference Map



ITEM 3
Navajoa Residential Units
PRE23-0084 / Martins

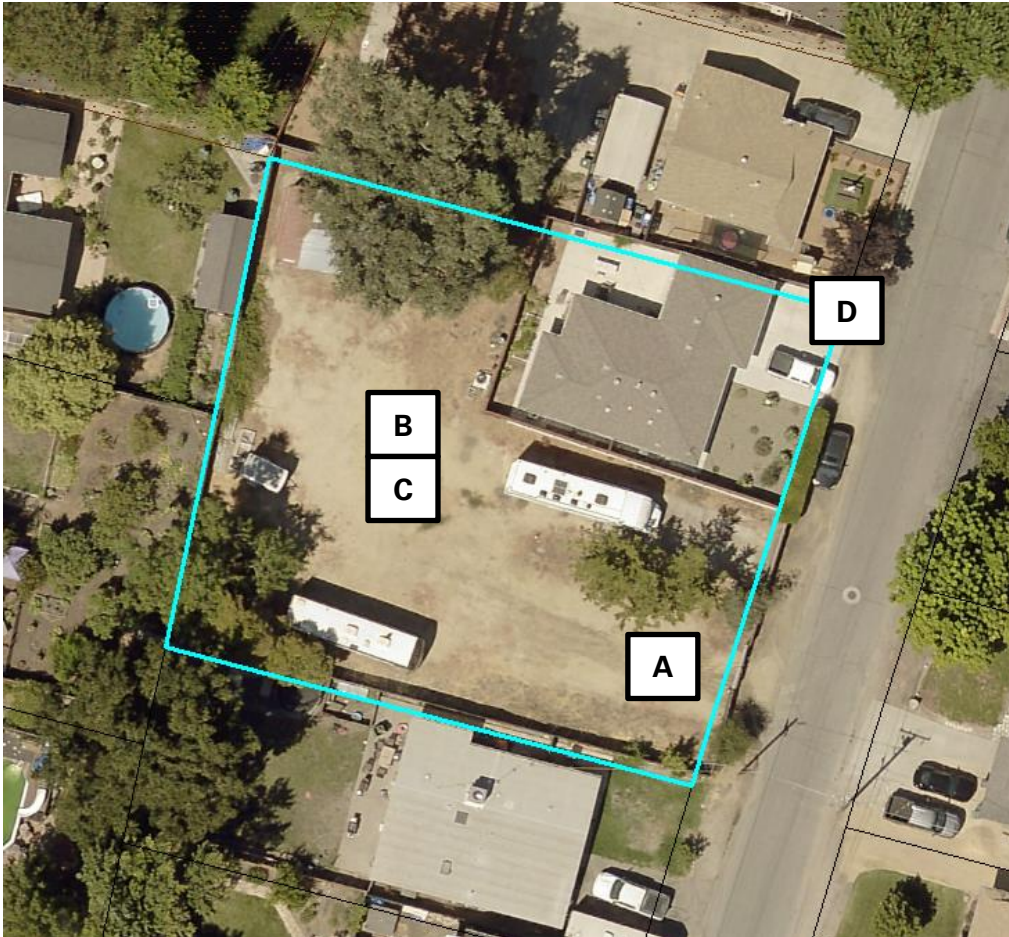


Photo A



Photo B



Photo C

