



## CITY OF ATASCADERO PLANNING COMMISSION AGENDA

### **HYBRID MEETING INFORMATION:**

The Planning Commission meeting will be available via teleconference for those who wish to participate remotely. The meeting will also be held in the City Council Chambers and in-person attendance will be available at that location.

### **HOW TO OBSERVE THE MEETING REMOTELY:**

To participate remotely, residents can livestream the meeting on [Zoom](#). The video recording of the meeting will repeat daily on Channel 20 at 1:00 am, 9:00 am, and 6:00 pm and will be available through the City's website and on the City's YouTube Channel. To participate remotely using the Zoom platform please visit:

<https://us02web.zoom.us/j/83250238111>

Planning Commission – Meeting ID: 832 5023 8111 (No Passcode Required)

### **HOW TO SUBMIT PUBLIC COMMENT:**

Public comment may be provided in-person or remotely. Call **(669) 900-6833** (Meeting ID: 832 5023 8111) to listen and provide public comment via phone or via the [Zoom](#) platform using the link above.

Written public comments are accepted at [pc-comments@atascadero.org](mailto:pc-comments@atascadero.org). **Comments should identify the Agenda Item Number in the subject line of the email.** Such comments will be forwarded to the Planning Commission and made a part of the administrative record. ***To ensure distribution to the Planning Commission before consideration of an item, please submit comments not later than 12:00 p.m. the day of the meeting.*** All correspondence will be distributed to the Planning Commission, posted on the City's website, and be made part of the official public record of the meeting. ***Please note, comments will not be read into the record.*** Please be aware that communications sent to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under applicable law. Communications will not be edited for redactions and will be printed/posted as submitted.

### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto: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.

Planning Commission agendas and minutes may be viewed on the City's website:

[www.atascadero.org/agendas](http://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](http://www.atascadero.org). Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the Planning Commission. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Planning Commission 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 are available for public inspection during City Hall business hours by appointment.



# **CITY OF ATASCADERO PLANNING COMMISSION AGENDA**

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**REGULAR MEETING  
Tuesday, June 18, 2024  
6:00 P.M.**

**City Hall Council Chambers  
6500 Palma Avenue, 4<sup>th</sup> Floor  
Atascadero, California 93422**

## **CALL TO ORDER**

Pledge of Allegiance

**ROLL CALL:** Chairperson Tori Keen  
Vice Chairperson Jeff van den Eikhof  
Commissioner Jason Anderson  
Commissioner Victoria Carranza  
Commissioner Greg Heath  
Commissioner Randy Hughes  
Commissioner Dennis Schmidt

## **APPROVAL OF AGENDA**

**PUBLIC COMMENT** (This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

**CONSENT CALENDAR** (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

## **1. APPROVAL OF THE DRAFT MINUTES OF MAY 21, 2024**

- **Recommendation:** Commission approve the May 21, 2024 Minutes.

**WEBSITE:**



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[@atownplanning](https://twitter.com/atownplanning)

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with your smartphone  
to view the Planning  
Commission Website.



## **PLANNING COMMISSION BUSINESS**

### **COMMUNITY DEVELOPMENT STAFF REPORTS**

None

### **PUBLIC HEARINGS**

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

### **DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Prior to a project hearing, Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

## **2. 4701, 4711, 4731, 4741 EL CAMINO REAL / GRAN PASEO WAY**

The project includes a request for an Amendment to the Grand Oaks Paseo Master Plan of Development and PD Overlay Zone Text Amendment to enlarge the common open space area, eliminate Lot 14, add 2 residential units to the 2<sup>nd</sup> floor of the community building, and eliminate the carport structure. (AMND24-0045).

- **CEQA:** The project is consistent with the previously certified Mitigated Negative Declaration for the project (DEV19-0049).
  - i. **Recommendation:** Staff's recommendation is for the Planning Commission to adopt the Draft Resolution recommending that the City Council amend the Grand Oaks MPD and Planned development overlay zone and approve AMND24-0045 to enlarge the common open space and amenity plan, eliminate Lot 14, and add 2 residential units above the community building, based on findings and subject to conditions of approval, and take such additional, related, action that may be desirable.

## **COMMISSIONER COMMENTS AND REPORTS**

### **DIRECTOR'S REPORT**

### **ADJOURNMENT**

The next regular meeting will be on July 16, 2024 at City Hall, Council Chambers, 6500 Palma Ave., Atascadero, CA.

*Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.*

**WEBSITE:** [www.atascadero.org](http://www.atascadero.org)



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



[@atownplanning](https://twitter.com/atownplanning)

Scan this QR Code with your smartphone to view the Planning Commission Website.



City of Atascadero

WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda. Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information at (805) 470-3400.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

- 1. Give your name for the record (not required).
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

This is when items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Public Comment Portion (unless changed by the Commission).

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

- 1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at (805) 461-5035 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Commission.

HOW TO SUBMIT PUBLIC COMMENT:

If you wish to comment, please email public comments to: pc-comments@atascadero.org by 12:00 pm on the day of the meeting. Such email comments must identify the Agenda Item Number in the subject line of the email. The comments will be forwarded to the Planning Commission 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 a part of the administrative record of the meeting but will be forwarded to the Planning Commission the next business day. Please note, email comments will not be read into the record.

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WEBSITE: www.atascadero.org



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## **CITY OF ATASCADERO PLANNING COMMISSION**

# **DRAFT MINUTES**

**Regular Meeting – Tuesday, May 21, 2024 – 6:00 P.M.**

**City Hall**

**6500 Palma Avenue, Atascadero, California**

### **CALL TO ORDER - 6:00 p.m.**

Chairperson Keen called the meeting to order at 6:00 p.m. and Commissioner Heath led the Pledge of Allegiance.

### **ROLL CALL**

Present: Commissioners Anderson, Carranza, Heath, Hughes, Schmidt, Vice Chairperson van den Eikhof and Chairperson Keen

Absent: None

Vacant: None

Others Present: Annette Manier, Recording Secretary  
Roxanne Diaz, Assistant City Attorney (via Teleconference)

Staff Present: Kelly Gleason, Planning Manager  
Xzandrea Fowler, Senior Planner  
Erick Gomez, Associate Planner  
Sam Mountain, Assistant Planner

### **APPROVAL OF AGENDA**

**MOTION: By Vice Chairperson van den Eikhof and seconded by Commissioner Schmidt to approve the Agenda.**

*Motion passed 7:0 by a roll-call vote.*

### **PUBLIC COMMENT**

None.

***Chairperson Keen closed the Public Comment period.***

**CONSENT CALENDAR****1. APPROVAL OF THE DRAFT MINUTES OF MAY 7, 2024**

- Recommendation: Commission approve the May 7, 2024 Minutes.

**MOTION:** By Commissioner Schmidt and seconded by Commissioner Anderson to approve the Consent Calendar.

*Motion passed 7:0 by a roll-call vote.*

**PLANNING COMMISSION BUSINESS**

None

**PUBLIC HEARINGS****2. 11600/11700 EL CAMINO REAL (DOVE CREEK MIXED-USE)**

The project includes a request for Amendments to the Dove Creek Master Plan of Development, PD overlay zone text amendment, and a Tentative Tract Map to establish a mixed-use development containing commercial tenant spaces, a hotel, and residential units on a vacant parcel (DEV23-0079).

- CEQA: The proposed project is consistent with the previously certified Mitigated Negative Declaration 2004-0026.
- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution recommending that the City Council take the following actions:
  - i. Introduce for the first reading, by title only, an ordinance that would approve a Zoning Text Amendment to modify Planned Development Overlay Zone No.12 for the Dove Creek Mixed-Use project area; and
  - ii. Approve an Amendment to the Conditional Use Permit (CUP 2003-0099, as amended) that established a Master Plan of Development for The Villages of Dove Creek, approving the Dove Creek Mixed-Use project; and
  - iii. Approve Tentative Tract Map TR 3229, for a commercial and residential condominium subdivision for the Dove Creek Mixed-Use project area, and take such additional, related, action that may be desirable.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Chairperson Keen stated she discussed this project with Planning staff. All other Commissioners had no ex parte.

Planner Fowler presented the staff report, and she and Planner Gleason answered questions from the Commission. Planner Fowler stated that staff is also recommending to modify shared condition (#14) to add tandem parking spaces to the exceptions stated. If approved tonight, this project will move forward to City Council on June 25, 2024.

Thom Jess (Arris Studio Architects) made a presentation (Exhibit A). Mr. Jess requested that the Commission approve a change to Condition 11 on Page 32 that the commercial portion of the project (commercial courtyard and hotel/market) shall be finalized *prior* to completion of the final 20% of residential units onsite.

### **PUBLIC COMMENT**

The following members of the public spoke: Jack Phelan (Cal Coastal Communities), Ted Lawton (Cal Coastal Communities), Sue Gibson, Dr. Steven King, Marcia King, Dmytro Marushkevych, Krista Stewart, Linda Purcello, Deb Peterson, David Singer, Louise Mayhew, Briana Haxsom (via teleconference), and Jennifer Park.

Staff and Ms. Diaz addressed questions raised during public comment.

***Chairperson Keen closed the Public Comment period.***

**MOTION:** By Commissioner Schmidt and seconded by Chairperson Keen to adopt PC Resolution 2024-0009 recommending the City Council approve an Amendment to the Dove Creek Master Plan of Development (CUP 2003-0099), Vesting Tentative Tract Map (TR3229) and Amendments to Planned Development Overlay #12 to allow for a mixed residential and commercial project on the Dove Creek commercial property (APN 045-331-014) and find amendments consistent with the previously certified Mitigated Negative Declaration (EDN2004-0026) based on findings and subject to conditions of approval, and to modify shared parking Condition (#14) to add tandem parking spaces to the exceptions, and to approve the applicant's request to change Condition (#11) as proposed by the applicant, approving that the commercial portion of the project (commercial courtyard and hotel/market) shall be finalized prior to the issuance of certificates of occupancy for the remaining 20% of residential units on site.

