



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

HOW TO OBSERVE THE MEETING:

Interested individuals may attend the meeting in-person at Atascadero City Hall. To observe remotely, the meeting may be livestreamed on [Zoom](#). The video recording of the meeting will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

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

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

Written public comments are accepted at drc-comments@atascadero.org. **Comments should identify the Agenda Item Number in the subject line of the email.** Such comments will be forwarded to the Design Review Committee and made a part of the administrative record. ***To ensure distribution to the Design Review Committee before consideration of an item, please submit comments not later than 5:00 p.m. the day before the meeting.*** All correspondence will be distributed to the Design Review Committee, 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 Design Review Committee 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.

AMERICANS WITH DISABILITIES 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 made a part of 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, December 12, 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 AUGUST 15, 2024 DRAFT MINUTES

DEVELOPMENT PROJECT REVIEW

2. 4990 TRAFFIC WAY

The proposed project is a review of equipment rental, sales and repair in the existing structure, and commercial storage of cars, trucks, boats, RV's, construction equipment and materials in outdoor areas on APN 028-102-002.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0029)



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3. CENTENNIAL PLAZA (5901 EAST MALL)

The proposed project is a review of an approximately 24,500 SF Mixed-Use Development at Centennial Plaza with ground floor commercial/restaurant uses and upper floor event space, office, and residential units on APN 029-347-020.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (DEV24-0099)

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.



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CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, August 15, 2024 – 2:00 P.M.
City Hall, Room 306 (and virtual)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Funk called the meeting to order at 2:05 p.m.

ROLL CALL

Present: Chairperson Susan Funk
Vice Chairperson Member Mark Dariz
Committee Member Jeff van den Eikhof
Committee Member Dennis Schmidt

Absent: Committee Member Emily Baranek

Others Present: Recording Secretary, Annette Manier
Office Assistant III, Eeden Rollins

Staff Present: Planning Manager, Kelly Gleason
Associate Planner, Erick Gomez

Others Present: Property Owner and Applicant, Garrett Macias
Representative, Aaron Gannage

APPROVAL OF AGENDA

**MOTION: By Vice Chairperson Dariz and seconded by
Committee Member Schmidt to approve the
Agenda.**

***Motion Passed 4:0 by a roll call vote
(Baranek absent)***

PUBLIC COMMENT

None

Chairperson Funk closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF THE JULY 11, 2024 DRAFT MINUTES**

MOTION: By Vice Chairperson Dariz and seconded by Committee Member van den Eikhof to approve the Consent Calendar.

*Motion passed 4:0 by a roll call vote.
(Baranek absent)*

DEVELOPMENT PROJECT REVIEW**2. 2440 EL CAMINO REAL**

The proposed project includes a review of two industrial shell buildings in the CPK zone at 2440 El Camino Real on APN 049-141-023.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE24-0017)

Planner Gomez presented the staff report, and he and Planning Manager Gleason answered questions from the committee.

EX PARTE COMMUNICATIONS

Chairperson Funk did a brief site visit and spoke to one of the neighbors at Farmers Market.

PUBLIC COMMENT

The following members of the public spoke during the public comment period: Garrett Macias and Aaron Gannage.

Chairperson Funk closed the Public Comment period.

The Committee addressed the comments raised during the public comment period.

MOTION: By Vice Chairperson Dariz and seconded by Committee Member van den Eikhof to approve the project as recommended by staff, with the following recommendations:

- Attend to the landscaping including the driveway portion, so it will complement the Del Rio Ranch RV use.

***Motion passed 4:0 by a roll call vote.
(Baranek absent)***

COMMITTEE MEMBER COMMENTS AND REPORTS

Chairperson Funk thanked City staff for planning and working on the circulation on El Camino Real to have it flow seamlessly on the first day of school.

DIRECTOR'S REPORT

Planning Manager Gleason gave updates on the Centennial Plaza project, the Carlton Hotel, Barrel Creek, Del Rio Ranch and ECHO.

ADJOURNMENT – 3:02 p.m.