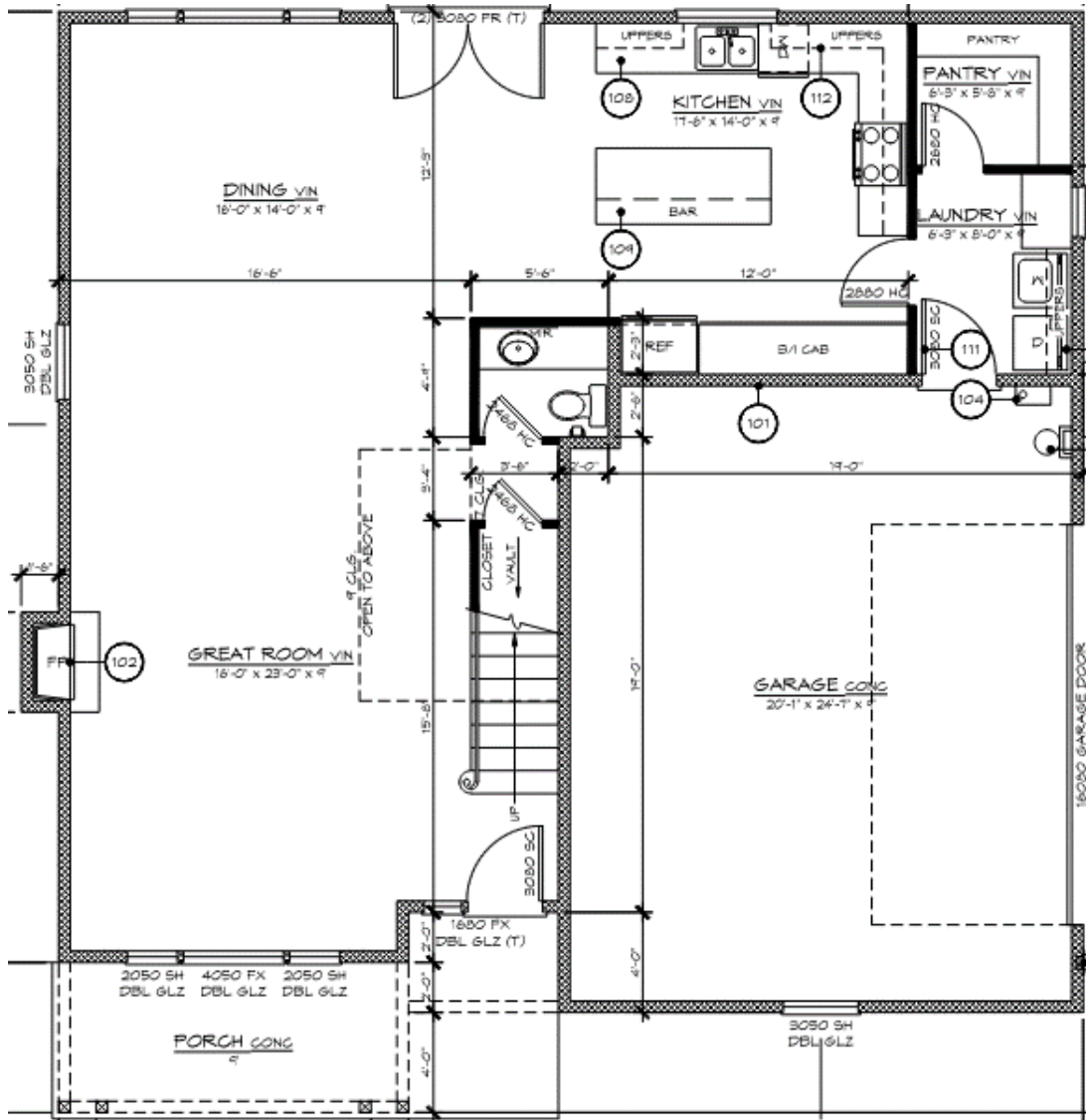


Photo D



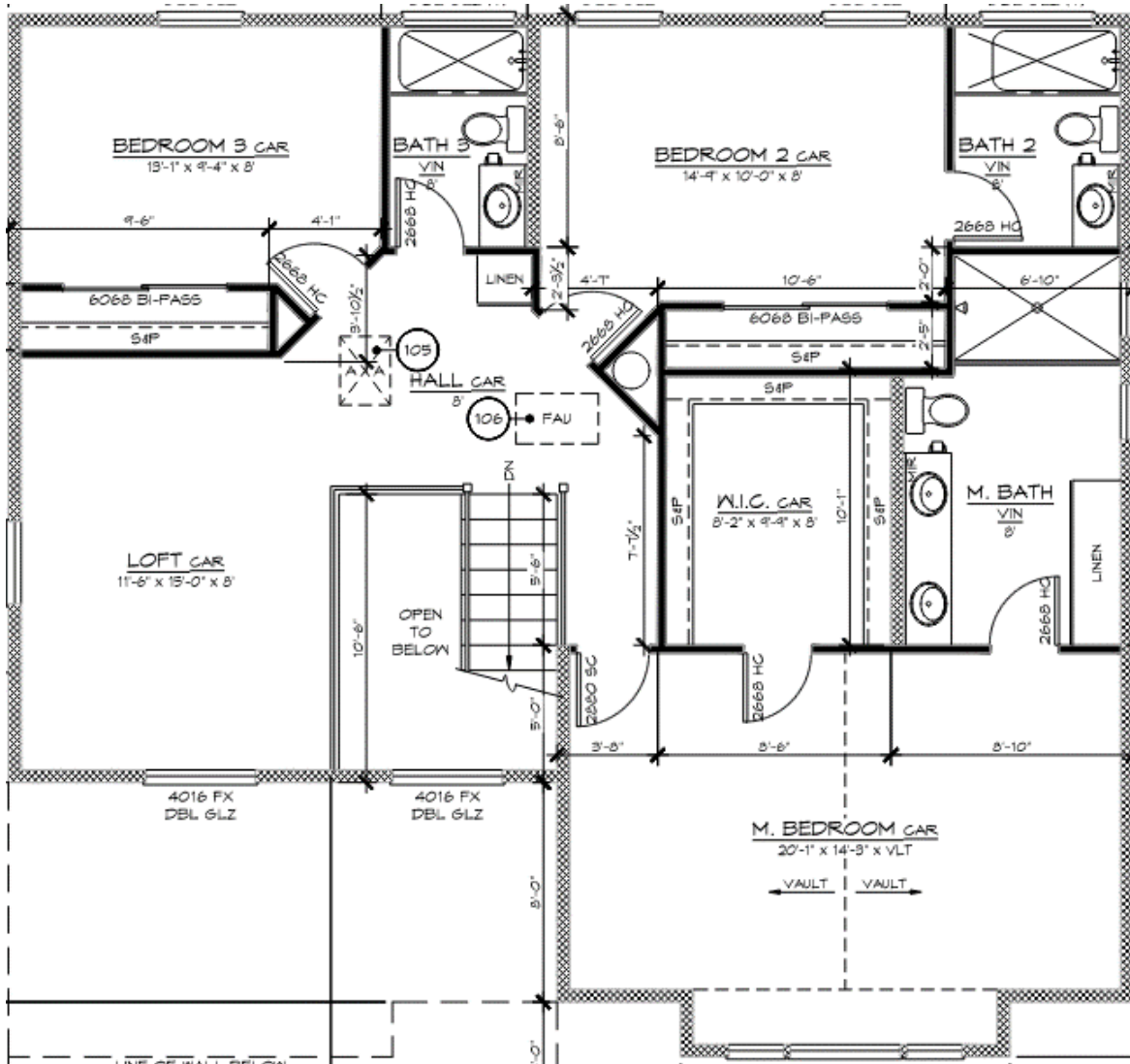
Attachment 3: Applicant Design Package
PRE23-0084

First Floor (Plan A)