***Motion passed 6:1 by a roll-call vote.***  
*(Carranza voted no)*

Vice Chairperson van den Eikhof stated for the record that the City Council should discuss having management included close by for the hotel, and Commissioner Schmidt agreed.

***Chairperson Keen recessed the meeting at 7:53 p.m. for a break.***

***Chairperson Keen reconvened the meeting at 8:04 with all present.***

**3. 7625 SAN LUIS AVE (BARBER AUTOMOTIVE & TOWING)**

Request for a Conditional Use Permit to establish an automotive repair shop with towing and outdoor vehicle storage with screening and landscape setback modification APN 030-241-058 (USE24-0033).

- CEQA: The proposed project qualifies for a Class 1 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, which exempts the operation or leasing of existing facilities that involve negligible or no expansion.
- Recommendation: Staff’s recommendation is for the Planning Commission to adopt the Draft Resolution approving Conditional Use Permit USE24-0033 allowing for the establishment of an Automotive Repair Shop with Towing and Outdoor Vehicle Storage, and a modification of the required fence screening and landscape setback, and take such additional, related, action that may be desirable.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Commissioner Schmidt and Vice Chairperson van den Eikhof saw this item at the Design Review Committee.

Planner Fowler presented the staff report and answered questions from the Commission.

**PUBLIC COMMENT**

The following members of the public spoke: Daniel Barber and Devon (via teleconference).

***Chairperson Keen closed the Public Comment period.***

**MOTION: By Commissioner Schmidt and seconded by Commissioner Hughes to adopt PC Resolution 2024-0010 approving Conditional Use Permit USE24-0033 allowing for the establishment of an Automotive Repair Shop with towing and outdoor vehicle storage, and a modification of the required fence**



screening and landscape setback, based on findings and subject to conditions of approval.

*Motion passed 7:0 by a roll-call vote.*

**4. 9520 EL CAMINO REAL, SUITE A (JAX SMOKE EMPORIUM)**

Request to consider a Conditional Use Permit to allow a tobacco retailer land use on APN 056-071-014 (USE24-0018).

- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving the Conditional Use Permit, based on findings and subject to conditions of approval, and take such additional, related, action that may be desirable.
- CEQA: The proposed project qualifies for a Class 3 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15303, because it is limited to a change of use in an existing small structure with negligible modifications to the exterior of the structure.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

None

Planner Mountain presented the staff report and answered questions from the Commission.

**PUBLIC COMMENT**

The following members of the public spoke: Alex Souki and Jenny Joseph.

*Chairperson Keen closed the Public Comment period.*

**MOTION:** By Commissioner Carranza and seconded by Commissioner Hughes to adopt PC Resolution 2024-0011 approving USE24-0018 approving a tobacco retailer at 9520 El Camino Real, Suite A, on APN 056-071-014 based on findings and subject to conditions of approval.

*Motion passed 7:0 by a roll-call vote.*

**5. 2605 TRAFFIC WAY (TELECOMMUNICATIONS FACILITY & HEIGHT MODIFICATION)**

Request to consider a telecommunications facility with height modification to allow a 63' monopine cell tower and associated equipment at on APN 049-063-003 (USE24-0014).

- **CEQA:** The proposed project qualifies for a Class 3 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, which exempts new construction or conversion of small structures.
- **Recommendation:** Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving Conditional Use Permit USE24-0014 allowing a telecommunications facility with a height exception for a 63' monopine cell tower and take such additional, related, action that may be desirable.

#### **DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Commissioner Carranza spoke with the applicant on break. Vice Chairperson van den Eikhof saw this project at the DRC. Chairperson Keen stated for the record, that she checked with staff on where she lives in proximity to this project, and she does not live within the radius to have to recuse herself.

Planner Gomez presented the staff report and answered questions from the Commission.

#### **PUBLIC COMMENT**

The following members of the public spoke: Peter Shubin (Sequoia Deployment Services) and David Witkowski (Oku Solutions LLC).

*Chairperson Keen closed the Public Comment period.*

**MOTION:** By Vice Chairperson van den Eikhof and seconded by Commissioner Heath to adopt PC Resolution 2024-0012 approving Conditional Use Permit USE24-0014, allowing the development of an unmanned telecommunications facility and a height modification for a 63' monopine cell tower, based on findings and subject to conditions of approval.

*Motion passed 7:0 by a roll-call vote.*

#### **COMMISSIONER COMMENTS AND REPORTS**

Commissioner Carranza (on behalf of the Equality Mural Project) stated that work is being done around the City to reseal some of the murals, and they are working on preventing graffiti. If anyone needs to have this done, please reach out to her.

### **DIRECTOR'S REPORT**

Planning Manager Gleason stated that Hillside Grading Standards and CEQA Streamlining standards are coming soon to the Commission.

Planning Manager Gleason stated that the next meeting will be held on June 4, 2024, but that meeting may be cancelled due to lack of items.

### **ADJOURNMENT – 9:06 p.m.**

The next regular meeting will be on June 4, 2024 at City Hall, 6500 Palma Avenue, Atascadero, CA.

### **MINUTES PREPARED BY:**

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Annette Manier, Recording Secretary  
Administrative Assistant

The following Exhibit is available in the Community Development Department:

Exhibit A – Presentation by Arris Studio Architects



	<b>Dove Creek Mixed-Use</b> ATASCADERO, CA PERSPECTIVES	Date: FEBRUARY 20, 2024
		Project #: A22025
		Scale: 1/8" = 1'-0" NTS 24x36"
		Sheet: <b>A1.0</b>

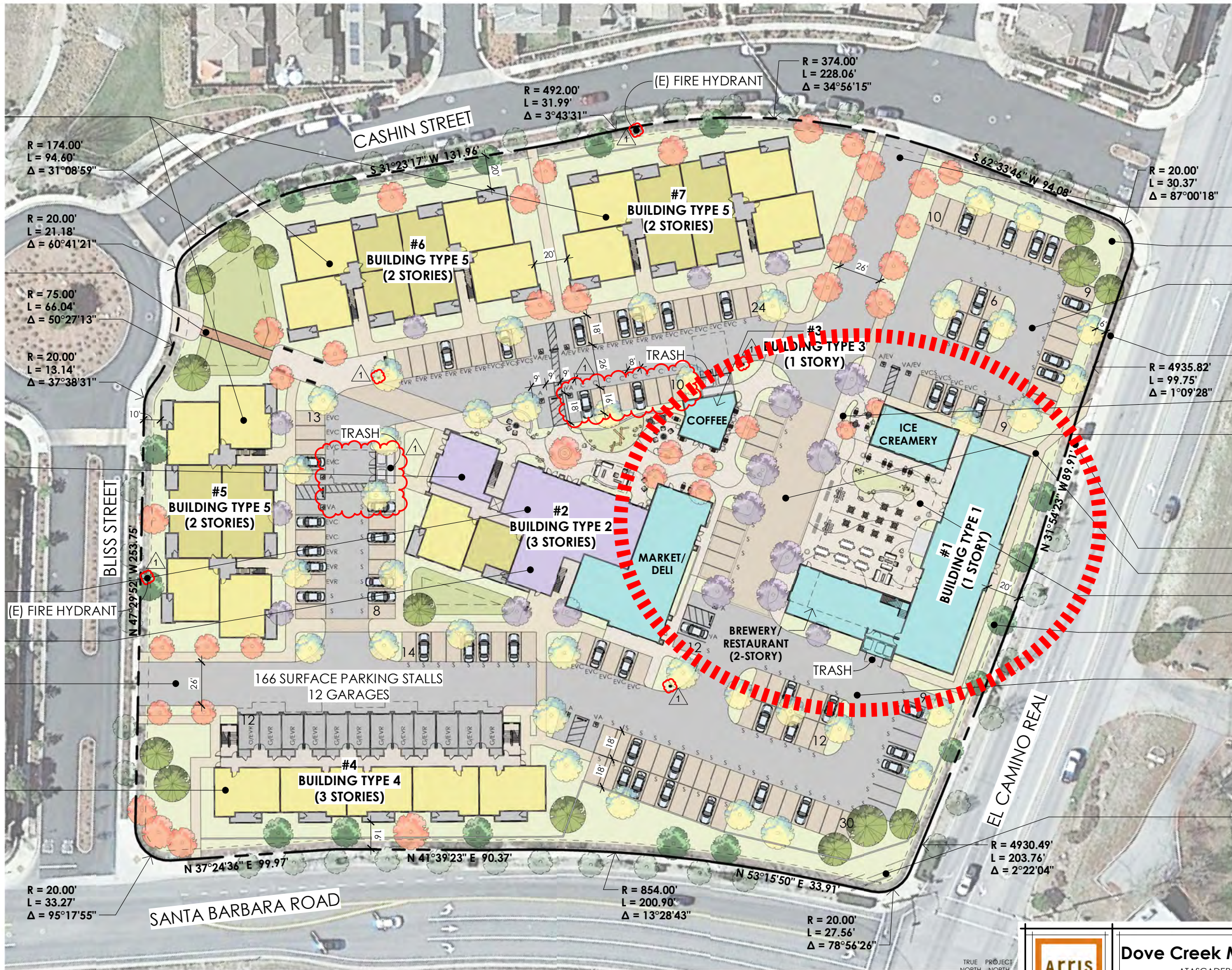


**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
 ATASCADERO, CA  
 CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>



R = 174.00'  
L = 94.60'  
Δ = 31°08'59"

R = 20.00'  
L = 21.18'  
Δ = 60°41'21"

R = 75.00'  
L = 66.04'  
Δ = 50°27'13"

R = 20.00'  
L = 13.14'  
Δ = 37°38'31"

R = 492.00'  
L = 31.99'  
Δ = 3°43'31"

R = 374.00'  
L = 228.06'  
Δ = 34°56'15"

R = 20.00'  
L = 30.37'  
Δ = 87°00'18"

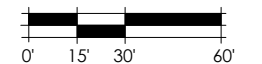
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L = 99.75'  
Δ = 1°09'28"

R = 4930.49'  
L = 203.76'  
Δ = 2°22'04"

R = 854.00'  
L = 200.90'  
Δ = 13°28'43"