The next regular meeting of the DRC will be announced.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE
STAFF REPORT

Item 2

TO: Phil Dunsmore, Community Development Director
FROM: Kelly Gleason, Planning Manager
PREPARED BY: Erick Gomez, Associate Planner
MEETING DATE: 12/12/2024

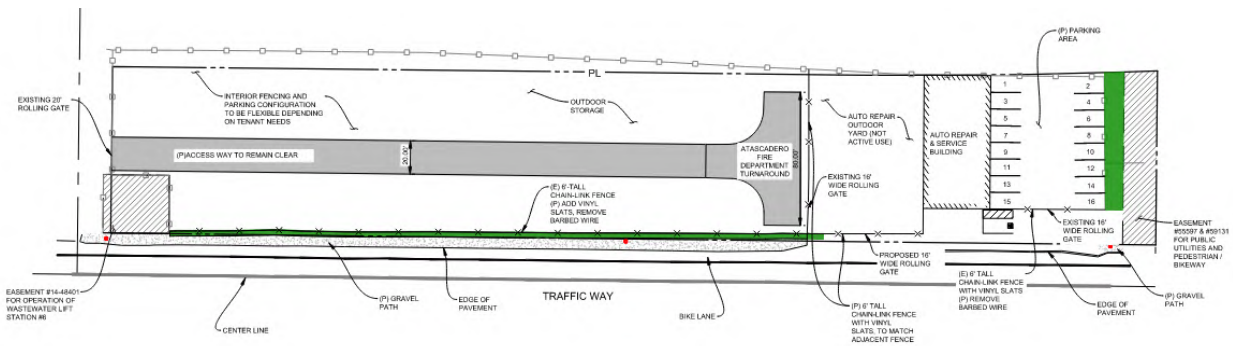
SUBJECT: USE24-0024, Twinning Outdoor Storage and Vehicle Repair

RECOMMENDATION:

Staff Recommends that the DRC review the proposed site improvements for an outdoor storage yard and vehicle repair shop located at 4990 Traffic Way (APN 028-102-002) and provide feedback as needed.

PROJECT SUMMARY:

Twining Holdings, LLC, the applicant, proposes the operation of an outdoor storage facility and auto repair shop on a semi-developed 1.42-ac site zoned Industrial and located at 4990 Traffic Way (APNs 028-102-002).



DISCUSSION:

BACKGROUND

The subject property is an Industrial lot which has been home to several different businesses over the past two decades. The site has remained unoccupied as of 2024. No use is currently established for the site and the historic non-conforming uses may no longer be re-established without proper entitlements as required by the Atascadero Municipal Code.

The applicant has prepared a site survey with potential landscape areas depicted for initial review and comments. Staff has added conditions of approval that the project meet all municipal code standards, however, more detailed plans are needed to ensure feasibility. The project requires

Planning Commission review and approval. The DRC may make a recommendation at this time or request that the applicant return with additional information.

SITE DESIGN

The project site is currently developed with an existing 3,200 SF building. There is an existing 44,640 SF of paved outdoor area enclosed by a chain link fence located north of the building and an existing 5,500 SF paved parking lot enclosed by chain link fence located south of the building. The existing frontage is non-conforming and will need to be brought into conformance as part of this project.

The current project proposes a multi-use site with potential for two tenants. An auto repair service is proposed to occupy the existing shop and approximately 6,618 SF of the northern outdoor paved area for vehicle parking and staging. The remaining outdoor area (~46,000 SF) would be utilized for outdoor storage of cars, trucks, boats, recreational vehicles, and/or construction materials and equipment, based on future tenant need. Both tenants would share the parking lot to the south. No changes are currently proposed on the building beyond repainting with a tan or warm grey color.

Access and Parking

Primary access is proposed from Traffic Way. The existing property frontage is non-conforming and will be required to be brought into conformance with current code standards as part of this application. The site will be limited to two (2) commercial driveway entries which will accommodate to the shared parking area and outdoor storage area. Functionality of access to other areas will need to be further analyzed by the applicant. Access to the storage yard will be provided from Buena Road, an un-improved City right of way bordering the north end of the site. The outdoor storage will be required to maintain a 20' fire access lane internal to the storage area with a turnaround to allow ingress and egress by emergency vehicles.

The Project proposes shared parking for both tenants in the existing fenced parking area located at the south end of the property. Modifications to this parking area will be required consistent with City parking design standards. Staff has concerns that drive isle width and back out area may limit the ability to meet parking requirements in the shared parking area when accounting for required code upgrades. However, sufficient area exists in the auto repair staging area to allow parking spaces can be relocated as needed. The applicants are requesting an ADA compliant parking space outside of the fenced area to facilitate a compliant path of travel to the front door. Depending on driveway approach and sidewalk location, this may or may not be a suitable location for this space.