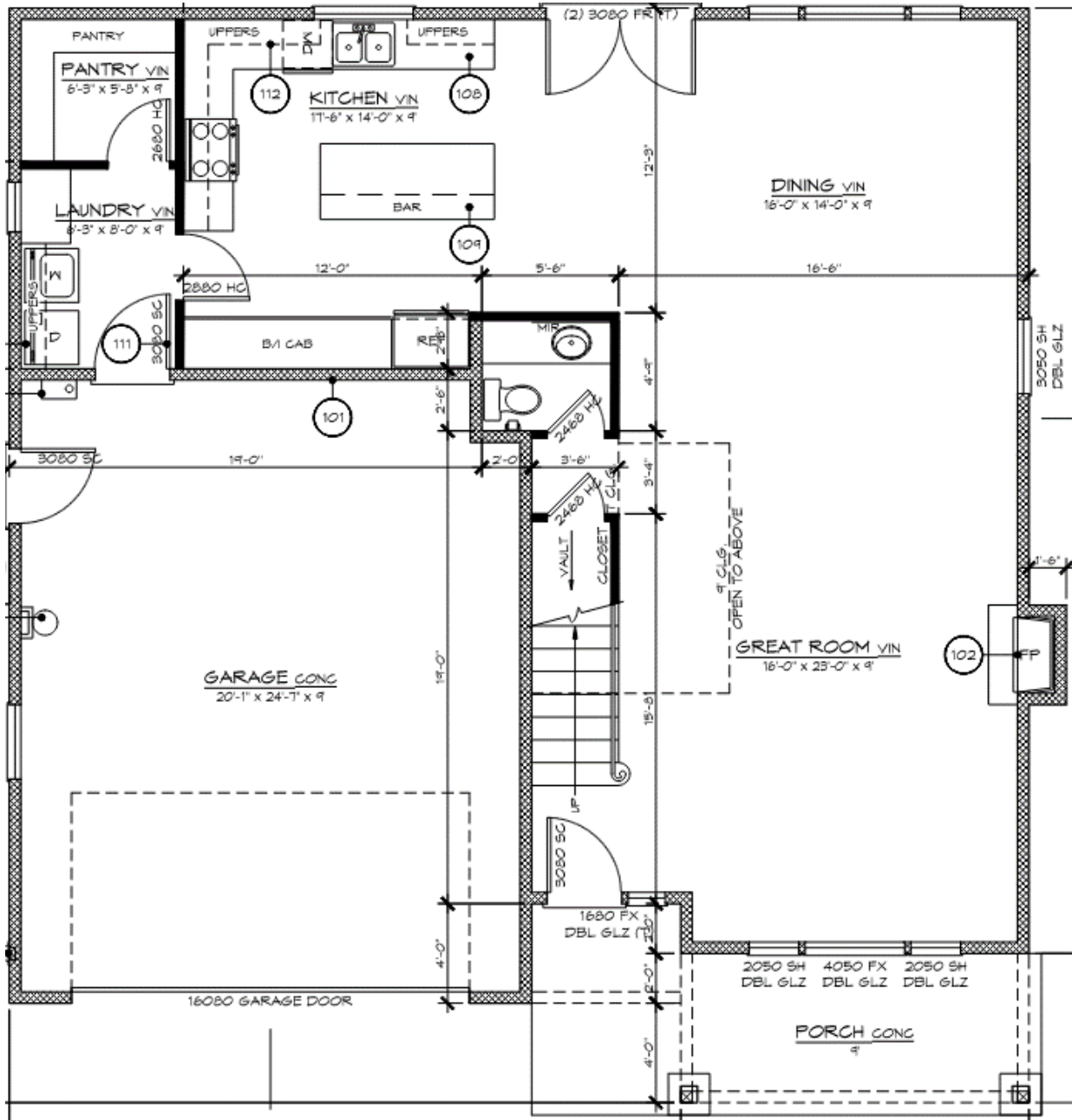


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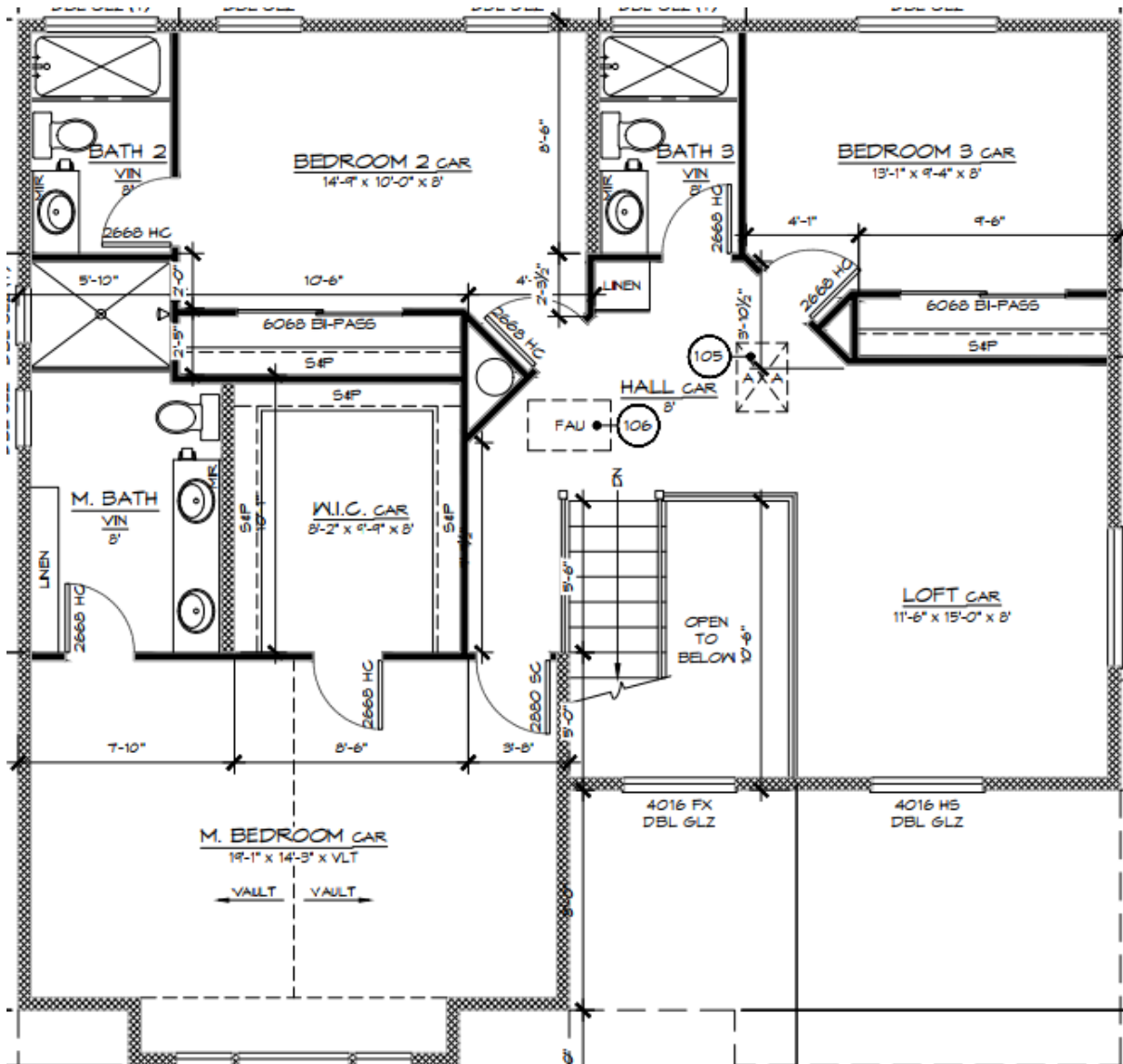
Second Floor (Plan A)