R = 20.00'  
L = 27.56'  
Δ = 78°56'26"

R = 20.00'  
L = 33.27'  
Δ = 95°17'55"



**PROPOSED ARCHITECTURAL SITE PLAN**



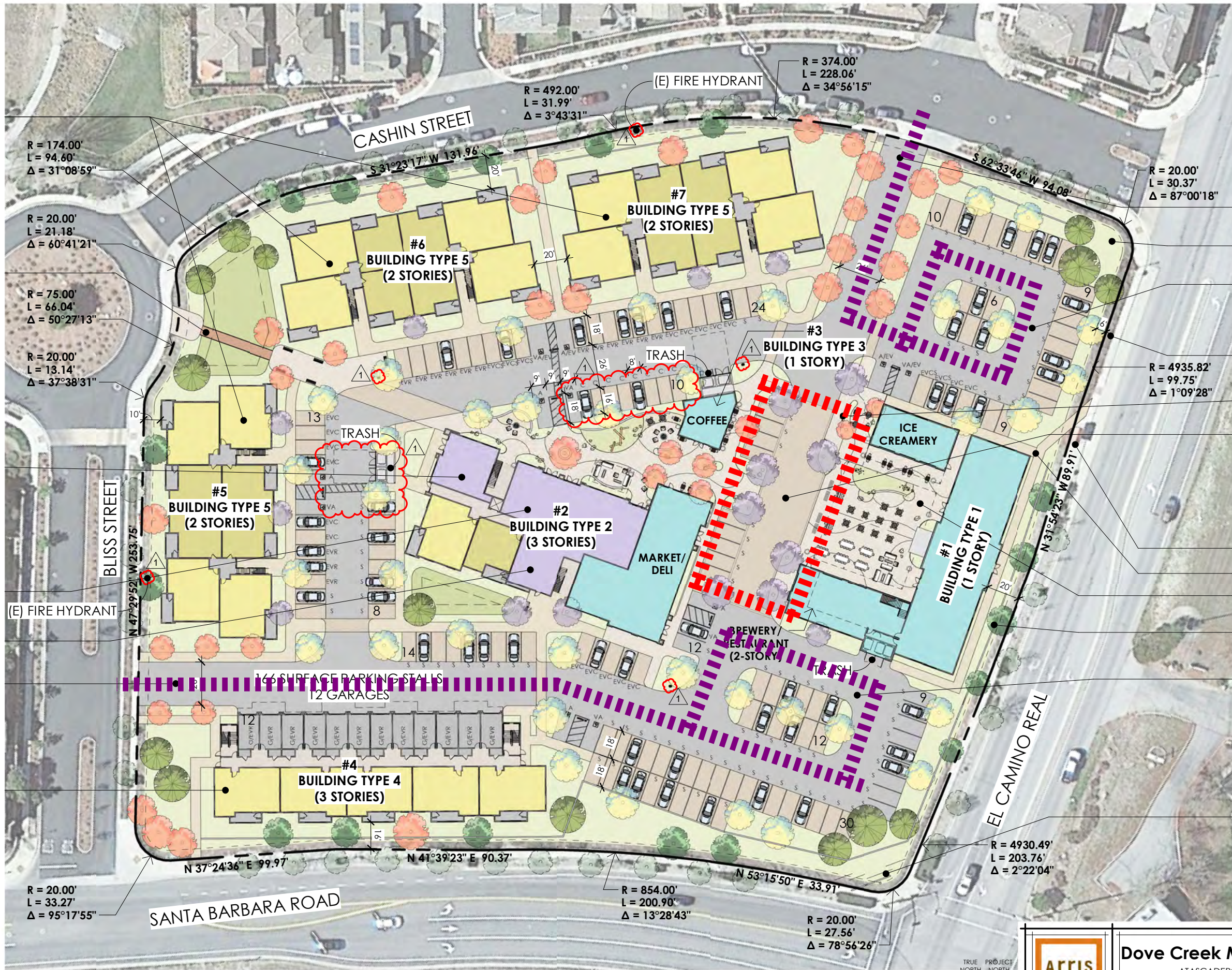
**Dove Creek Mixed-Use**  
ATASCADERO, CA  
CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>



PERSPECTIVE RENDERING (VIEW OF OUTDOOR LIVING ROOM & BUILDING 1)

	<b>Dove Creek Mixed-Use</b>		Date FEBRUARY 20, 2024
	ATASCADERO, CA		Project # A22025
	PERSPECTIVES		Scale 1/4" = 1'-0"
			Sheet 24x36
			A1.2



R = 174.00'  
L = 94.60'  
Δ = 31°08'59"

R = 20.00'  
L = 21.18'  
Δ = 60°41'21"

R = 75.00'  
L = 66.04'  
Δ = 50°27'13"

R = 20.00'  
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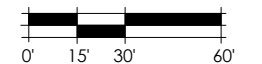
R = 4935.82'  
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R = 20.00'  
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**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
ATASCADERO, CA  
CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>



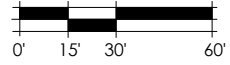
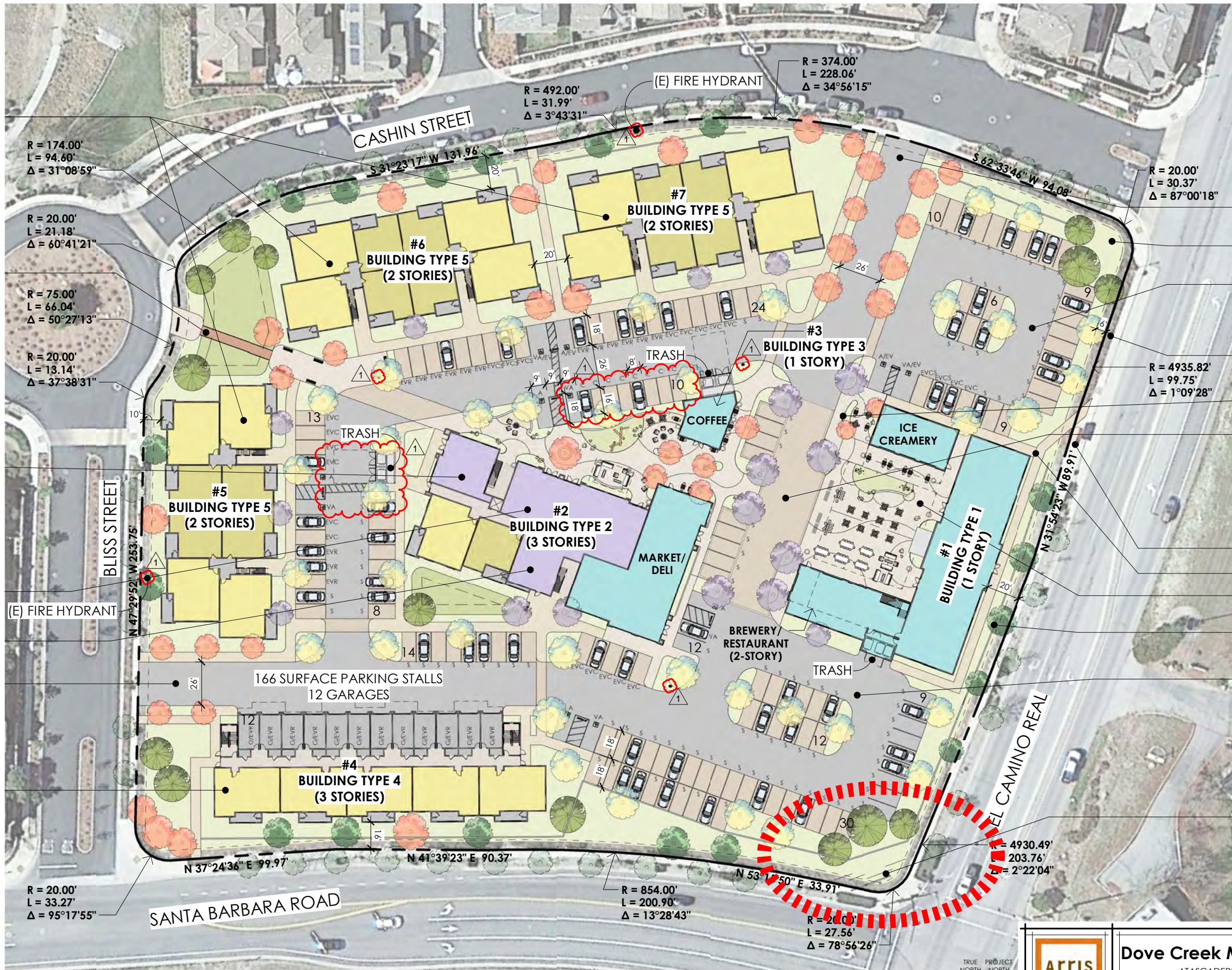


PERSPECTIVE RENDERING (VIEW FROM FARMERS' MARKET LOOKING TOWARDS BUILDING 1)

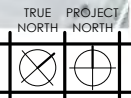


**Dove Creek Mixed-Use**  
ATASCADERO, CA  
PERSPECTIVES

Date: FEBRUARY 20, 2024  
Project #: A22025  
Scale: 1/8" = 1'-0"  
Sheet: 24x36  
**A1.1**



**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
 ATASCADERO, CA  
 CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>



PERSPECTIVE RENDERING (VIEW FROM INTERSECTION OF EL CAMINO REAL & SANTA BARBARA ROAD)

	<b>Dove Creek Mixed-Use</b>		Date: FEBRUARY 20, 2024
	ATASCADERO, CA		Project #: A22025
	PERSPECTIVES		Scale: 1/8" = 1'-0"
			Sheet: 24x36
			<b>A1.0</b>



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R = 492.00'  
L = 31.99'  
Δ = 3°43'31"

R = 374.00'  
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Δ = 34°56'15"

R = 20.00'  
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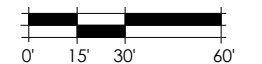
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R = 20.00'  
L = 27.56'  
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R = 20.00'  
L = 33.27'  
Δ = 95°17'55"