Fencing and Landscaping

The existing outdoor storage and parking areas include chain-link fencing and gates with vinyl slats. The applicants are requesting that this fence remain, however this fencing is inconsistent with code requirements and will need to be relocated to meet landscape standards along the project frontage. Staff has added a condition that fencing meet current standards (vinyl coated chain-link with landscaping or solid fencing material, no razor wire, etc.). Staff has also added a condition to increase the planter width to 6 feet, consistent with current code, to allow for the planting of small trees and evergreen screening shrubs. The applicant has submitted a rendering that shows an expanded planter to accommodate larger trees. Should larger trees be desired, a

minimum 11-foot planter is required. Additional conditions are included to ensure parking lots are landscaped per City Standards and existing landscaped/vegetated areas are restored and maintained. Any modification to landscape standards would be subject to approval by Planning Commission based on associated findings.

Commercial Signage

There are no signs proposed with the project. Sufficient area exists on the building and property to accommodate future signage consistent with City requirements. A total a 40 SF of wall sign area would be allowed on the existing building.

Conclusion

The proposed project will result in the establishment of a conditionally allowed outdoor storage and use on an industrial property with tenant space for an auto mechanic within the existing building. Based on the limited plan details submitted at this time, staff has included conditions to ensure compliance with City Code and functional and operational concerns related to the conceptual site layout. At this time, the DRC may make a recommendation for Planning Commission consideration of the proposed site plan and aesthetics or may request additional information before making a formal recommendation.

DRC DISCUSSION ITEMS:

1. Site Plan / Use Areas
2. Fencing and Landscaping

ATTACHMENTS:

- Attachment 1: DRC Action Form
- Attachment 2: Aerial and Street Views
- Attachment 3: Project Submittal Package

**Attachment 1: DRC Action Form
USE24-024**



City of Atascadero

COMMUNITY DEVELOPMENT

DRC ACTION FORM

Project #: USE24-0029

Project Title: Twinning Outdoor Storage and Vehicle Repair

Planner/ Project Manager: Erick Gomez

DRC Review Date(s): 12/12/24

FINAL ACTION:

DRC

PC

CC

Conditions & Recommendations:

1. Prior to Planning Commission hearing, the applicant must provide a plan prepared by a design professional that shows how the site will be modified, including frontage improvements, driveway locations, landscaping, and parking lot striping and modifications.
2. The ADA parking stall shall be located within the shared parking lot, unless infeasible and an alternative plan is provided which shows feasibility elsewhere while maintaining code requirements for frontage improvements and landscaping.
3. All exterior lighting shall comply with exterior lighting standards of the Atascadero Municipal Code, including requirements for dark-sky compliant fixtures, shield design, and light direction.
4. No sea train containers or storage containers may be stored or kept on the property without subsequent approval.
5. Pavement for the storage area will be repaired and resurfaced as necessary with concrete, asphalt paving, crushed rock, or another city-approved all-weather surface prior to occupancy.

Attachment 2: Aerial and Street Views
USE24-0024



Aerial View



Zoning Map



View from North of Industrial Building with 6-stall Parking Row in Foreground



View from northeast of fenced outdoor storage in foreground. Industrial building in background.



View South From Traffic Way Along the Property Frontage



View from Traffic Way – Industrial Building and Fenced Parking Area

Traffic Way Frontage

Attachment 3: Project Submittal Package
PRE24-0017

See Following Pages

PROJECT INFORMATION:

APN: 028-102-002
 ADDRESS: 4990 TRAFFIC WAY, ATASCADERO, CA 93422
 ZONING: I - INDUSTRIAL
 LOT SIZE: 61,855 SF (1.42 ACRES)
 GENERAL PLAN DESIGNATION: INDUSTRIAL

PROPERTY OWNER / APPLICANT
 TWINN HOLDINGS, LLC
 1482 E. VALLEY ROAD #225
 MONTECITO, CA 93108



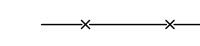
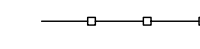


CONTACT / LAND USE CONSULTANT
 STEPHEN PETERSON
 FLOWERS & ASSOCIATES, INC.
 115 W CANON PERDIDO, ST.
 SANTA BARBARA, CA 93101