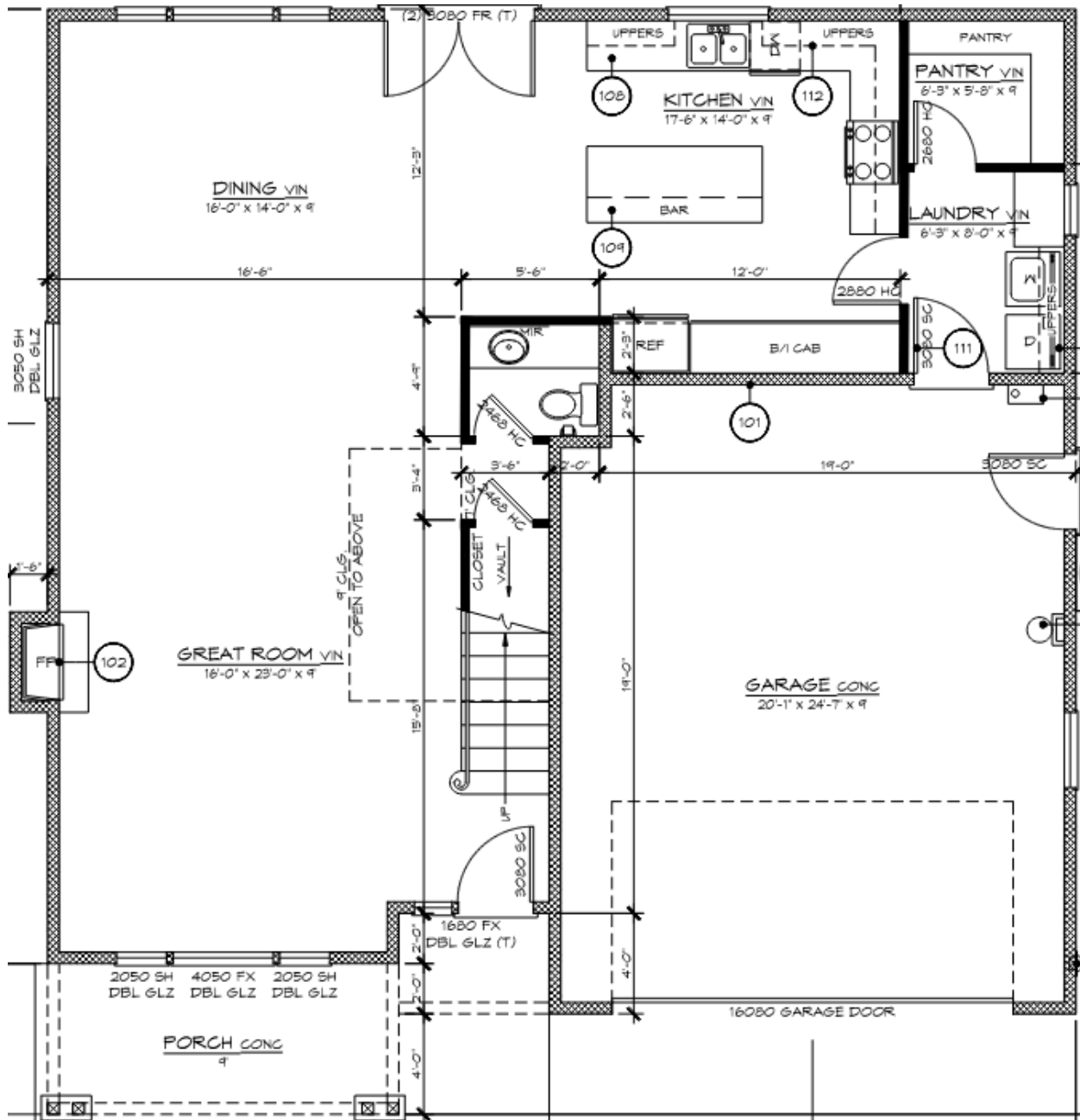
First Floor (Plan B)



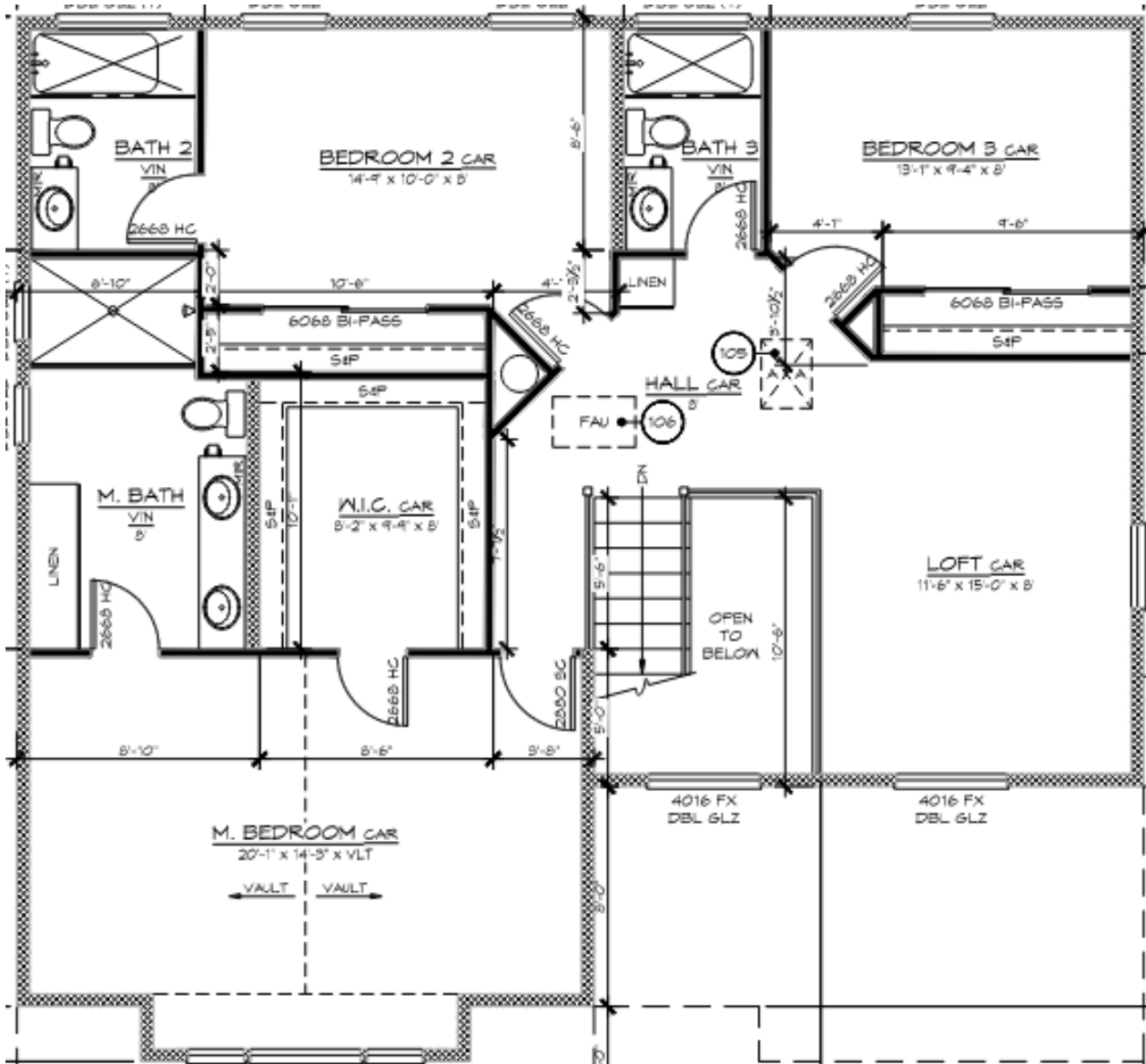
Second Floor (Plan B)