**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
ATASCADERO, CA  
CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>

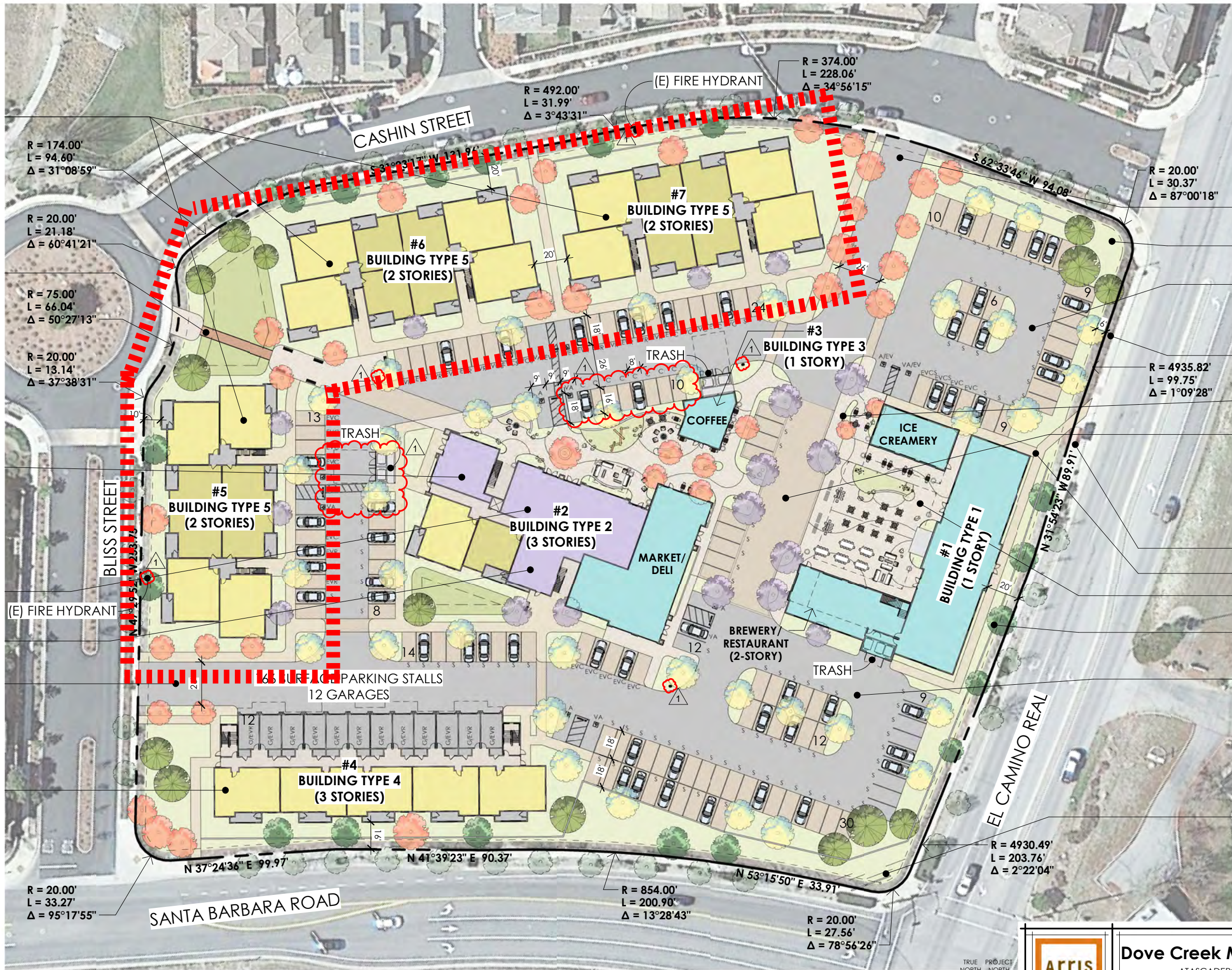


PERSPECTIVE RENDERING (VIEW OF PEDESTRIAN CONNECTION BETWEEN EL CAMINO REAL & BUILDING 1)



**Dove Creek Mixed-Use**  
 ATASCADERO, CA  
 PERSPECTIVES

Date: FEBRUARY 20, 2024  
 Project #: A22025  
 Scale: 1/8" = 1'-0"  
 Sheet: 24x36  
**A1.4**



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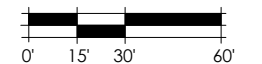
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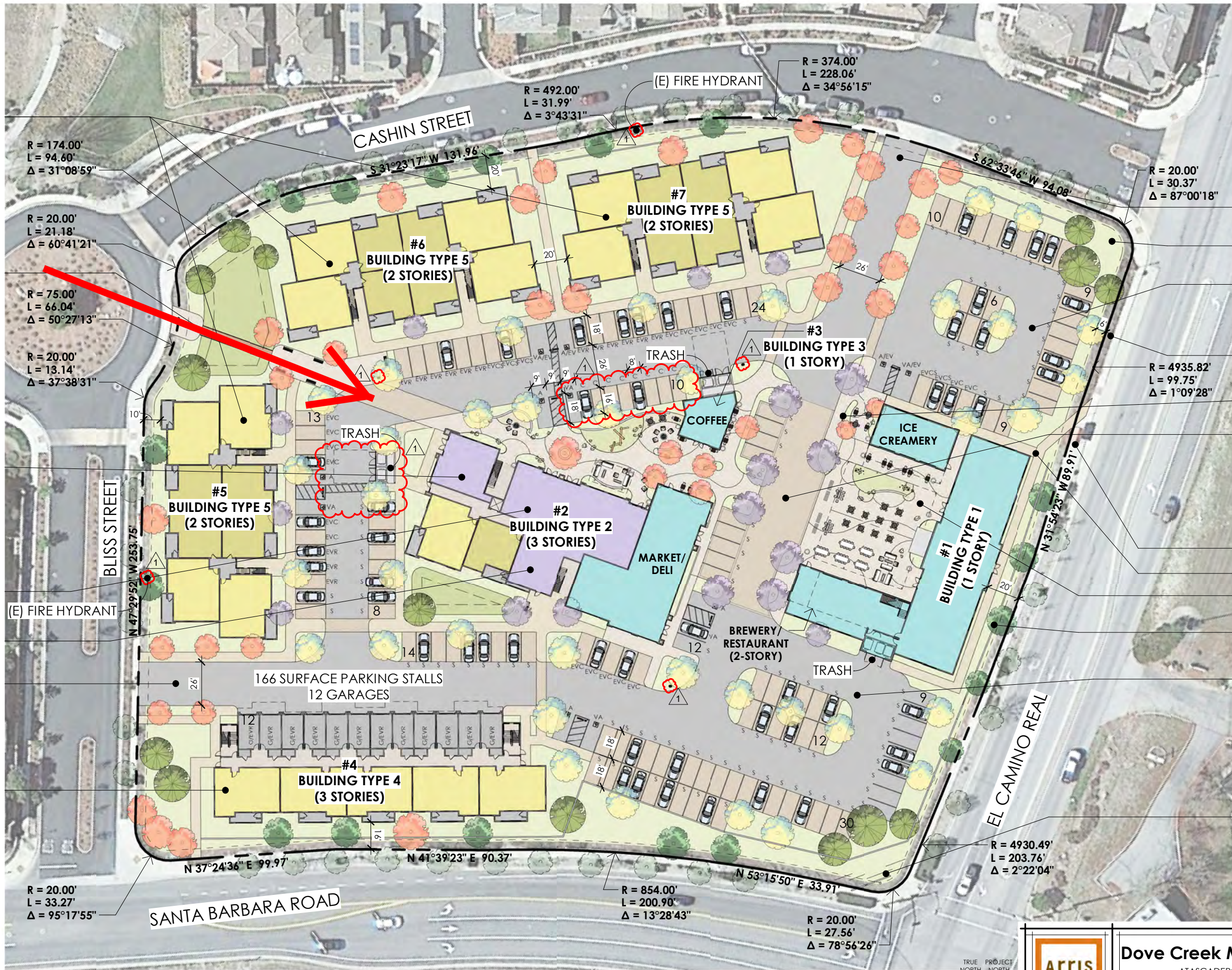


**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
ATASCADERO, CA  
CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
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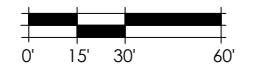
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**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
ATASCADERO, CA  
CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>