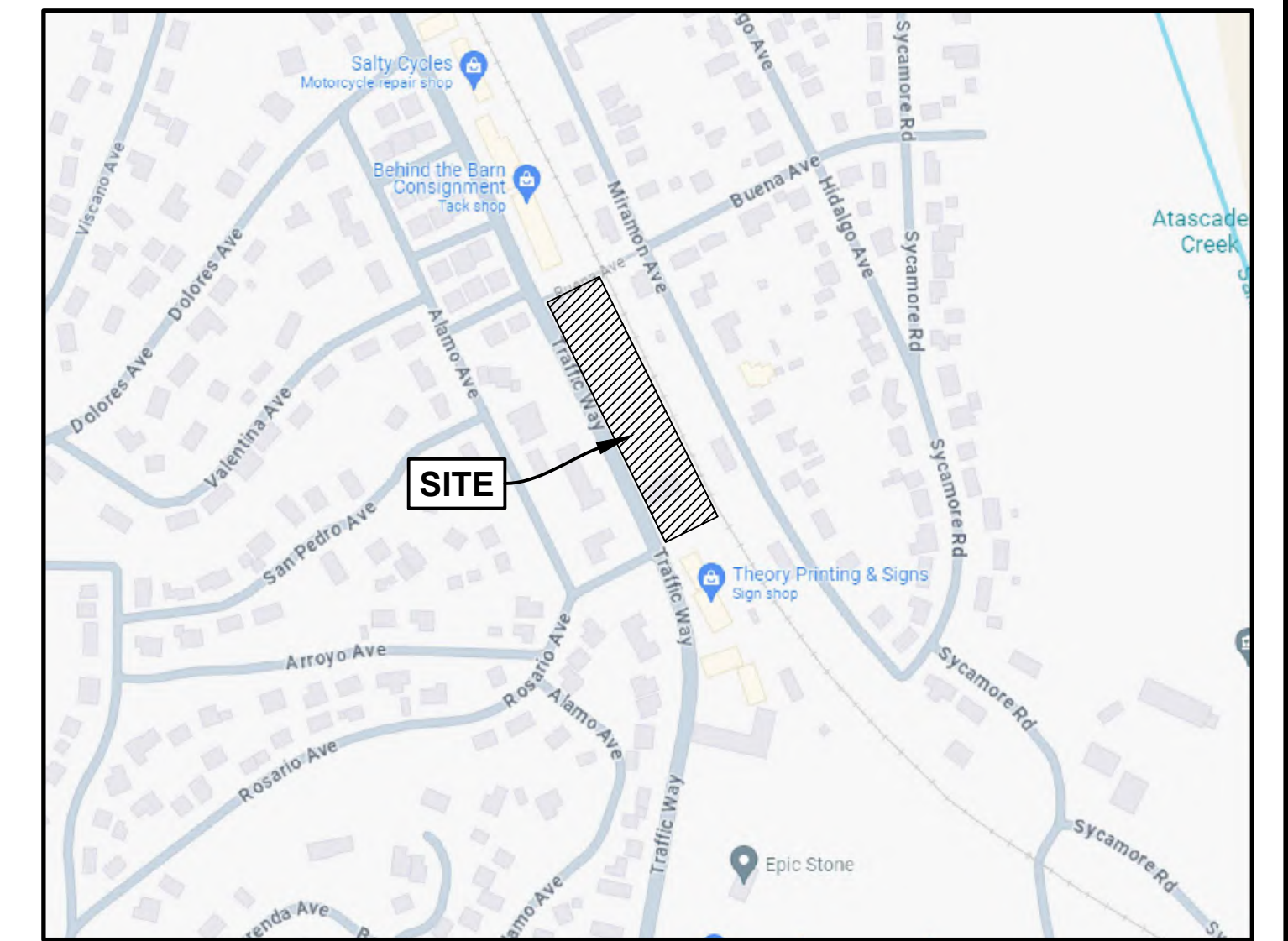
PARKING INFORMATION
 AUTO REPAIR & SERVICE PARKING REQUIREMENTS: 4 SPACES PER SERVICE BAY,
 1 PER 1,000 S.F. OF OUTDOOR ACTIVE USE AREA (9-4.118 OF ATASCADERO M.C.)
 2 SERVICE BAYS, NO OUTDOOR ACTIVE USE.
 4 SPACES FOR EACH SERVICE BAY (2); 8 SPACES TOTAL.
 TOTAL REQUIRED SPACES FOR AUTO REPAIR & SERVICE: 8