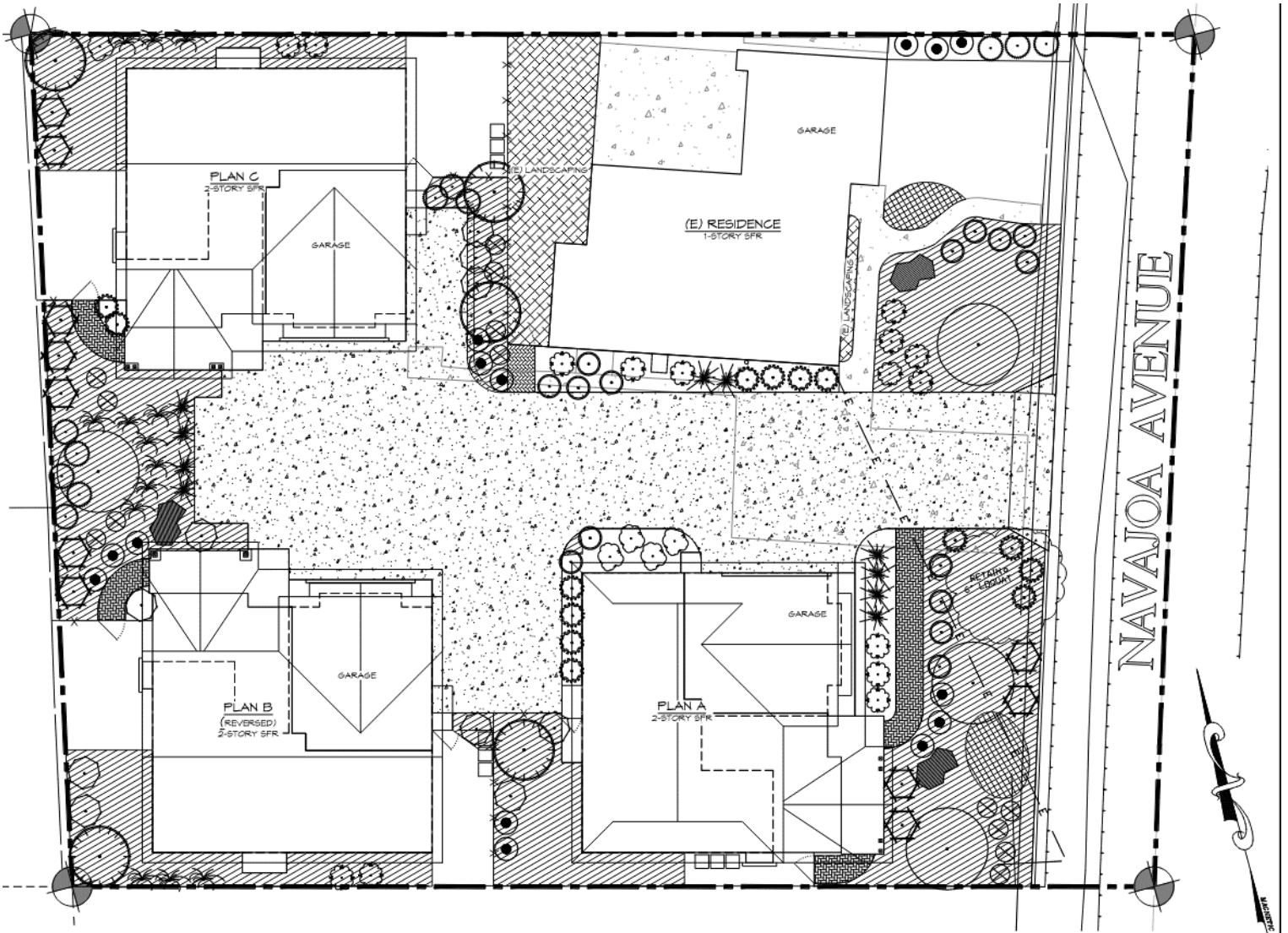
First Floor (Plan C)



Second Floor (Plan C)