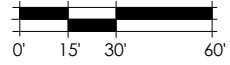
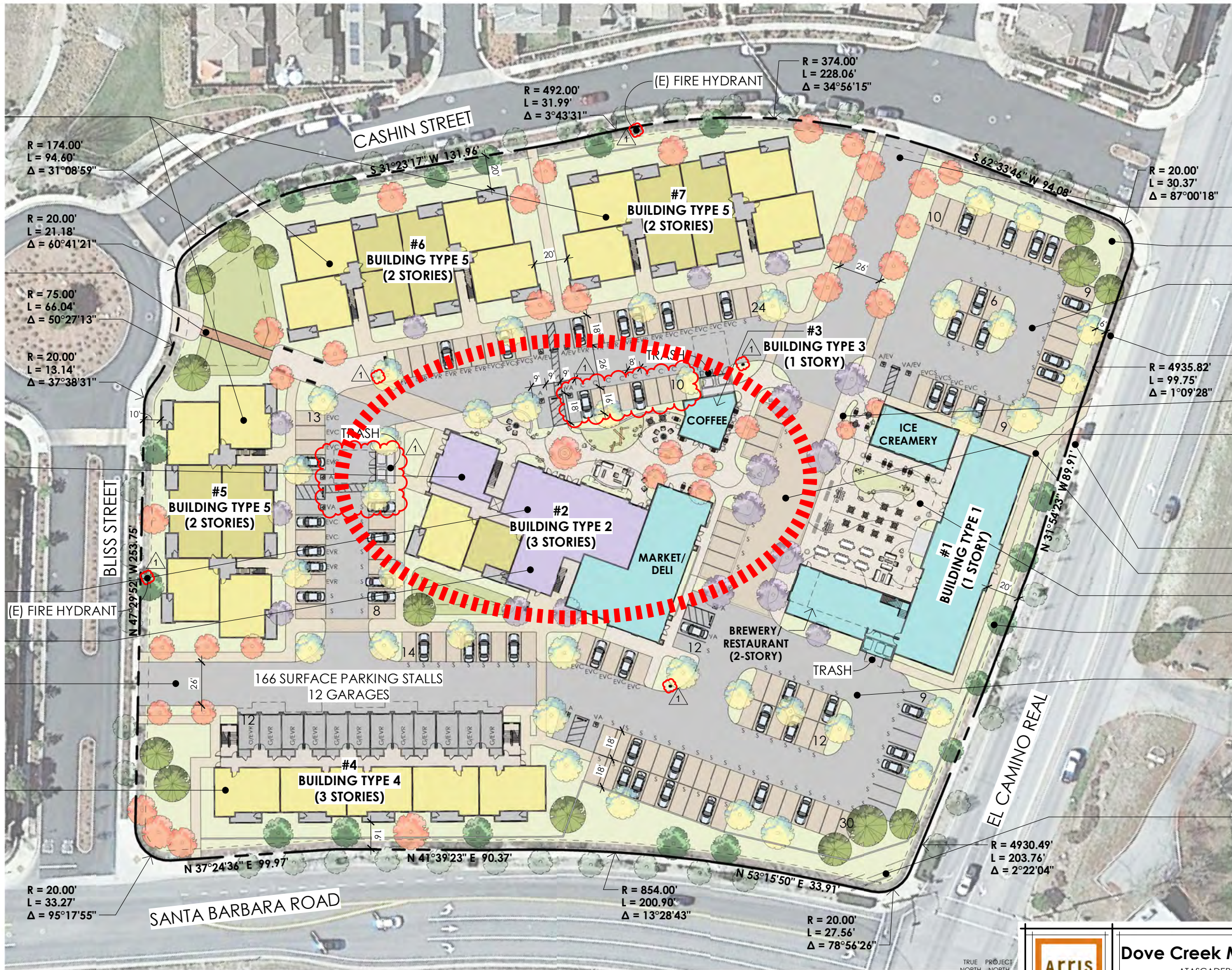
PERSPECTIVE RENDERING (VIEW OF CONNECTING PATHWAY & FOOTBRIDGE AT BIORETENTION AREA)



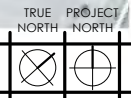
**Dove Creek Mixed-Use**  
ATASCADERO, CA  
PERSPECTIVES

Date: FEBRUARY 20, 2024  
Project #: A22025  
Scale: 1/8" = 1'-0"  
Sheet: 24x36  
**A1.5**





**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
 ATASCADERO, CA  
 CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>



PERSPECTIVE RENDERING (VIEW FROM BUILDING 2 LOOKING TOWARDS COMMUNAL COURTYARD)



**Dove Creek Mixed-Use**  
 ATASCADERO, CA  
 PERSPECTIVES

Date: FEBRUARY 20, 2024  
 Project #: A22025  
 Scale: 1/16" = 1'-0"  
 24x36"  
 Sheet: **A1.3**

**KEYNOTE LEGEND #**

- 1 ENHANCED SURFACES IN PEDESTRIAN USE AREAS
- 2 POROUS PAVING IN PARKING AREAS
- 3 COLORED CONCRETE EDGE RESTRAINT
- 4 SYNTHETIC TURF WITH LAWN GAMES
- 5 RAISED STAGE
- 6 SEATWALL
- 7 SMOOTH SEATING BOULDERS, TYP.
- 8 LINEAR FIREPIT
- 9 FARMING IMPLEMENT DECORATION
- 10 CLIMBING ELEMENTS FOR SMALL KIDS (2-5 YEARS)
- 11 SHADE PERGOLA OVER PATIO
- 12 SCREEN FENCE/WALL
- 13 FLUSH CURB BETWEEN VEHICULAR AND PEDESTRIAN AREAS
- 14 RAISED PLANTER WITH SPECIMEN TREE
- 15 SEATING AROUND FIREPIT
- 16 COMMUNAL TABLES, TYP.
- 17 MAILBOXES FOR COMMERCIAL USE



**PROPOSED SITE AMENITIES & ELEMENTS**



# REQUESTED CONDITIONS OF APPROVAL MODIFICATIONS

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- 11. THE COMMERCIAL PORTION OF THE PROJECT (COMMERCIAL COURTYARD AND HOTEL/MARKET) SHALL BE FINALED PRIOR TO FINAL OF ANY **THE FINAL 20% OF** RESIDENTIAL UNITS ONSITE.**



FIRST OCCUPANCY



SECOND OCCUPANCY



THIRD OCCUPANCY



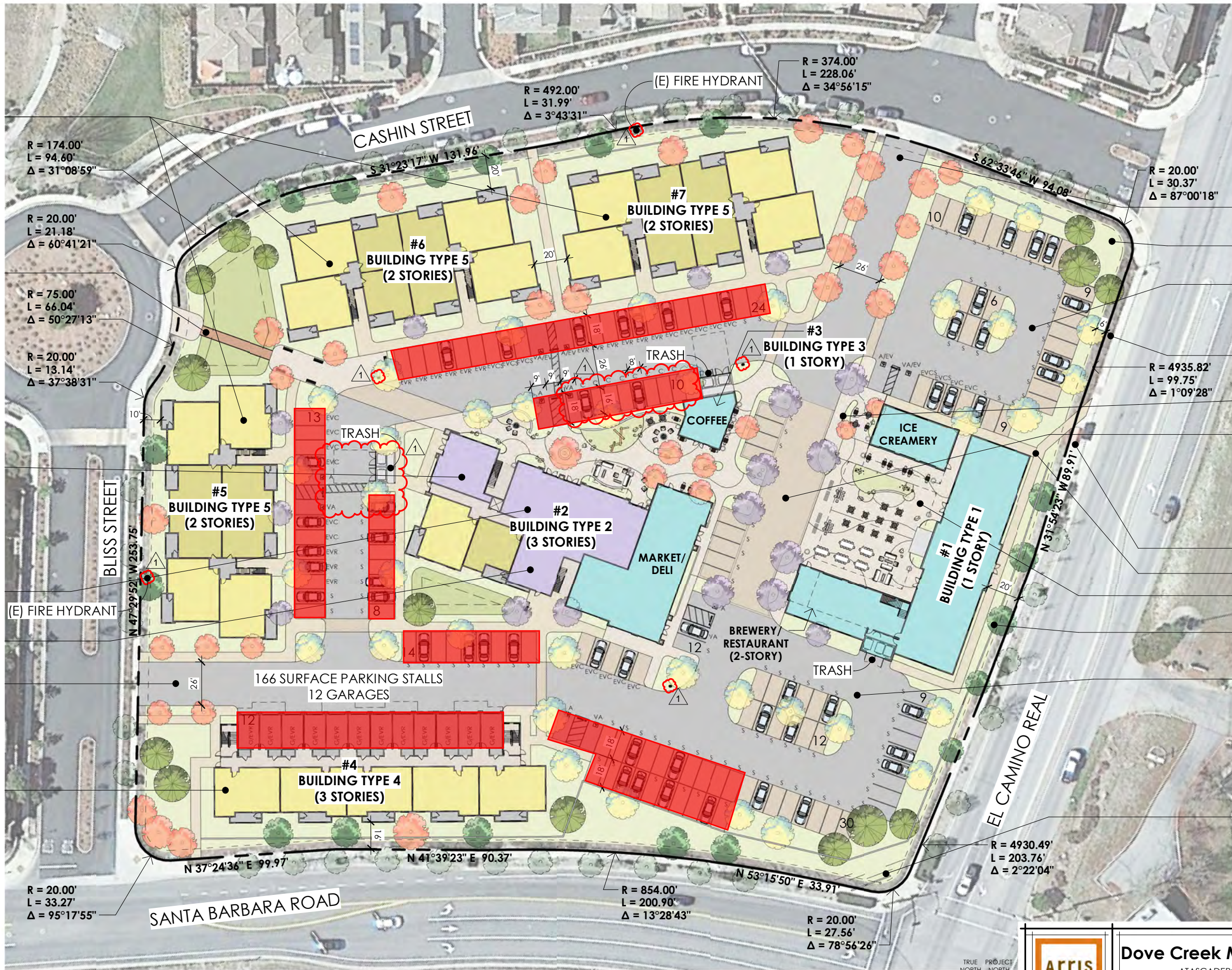
**Dove Creek Mixed-Use**  
ATASCADERO, CA  
CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>

# REQUESTED CONDITIONS OF APPROVAL MODIFICATIONS

**14. SHARED PARKING AND ACCESS EASEMENTS SHALL BE RECORDED OVER ALL PARCELS AS APPLICABLE. EASEMENTS SHALL ALSO BE RECORDED FOR SHARED DRAINAGE FACILITIES. PARKING SHALL NOT BE DESIGNATED FOR EACH USE EXCEPT FOR SHORT-TERM PICK-UP SPACES AND 95 PRIVATE RESIDENTIAL GARAGE AND SURFACE SPACES.**

	Dove Creek Mixed-Use Atascadero, CA	Date: OCTOBER 18, 2023
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		Sheet:



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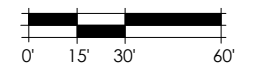
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**PROPOSED ARCHITECTURAL SITE PLAN**



**Dove Creek Mixed-Use**  
ATASCADERO, CA  
CONCEPTUAL SITE PLAN

Date	FEBRUARY 20, 2024
Project #	A22025
Scale	11x17: 1" = 60' 24x36: 1" = 30'
Sheet	<b>A2.1</b>



PERSPECTIVE RENDERING (VIEW FROM INTERSECTION OF EL CAMINO REAL & SANTA BARBARA ROAD)



**Dove Creek Mixed-Use**  
 ATASCADERO, CA  
 PERSPECTIVES

Date: FEBRUARY 20, 2024  
 Project #: A22025  
 Scale: 1/8" = 1'-0"  
 Sheet: 24x36  
**A1.0**





# ***Atascadero Planning Commission***

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

### **Grand Oaks Paseo Amendment AMND24-0045**

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

Planning Commission adopt Draft Resolution recommending that the City Council amend the Grand Oaks Master Plan of Development (Resolution 2019-082) and approve AMND24-0045 to enlarge the common open space and amenity plan, delete unit 14, and add 2 residential units above the community building, based on findings and subject to conditions of approval.