OUTDOOR STORAGE: 1 SPACE PER 5000 SQFT (9-4.118 OF ATASCADERO M.C.)
 OUTDOOR STORAGE AREA: 41,996 SQFT
 41,996 / 5,000 = 8.4 (8) SPACES FOR OUTDOOR STORAGE AREA.
 TOTAL REQUIRED SPACES FOR OUTDOOR STORAGE USE: 8

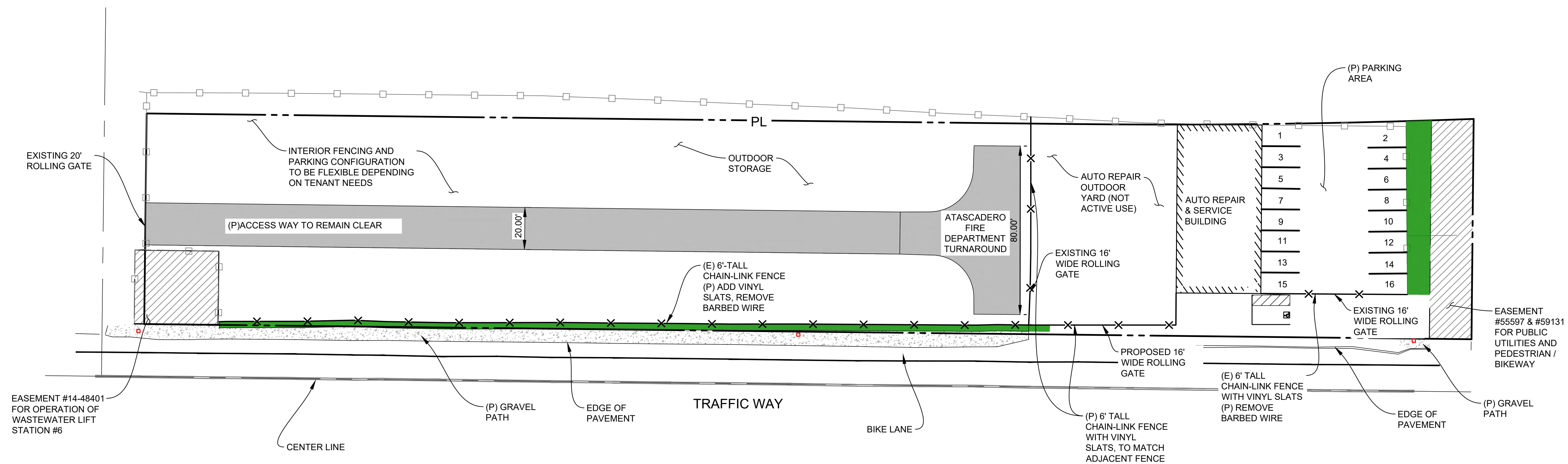
TOTAL REQUIRED SPACES FOR SITE: 16
 TOTAL SPACES PROVIDED ON SITE: 16

LEGEND

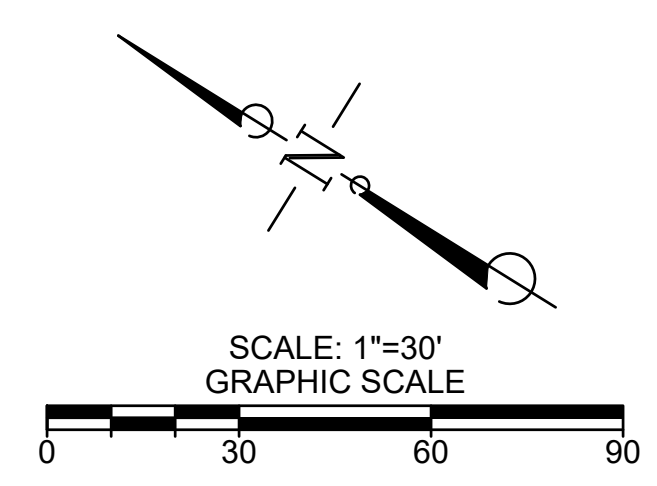
-  LANDSCAPING
-  GRAVEL SURFACE
-  6' TALL CHAIN LINK FENCE WITH VINYL SLATS, NO BARBED WIRE
-  6' TALL CHAIN LINK FENCE WITH BARBED WIRE
-  POWER POLES
-  EASEMENTS