ITEM 3
Navajoa Residential Units
PRE23-0084 / Martins

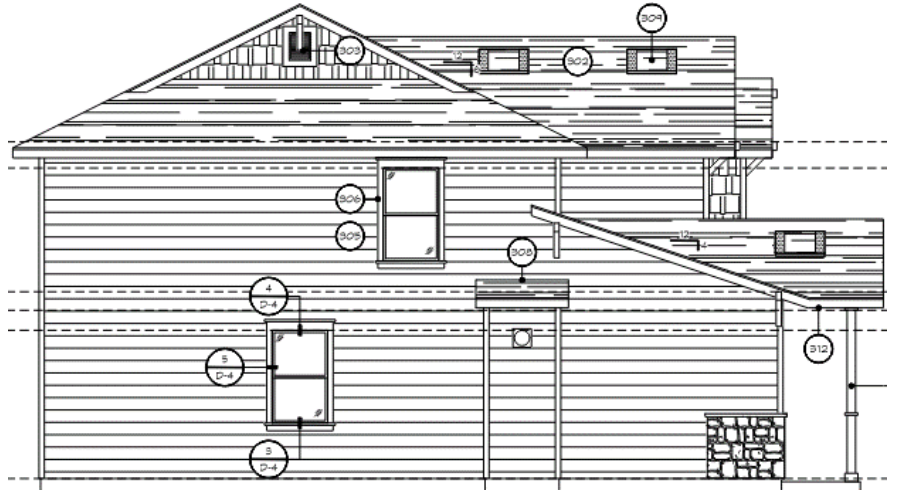
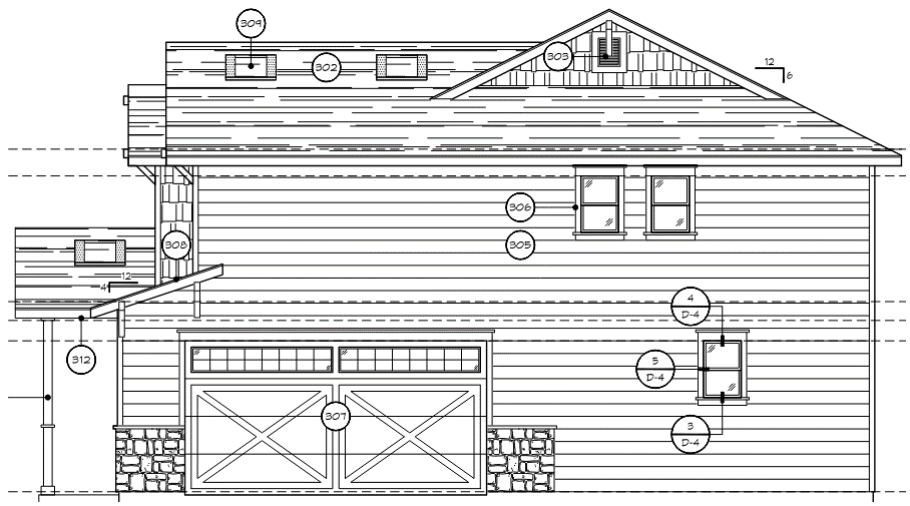


PLANT LEGEND

SYMBOL	PLANT NAME	QUANT.	SIZE	SYMBOL	PLANT NAME	QUANT.	SIZE	SYMBOL	PLANT NAME	QUANT.	SIZE
	SALVIA LEUCOPHYLLA (PURPLE SAGE)	15	5 GAL.		CEANOTHUS "DARK STAR" (MOUNTAIN LILAC)	13	5 GAL.		RHUS OVATA (SUGAR BUSH)	10	5 GAL.
	RHAPHOLEPIS INDICA "SPRINGTIME" (INDIAN HAWTHORN)	14	5 GAL.		HETEROMELES ARBUTIFOLIA (TOYON)	11	5 GAL.		PLATANUS A. "YARDWOOD" (LONDON PLANE TREE)	4	5 GAL.
	PHOTINIA SERRULATA (CHINESE PHOTINIA)	13	5 GAL.		PENNISETUM SPP. (PENNISETUM)	10	5 GAL.		PISTACIA CHINESIS (CHINESE PISTACHE)	5	5 GAL.
	ROSE SHRUB (ROSA SPP.)	14	5 GAL.		LAVANDULA ANGUSTIFOLIA (ENGLISH LAVENDER)	15	5 GAL.				
	RHAMNUS CAL. "EVE CASE" (COFFEEBERRY)	5	5 GAL.		EUONYMUS FORTUNEI (EMERALD & GOLD)	11	5 GAL.				

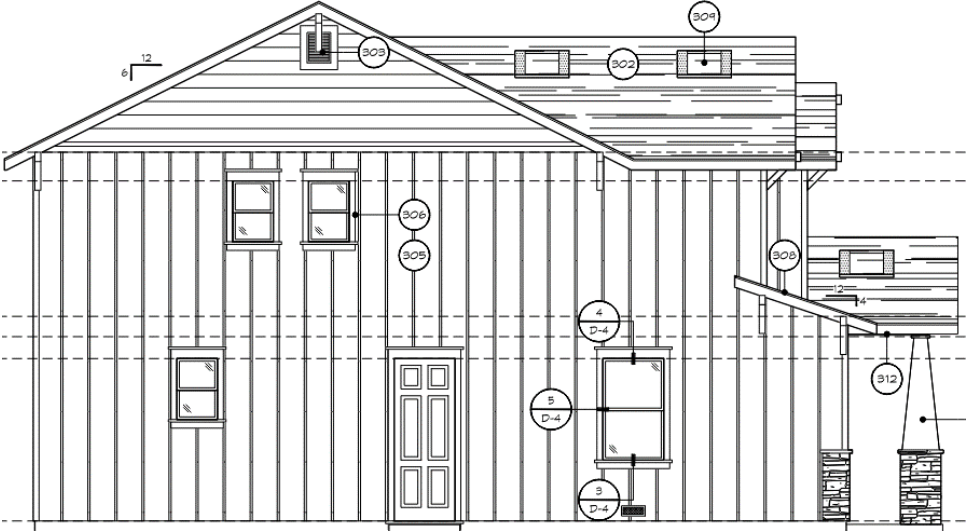
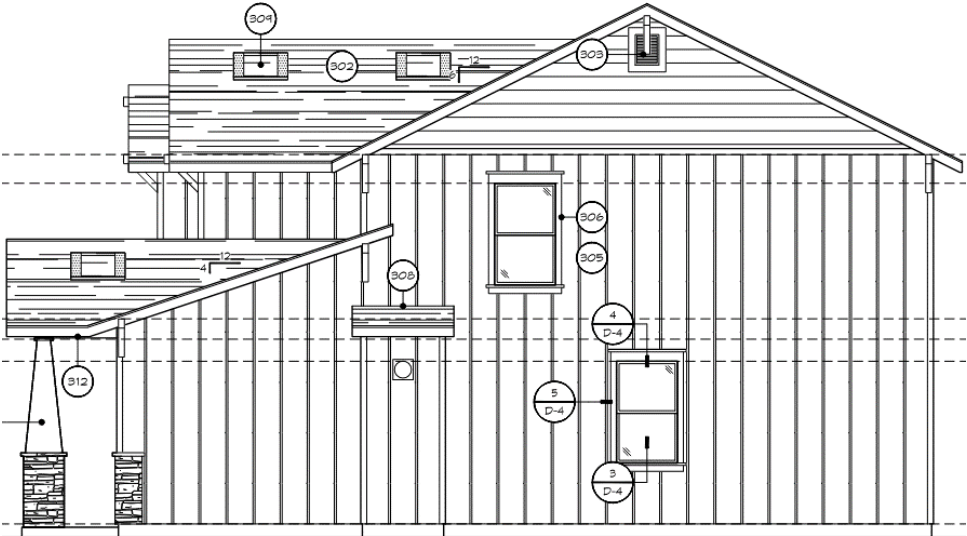
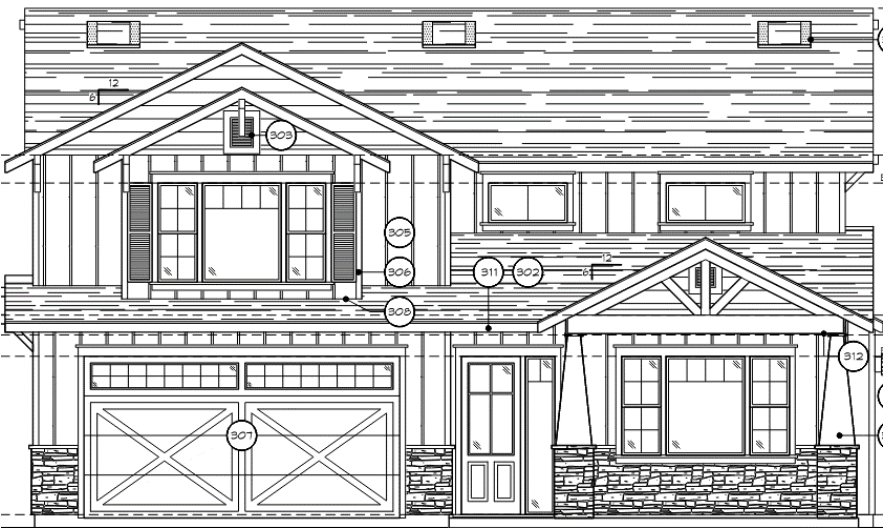