#### **Background**

The Grand Oaks Development was approved by the City Council in November of 2019. The project included a small-lot cottage subdivision with common area amenities and live-work townhomes along the El Camino Real frontage. The project included approval of a custom Planned Development Overlay Zone to allow for the small lot subdivision and subsequent sale of each unit.

In 2023, the applicant team requested a revision to the project amenity spaces. Specifically, they requested elimination of a cottage on Lot 14 with a revised communal patio in its place and elimination of the community building in favor of a passive outdoor gathering space with a dog run. The amendments were approved by the Planning Commission but appealed to City Council. During the appeal hearing, the applicant team stated that they could retain and construct the community building if the cottage on lot 14 was constructed, thus maintaining the originally approved Master Plan of Development. The amendment was denied by City Council in favor of maintaining the original project amenities. The City Council also authorized the City Manager to approve a project phasing plan to ensure construction of amenity spaces in a timely manner. This phasing plan is proposed to be amended to accommodate the community building revisions.

Since that time, the applicant team has worked with neighborhood residents and the Homeowner's Association on a plan to maintain the community building but eliminate the cottage on Lot 14. Early marketing efforts did not show construction on lot 14 and some residents requested collaboration on a plan that eliminated construction of a unit on this lot. Unit 14 blocks the views from surrounding units and interrupts the potential quality of the common open space. The applicant team is proposing a common area patio on Lot 14, the addition of 2 residential units over the community building, and elimination of the



previously planned carport in response to this effort. This would increase the overall density of the project by one unit, which is still below the maximum number of units allowed by zoning.

At this time, approximately 66% of the units complete. The work-live portion of the project has begun and the applicant team has been working on project revisions in coordination with the Homeowner's Association. It is staff's understanding that the Association has reviewed the proposed modifications and agrees with the parameters of this proposal.

### Analysis

The proposed amendments include:

- Elimination of a cottage unit on Lot 14 and replacement with a communal outdoor patio
- Modification of the community building to include 2 second floor residential units. This necessitates an amendment to the PD overlay zone text for one additional residential unit.
- Elimination of the carport structure.

### Existing Master Plan of Development

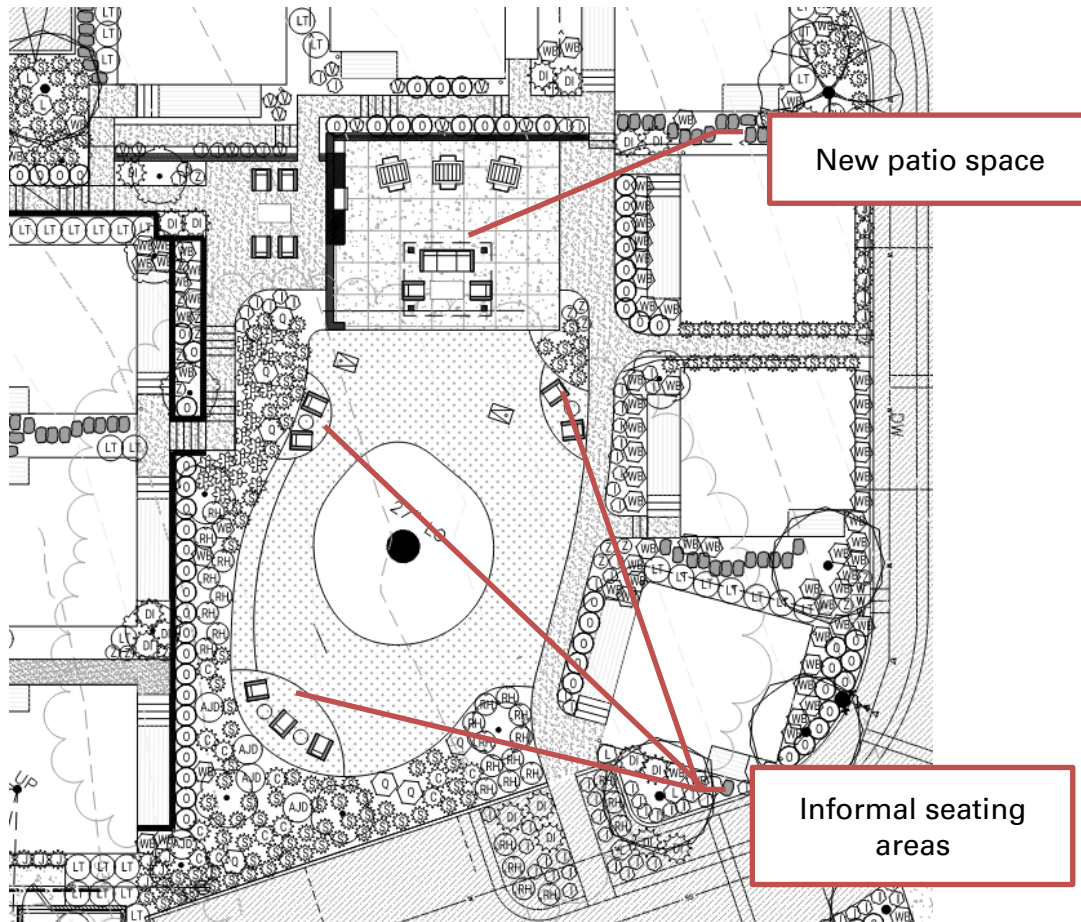
The existing Master Plan of Development was designed with two main resident amenity spaces: the central open space and a community building adjacent to the El Camino Real frontage.



The project, as approved, includes an additional residential unit adjacent to the interior open space area (Lot 14). Prior to construction, the developers decided not to construct this unit to allow more open space between the units. The construction plans included an expanded deck surrounding two large live oak trees. Due to construction impacts and drought conditions in 2020, one of the significant large oak trees died and was removed for safety. There is one remaining oak tree. The approved project also includes a community building along the El Camino Real frontage. This building was envisioned to have a community kitchen and dining area/flex space.

Proposed Amendments

The current proposal includes the elimination of Unit 14 and addition of 2 additional residential units above the community building instead. Lot 14 has been revised to include a common patio space. Amenities include a propane BBQ, gathering space, propane firepits, and shade structure. This new area would be flat with a retaining wall along the western edge to accommodate access from the surrounding units and create a more usable space with an upper and lower patio area. Informal seating areas are proposed under the remaining oak tree with mulch to reduce impacts to the rootzone as much as possible. The developers had an arborist review the common area plans and it was recommended that improvements be minimized under the dripline of the tree to ensure post-construction survivability. The tree is currently in a state of decline.



The original community building was an approximately 1,900 square-foot single-story structure surrounded by shared patio spaces. The revised building has a slightly smaller footprint, proposed at approximately 1,600 square-feet, and includes a small kitchen with fridge and cooking facilities as well as a flexible assembly area to allow for gatherings. Two accessible restrooms will also be provided. The building façade includes a contemporary dimensional horizontal siding, natural wood accents, and metal roofing. These materials are consistent with the project design theme. Staff has suggested a condition of approval that requires the storefronts and windows to utilize black trim for consistency with the adjacent live-work building.



*Parking:*

The original project qualified for the State Density Bonus program which required a total of 64 parking spaces for the on-site project uses. The project provides 70 parking spaces, resulting in an overage in required parking. With the elimination of the cottage unit on Lot 14, the proposed amendment will result in one unit above the original approval. That additional unit requires 2 parking spaces. The current plan meets parking requirements for the existing approved uses and proposed additional unit.

In order to maintain financial feasibility of the project, the applicants are proposing to eliminate the carport structure over the planned residential tandem spaces. The carport structure included a bike storage tower on one side. The bike tower is proposed to remain. Staff has conditioned that the height of the tower be reduced down to between 12 and 20 feet from the originally planned 30-feet to provide greater compatibility with the community now that the tower will stand on its own.



### PD Text Amendment

The Planned Development Overlay Text is proposed to be amended concurrently with changes to the Master Plan of Development to accommodate the additional residential unit. Updates were also made to the use list to eliminate uses that are no longer defined in the code or to update the title of the use to align with the code definition section. A redlined version of the PD text is included in the attached resolution.

### Amended Phasing

The current phasing plan requires commencement and/or completion of certain community space milestones in order to release occupancy of additional residential units. The first phase allowed for release of 3 additional residential units once the community building foundation inspection was passed. As these proposed modifications will require resubmittal of the building permit for review and issuance, the phasing plan is proposed to be modified to tie release of the next 3 units to the live-work building instead. The live-work building is a similar milestone the community building in that creates a semi-commercial space and a significant enclosure to the community from highway noise to the west.

The applicants also provided a bond for the construction of the central deck per the original Master Plan of Development. With the elimination of Unit 14, the bond amount will need to be increased and the time extended to allow for permitting and construction. Staff is recommending no greater than 3 months to completion of the deck from the date of City Council action.

### **Conclusion**

- The Grand Oaks Project is partially complete with approximately 2/3 of the cottage units sold and construction ongoing on 9 additional units.
- Many of the amenities that were intended to be completed at this time are not in place, and both the current residents and the City are concerned about the existing and future condition of the property.
- The developer is requesting modifications in response to community resident coordination efforts and challenging financial conditions.

### **ALTERNATIVES:**

1. The Planning Commission may recommend that the City Council include modifications to the proposed change request and/or conditions of approval. Any proposed modifications including conditions of approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the request and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.



3. The Planning Commission may recommend that the City Council deny the requested modification. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission. It is important to note that the city cannot force construction of additional buildings but occupancy on future units can be held to ensure the completion of any common landscaped area adjacent to completed units.