VICINITY MAP
 NOT TO SCALE



PROPOSED SITE PLAN
 4990 TRAFFIC WAY
 CITY OF ATASCADERO, CALIFORNIA



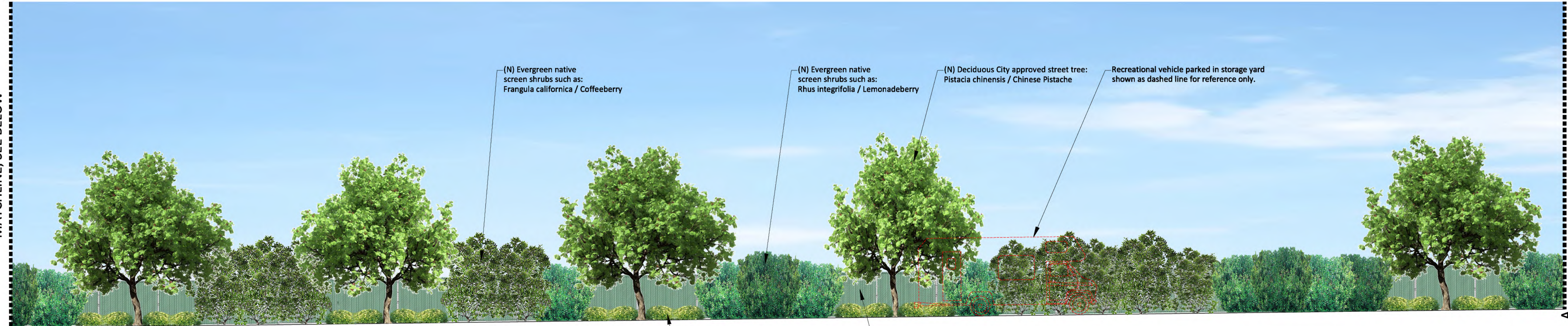
NO.	DESCRIPTION	DATE APPROVED

FLOWERS & ASSOCIATES, INC.
 115 W. Canon Perdido Street
 Santa Barbara, CA 93103
 Telephone (805) 966-2224
 PRELIMINARY
 CIVIL ENGINEERING, PLANNING
 CONSTRUCTION ENGINEERING
 BY: NOT FOR CONSTRUCTION DATE:
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

PROPOSED SITE PLAN
 TWINN HOLDINGS, LLC
 4990 TRAFFIC WAY
 APN 028-102-002
 CITY OF ATASCADERO, CALIFORNIA

X:\2022\2203\1\CAD\1690 Traffic Way Backup.dwg, 10/30/2024 4:41:08 PM, OTrey

MATCHLINE, SEE BELOW
B
B¹



(N) Evergreen native screen shrubs such as: *Frangula californica* / Coffeeberry

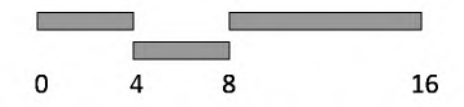
(N) Evergreen native screen shrubs such as: *Rhus integrifolia* / Lemonadeberry

(N) Deciduous City approved street tree: *Pistacia chinensis* / Chinese Pistache

Recreational vehicle parked in storage yard shown as dashed line for reference only.

(N) Low native mounding groundcover such as: *Baccharis pilularis* 'Pigeon Point'

(E) 6' Tall chainlink fence to remain. Remove (e) barbed wire and add (n) green vinyl slats.



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

Note: landscaping shown at approximately 10 years maturity.



(E) *Quercus agrifolia* / Coast Live Oak tree to remain.

Recreational vehicle parked in storage yard shown as dashed line for reference only.

(N) Evergreen native screen shrubs such as: *Rhus integrifolia* / Lemonadeberry

(N) Deciduous City approved street tree: *Pistacia chinensis* / Chinese Pistache

(N) Evergreen native screen shrubs such as: *Frangula californica* / Coffeeberry

(E) 6' Tall chainlink fence with tan vinyl slats to remain.

(E) 6' Tall chainlink gate with tan vinyl slats to remain.

(E) 6' Tall chainlink fence with tan vinyl slats to remain.

(N) Low native mounding groundcover such as: *Baccharis pilularis* 'Pigeon Point'

(E) 6' Tall chainlink fence to remain. Remove (e) barbed wire and add (n) green vinyl slats.



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

Note: landscaping shown at approximately 10 years maturity.