Unit A Elevations



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Unit B Elevations

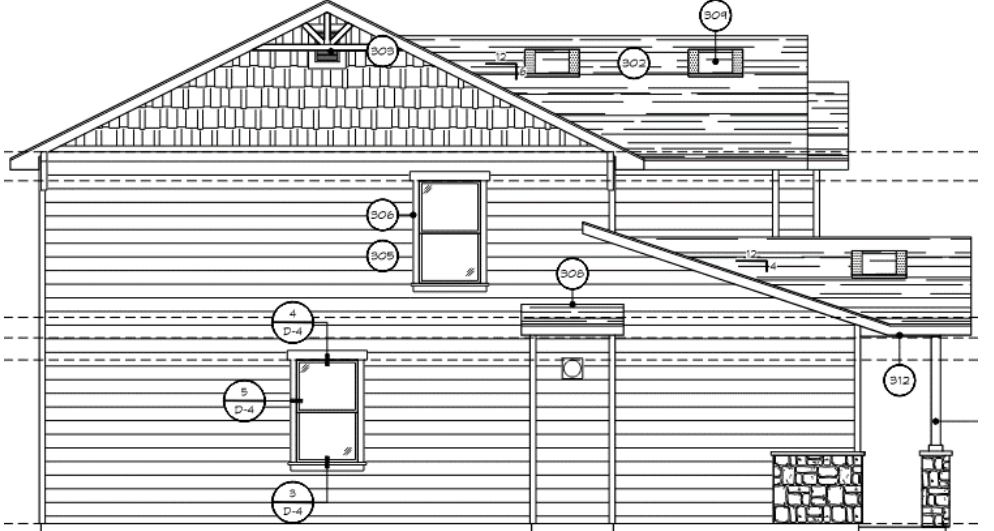
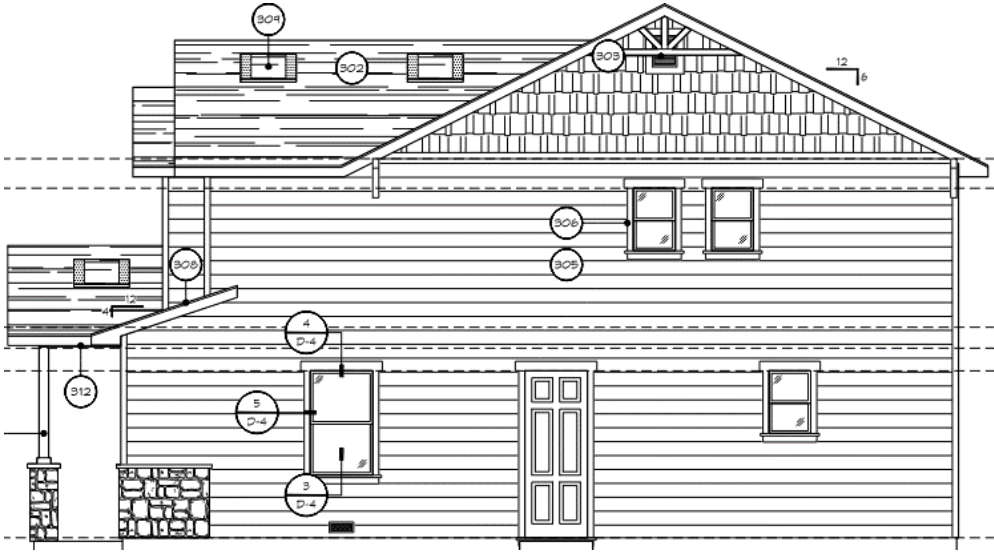