**ATTACHMENTS:**

1. Draft PC Resolution
2. Arborist Report



**ATTACHMENT 1: Draft Resolution  
AMND24-0045**

**DRAFT PC RESOLUTION**

**RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ATASCADERO, CALIFORNIA,  
RECOMMENDING THAT THE CITY COUNCIL APPROVE  
AMENDMENTS TO THE GRAND OAKS PROJECT MASTER PLAN OF  
DEVELOPMENT AND PD OVERLAY ZONE #27 (AMND24-0045) TO  
ENLARGE THE COMMON OPEN SPACE AND AMENITY PLAN, DELETE  
UNIT 14, AND ADD 2 RESIDENTIAL UNITS ABOVE THE COMMUNITY  
BUILDING**

**APN 029-274-014, 029-274-031, 029-274-032  
GRAND OAKS PASEO  
CAL COASTAL HOLDINGS  
(AMND24-0045)**

**WHEREAS**, an application has been received from Cal Coastal Holdings, LLC, (Applicant/ Owner), 242 El Dorado Way, Pismo Beach, CA 93449, (AMND24-0045) to consider an Amendment to the Master Plan of Development (Resolution 2019-082) and PD overlay text to eliminate a cottage unit on Lot 14, eliminate the carport, and add two residential units to the second floor of the community building; and

**WHEREAS**, the site has a General Plan Designation of High Density Residential (HDR) and General Commercial (GC); and

**WHEREAS**, the site is in the Residential Multi-Family 24 (RMF-24) zoning district and Commercial Retail (CR) with a Planned Development Overlay Zone (PD27); and

**WHEREAS**, A Master Plan of Development was approved by the City Council consistent with the PD overlay standards on November 12, 2019 (Resolution 2019-082); and

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

**WHEREAS**, a timely and properly noticed Public Hearing upon the subject Conditional Use Permit Amendment application was held by the Planning Commission of the City of Atascadero, at which hearing evidence, oral and documentary, was admitted on behalf of said Amendments; and

**NOW, THEREFORE**, the Planning Commission of the City of Atascadero takes the following actions:



**SECTION 1. Recitals:** The above recitals are true and correct.

**SECTION 2. Public Hearings.** The Planning Commission held a duly noticed public hearing to consider the amendment application on June 18, 2024 and considered testimony and reports from staff, the applicants, and the public.

**SECTION 3. CEQA.** The proposed modifications are consistent with the previously certified Mitigated Negative Declaration (EDN2005-0063).

**SECTION 4. Facts and Findings.** The Planning Commission makes the following findings, determinations and approvals.

I. The Planning Commission finds as follows:

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

**Fact:** The proposed amendments are consistent with the General Plan. The project site is designated General Commercial and High-Density Multi-Family and was approved as a custom-small lot subdivision with shared amenity space and a mixed-use component along the project frontage, consistent with the General Plan goals and policies. The proposed amendments do not change the overall use or character of the project.

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

**Fact:** The project was approved as part of a master planned residential and live-work project and a custom Planned Development Overlay zoning district was approved for the project to allow for the small-lot subdivision and flexibility in zoning standards. Findings were made at the time of project approval that the project satisfied all additional findings to qualify for the Planned development Overlay zone. The proposed amendments do not change the overall use or character of the project.

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

**Fact:** The amendment will not change the use or character of the project and will not be detrimental to the health, safety, or welfare of the general public or residents within the project .

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





**Fact:** The proposed amendments are consistent with the character of the neighborhood and are consistent with uses previously approved on the site.

5. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element; and

**Fact:** The proposed amendments will not generate a substantial increase in traffic. The 2 additional proposed residential units will generate an insubstantial increase in the volume of traffic.

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

**Fact:** As conditioned, the projects meets all City and State development standards. City council policy requires special findings to be made to approve a Planned Development Overlay Zone, which include high quality landscape design. The proposed amendments enhance the community amenity and are consistent with required findings.

**SECTION 5. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on June 18, 2024, resolves to approve an Amendment to the Grand Oaks Paseo Master Plan of Development and corresponding Planned Development Overlay Zone Text (AMND24-0045), subject to the following:

- EXHIBIT A: PD Overlay 27 text amendments
- EXHIBIT B: Conditions of Approval
- EXHIBIT C: Amended project plan components



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

AYES: ( )

NOES: ( )

ABSTAIN: ( )

ABSENT: ( )

ADOPTED:

CITY OF ATASCADERO, CA

\_\_\_\_\_  
Tori Keen  
Planning Commission Chairperson

Attest:

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



**EXHIBIT A: PD 27 Overlay Text Amendments**  
**AMND24-0045**

**§ 9-3.672 Establishment of Planned Development Overlay Zone No. 27: (PD27).**

Planned Development Overlay Zone No. 27 is established as shown on the Official Zoning Maps (Section 9-1.102). A Planned Development Overlay Zone No. 27 is established on parcel APN 029-271-001 with a combined gross acreage of 1.71 acres. The maximum residential density within the planned development shall not exceed ~~30~~ 31 residential units. The development standards contained within the master plan of development ~~document~~, as conditioned, shall be applied to all future development within the project area, and as follows:

- (a) All site development shall require the approval of a master plan of development. All construction and development shall conform to the approved master plan of development, as conditioned.
- (b) The Vesting Tentative Tract Map (TR 3141) and any subsequent amendments for the site shall be consistent with the approved master plan of development. All construction and development shall conform to the approved master plan of development, as conditioned.
- (c) No subsequent tentative parcel or tract map shall be approved unless found to be consistent with the approved master plan of development.
- (d) The commercial area, residential dwelling units, landscaping, walls and fencing shall be subject to review under the City's Appearance Review requirements consistent with the approved master plan of development.
- (e) Building setbacks, lot sizes, landscape area, and lot coverage shall be as identified within the approved master plan of development.
- (f) All landscaping shown on the approved landscape plan will be installed by the developer and shall be maintained as approved.
- (g) All utilities, including electric, telephone and cable, along the frontage of, and within the PD and along the project frontages shall be installed and/or relocated underground.
- (h) The property will retain the Commercial Retail zoning district designation. The following allowable uses are proposed for this district within the PD-27 overlay zone for the live/work spaces and community building:

- (1) ~~Food and beverage retail sales~~ General Retail;
- (2) ~~Furniture, home furnishings and equipment~~;
- (3) ~~General merchandise stores~~;
- (4) ~~Mail order and vending~~;
- (25) Temporary or seasonal sales;
- (36) Financial services;
- (47) Offices;
- (58) Temporary offices;
- (69) Personal services;



~~(10)~~ Light repair services;

~~(711)~~ Membership organizations;

~~(812)~~ Business support services, where all areas of use are located within a building;

~~(913)~~ Libraries and museums;

~~(104)~~ Temporary events;

~~(115)~~ Tasting room;

~~(126)~~ Artisan foods and products;

~~(137)~~ Day Care - Small family day care [home](#);

~~(148)~~ Research and development;

~~(159)~~ Printing and publishing.

(i) The conditional uses will be as follows:

(1) Public assembly and entertainment;

(2) Microbrewery/ brewpub;

(3) Schools—business and vocational;

(4) Schools;

(j) No open parking spaces shall be reserved for any commercial or residential tenant with the exception of the tandem spaces.

(k) The common lot shall be maintained as a common use parcel for all residential tenants. No fencing or other barrier shall be constructed which hinders pedestrian access to each residential lot or which limits the ability for a residential owner to provide basic utility services to their property.

(l) All trees shown to be protected on the approved master plan of development shall be maintained. Any future tree removal shall require approval per the requirements set forth in the Atascadero Native Tree Ordinance.



**EXHIBIT B: Conditions of Approval**  
**AMND24-0045**

<b>Conditions of Approval</b>  <b>Grand Oaks Paseo</b> <b>Common Area Amendments</b> <b>AMND24-0045</b>	<b>Timing</b>  BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	<b>Responsibility /Monitoring</b>  PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
<b>Planning Services</b>		
1. City Council Resolution 2019-082 and all associated entitlements shall be amended to eliminate the cottage unit on Lot 14, eliminate the carport structure, and add two unit to the second floor of the community building, as depicted in the attached exhibits and as subject to the conditions listed herein. All previous conditions approved as part of DEV19-0049 shall remain in effect unless specifically amended this amendment. The project site is known as the Grand Oaks Paseo project and this approval shall be in effect regardless of owner.	<b>Ongoing</b>	<b>PS</b>
2. The approval of these entitlements shall become final and effective for the purposes of issuing building permits the day after the final hearing.	<b>Ongoing</b>	<b>PS</b>
3. The Community Development Department shall have the authority to approve minor changes to the project that (1) result in a superior site design or appearance, and/or (2) address a construction design issue that is not substantive to the entitlements.	<b>Ongoing</b>	<b>PS</b>
4. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning these entitlements.	<b>Ongoing</b>	<b>PS</b>
5. Prior to permit issuance of improvements to the central community area, Lot 14 shall be merged into the adjacent common are lot and shall be provided as a common amenity space owned by the Owner's Association, consistent with EXHIBIT B, and as follows:  Central Open Space area improvements shall include: <ul style="list-style-type: none"> <li>• A shade pergola above the fire pit and lounge seating area</li> <li>• A minimum of 2 natural gas or propane fire pit tables</li> <li>• A minimum of 3 outdoor dining tables</li> <li>• A BBQ and outdoor counter area</li> <li>• Lounge seating within the upper and lower patio space</li> <li>• Mulch and irrigation installed around the existing oak tree, under the supervision of a consulting arborist and a minimum of 3 informal seating areas.</li> </ul>	<b>Ongoing</b>	<b>PS</b>
6. Prior to issuance of permits for the common central amenity area, a bond shall be submitted and accepted by the city in an amount deemed necessary to construct all proposed improvements.  Common central space amenities shall be permitted as needed, installed and finalized within 3 months of final Council action.		
7. An updated phasing plan shall be approved prior to any further permit application or issuance and prior to granting final occupancy for any residential unit.		