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Unit C Elevations

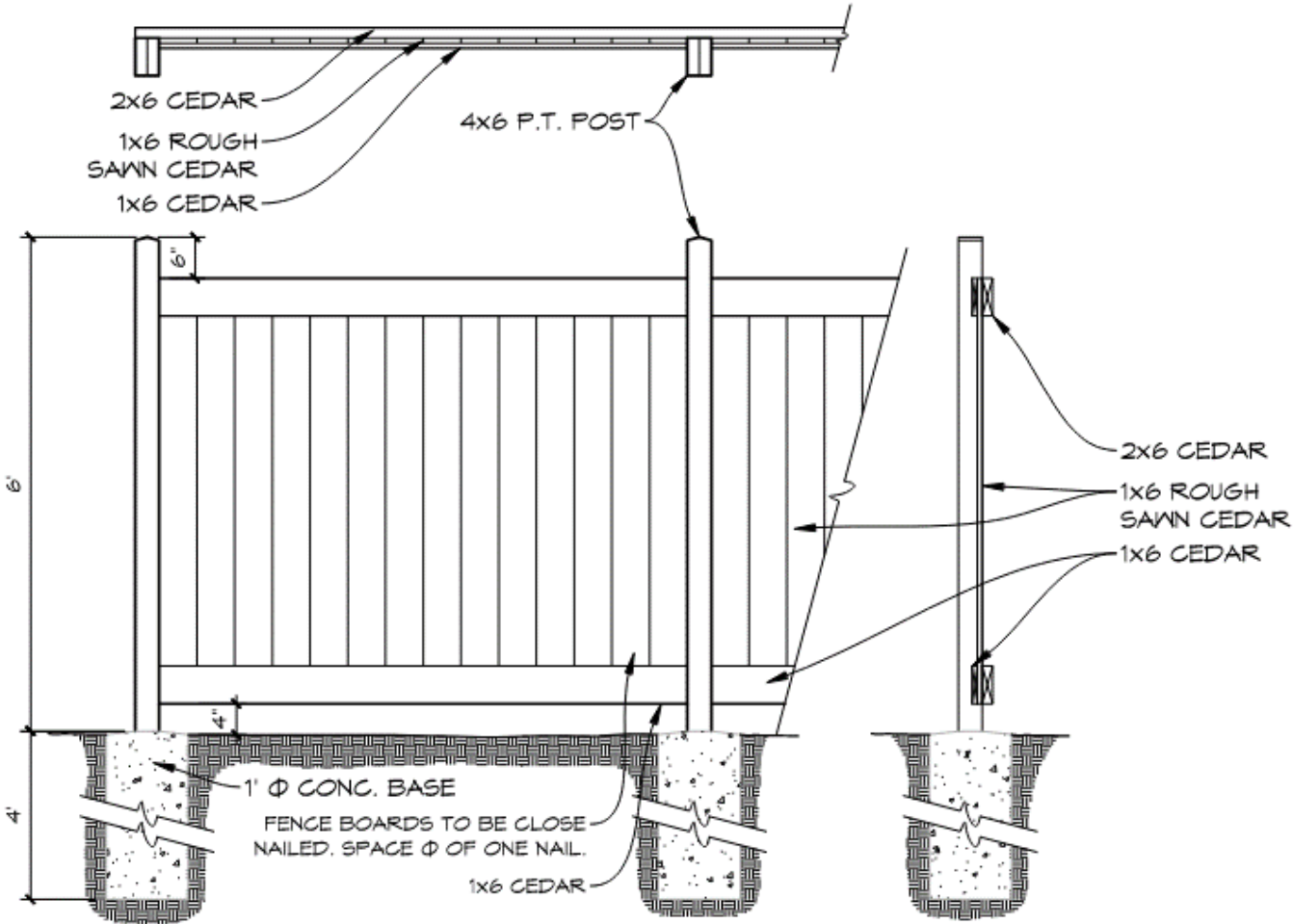


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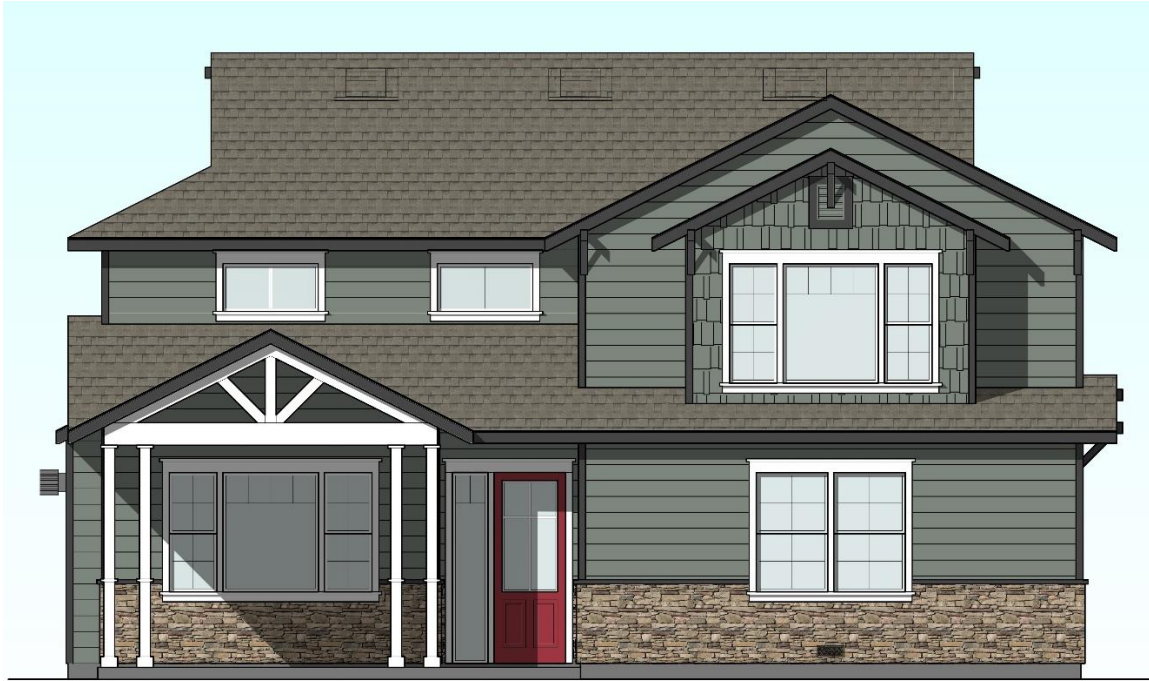
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Fence Elevation



Unit A



Unit B





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Unit C