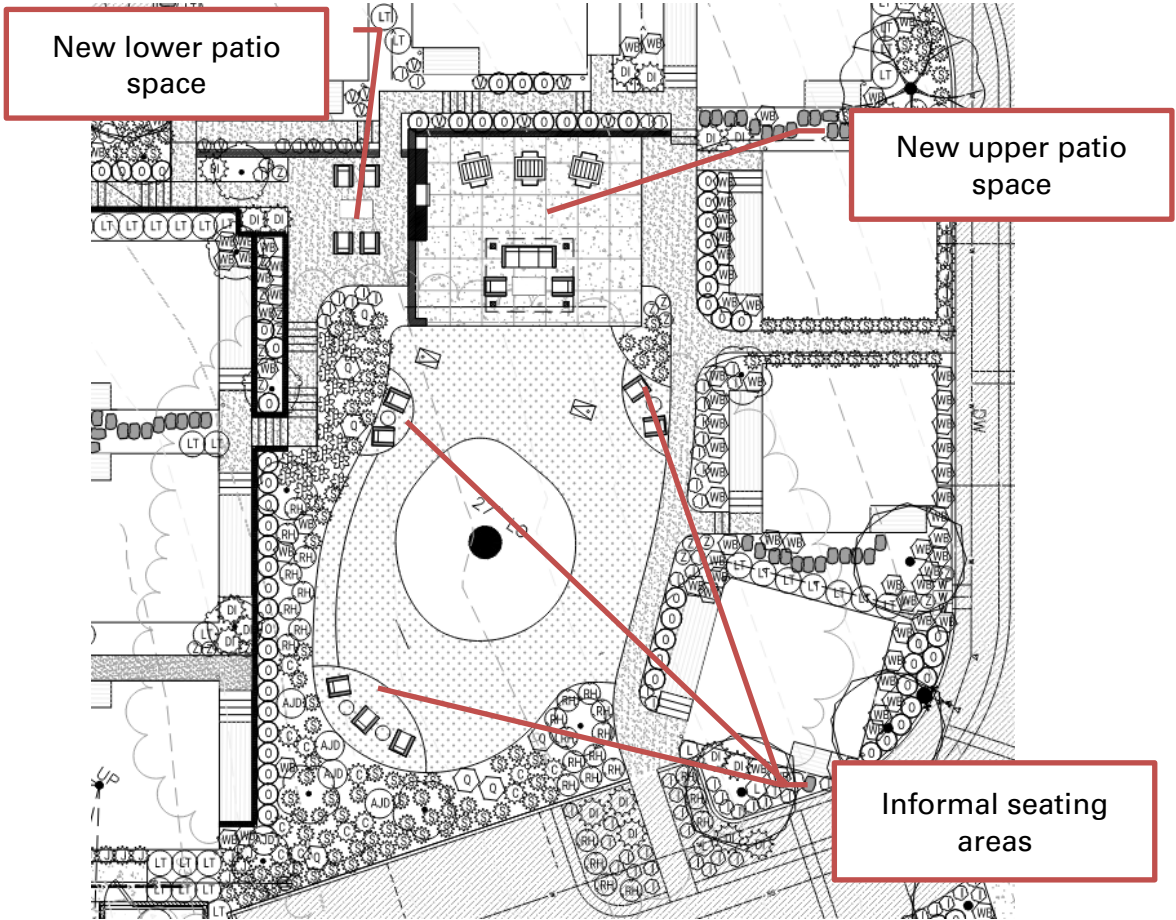


**Item 2**  
**Grand Oaks**  
**AMND24-0045/ Cal Coastal Holdings**

<b>Conditions of Approval</b>  <b>Grand Oaks Paseo</b> <b>Common Area Amendments</b> <b>AMND24-0045</b>	<b>Timing</b>  BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	<b>Responsibility /Monitoring</b>  PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
8. The bike storage building shall be reduced in height to a maximum of 20-feet high and a minimum of 12-feet high, and shall comply with the following parameters: <ul style="list-style-type: none"> <li>• Bicycle parking/storage must provide a minimum of one 110-volt electrical outlet and an additional outlet per ten bicycle parking spaces for charging electric bicycles.</li> <li>• Bicycle parking/storage racks must be designed to allow the user to lock the bicycle to the rack and keep at least one bicycle wheel on the ground or provide a means for the user to roll the bicycle onto a rack and lift it up to a second level.</li> </ul>		
9. Colors and materials for the community building shall be as depicted in EXHIBIT B. Modifications that are similar in nature and texture may be approved by the Community Development Director, and as follows: <ul style="list-style-type: none"> <li>• All storefronts and windows shall be black trim, consistent with the adjacent live-work building.</li> </ul>		

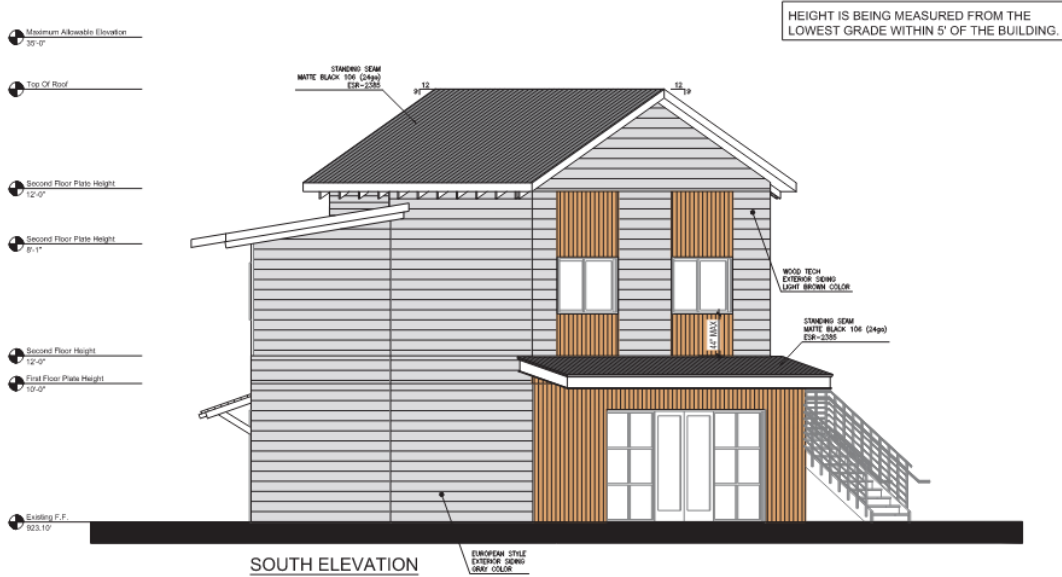
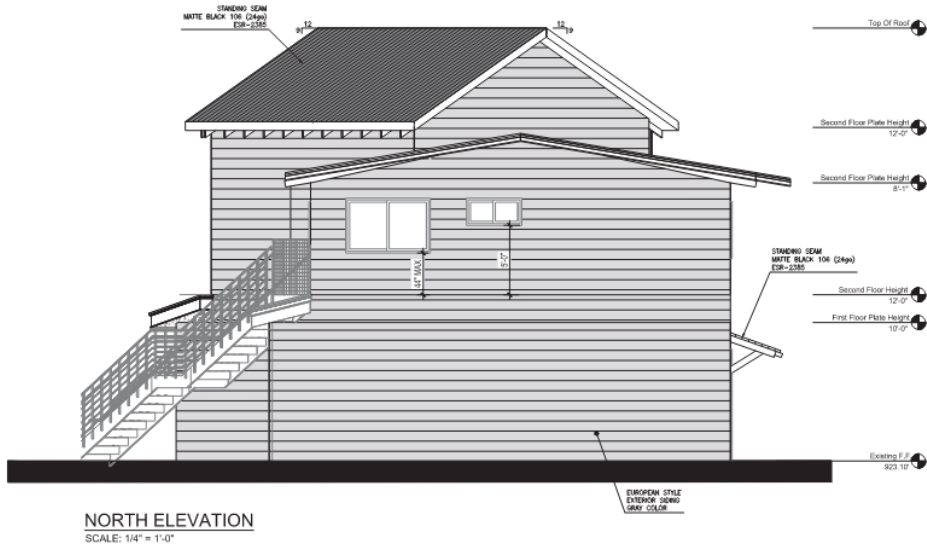


**EXHIBIT B: Amended Project Plan Components  
AMND24-0045**



Shade structure on upper patio

Item 2  
 Grand Oaks  
 AMND24-0045/ Cal Coastal Holdings





Item 2  
 Grand Oaks  
 AMND24-0045/ Cal Coastal Holdings



**ATTACHMENT 2: Arborist Report**  
**AMND24-0045**

See Following



## Arborist Report/Review Grand Oaks Project

Cal Coast Properties, Inc.  
242 El Dorado Wy.  
Pismo Beach, CA 93449

805-215-2703 cell

[jack@calcoastalslo.com](mailto:jack@calcoastalslo.com)

[Ted@calcoastalslo.com](mailto:Ted@calcoastalslo.com)

4711 El Camino Real, Atascadero, CA

I met with Jack and Ted on Friday the 18th and they told me about the options for decking or synthetic turf to go on the root zone of the White Oak. When I began to educate them about the effect that would have on the tree they realized that they would like to change the plan to treat the root zone as naturally as possible, creating the least disturbance to as much of the root zone as is possible.

This really will be the only workable plan to be able to save the tree and all of its benefits.

They began to realize it was better to leave the root zone in as natural a state as possible, even repairing the presently grade-changed area to the natural grade that existed pre-construction. Oak litter and freshly chipped tree chippings will be used if any additional mulch will be needed to create a 3 inch mulch layer on top of the soil in all exposed areas of the root zone.

They mentioned a non-machinery compacted base DG walkway through the root zone area which they will show on their plans.

Synthetic turf anywhere near 40 feet of the trunk of the tree will absolutely stop the root activity underneath said turf area due to the compacted base that needs to be created for synthetic turf installation. The tree would respond negatively as a result and then would be at much higher risk of drought stress and eventual death.

Please let me know if you have any other questions or if there is anything I can do.

**Prepared by:**  
**David Brown**  
**805-474-8013**