MATCHLINE, SEE ABOVE

NORTHWEST PROPERTY LINE

B¹

B

MATCHLINE, SEE BELOW

A1



SOUTHEAST PROPERTY LINE

(E) 6' Tall chainlink rolling gate to remain. Remove (e) barbed wire and add (n) green vinyl slats.

(N) Low native mounding groundcover such as: *Baccharis pilularis* 'Pigeon Point'

(N) Evergreen native screen shrubs such as: *Frangula californica* / Coffeeberry

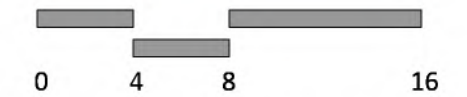
(N) Deciduous City approved street tree: *Pistacia chinensis* / Chinese Pistache

(E) Building to be re-painted tan or warm grey color.

(E) 6' Tall chainlink fence to remain. Remove (e) barbed wire and add (n) green vinyl slats.

(E) 6' Tall chainlink rolling gate to remain. Remove (e) barbed wire and add (n) green vinyl slats.

(E) *Quercus agrifolia* / Coast Live Oak trees to remain.



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

Note: landscaping shown at approximately 10 years maturity.



CITY OF ATASCADERO

DESIGN REVIEW COMMITTEE

STAFF REPORT

Item 3

TO: Phil Dunsmore, Community Development Director
FROM: Kelly Gleason, Planning Manager
PREPARED BY: Erick Gomez, Associate Planner
MEETING DATE: 12/12/2024

SUBJECT: DEV24-0099, Centennial Plaza Mixed-Use

RECOMMENDATION:

Staff Recommends that the DRC endorse the project design for the Centennial Plaza Mixed-Use project located at 5901 East Mall Ave. (APNs 029-347-020, 029-347-030, & 029-347-033), subject to staff recommendations.

PROJECT SUMMARY:

The applicant proposes the construction of a three, story mixed-use development as part of the Centennial Plaza project. The proposal includes approximately 17,356 SF of commercial tenant space on the first and second floor, and nine (9) dwelling units on the second and third floor.



DISCUSSION:

BACKGROUND

The City currently owns two vacant lots that surround Centennial Plaza on East Mall. The lots were purchased several years back for the purposes of economic development. In 2021, the City

Council held study sessions to determine the best use for the property and ultimately decided to sell the sites for private development following completion of the surplus land act process. A Planned Development overlay zone (PD37) was established to guide future development of the parcels and Council directed staff to issue an RFP to invite private design proposals for a mixed-use development. The current proposal was selected as the preferred team to move forward with design and purchase of the parcels for development. One additional 25-foot-wide lot directly adjacent to Dr. Pambrum's orthodontist office is privately owned but under contract for inclusion in the concept design proposal. DRC review is one of several steps in the approval and purchase process for the applicant team.

SITE DESIGN

The development project is intended to set the example for the design theme, mass and scale of future development surrounding Sunken Gardens Park. The project includes two structures separated by the existing City plaza. There is one approximately 6,400 SF structure north of the plaza and one approximately 4,300 SF structure south of the plaza connected by sky bridges on the second and third floors. The project's site design focuses on the creation of viable commercial spaces and the activation three different building frontages: East Mall, Centennial Plaza, and the Atascadero Creek walk. This is achieved through the strategic layout of retail and restaurant tenant spaces with well-articulated facades allowing pedestrian access and engagement from all three frontages. The proposed site design will result in a critical sense of cohesion for the City's downtown district by creating a more defined connection from City Hall and Sunken Gardens to the Atascadero Creek walk and Colony Square to the east.

Consistent with site development requirements of the PD37 Overlay Zone, the design provides a 10-foot front setback from East Mall to accommodate a curbside patio for ground floor restaurant uses. An additional setback is provided for a portion of the southern building to accommodate construction adjacent to the existing East Mall Heritage Tree.

Creekside patios are provided at the rear of the site, within the City's pedestrian alley right-of-way, that will create a sense of connection and continuity between the rear walking paths and existing Atascadero Historical Society Rose Garden. Use of these civic areas for outdoor dining will encourage use by patrons and pedestrians and help activate these spaces.

A trash enclosure is proposed in the City parking lot adjacent to the project. Landscaping is proposed primarily using raised or above grade planters appropriate to the urban nature of the project. Staff is recommending conditions to ensure that any lighting meets code requirements, the trash enclosure is constructed of materials consistent with the site architecture, and appropriate species of landscape plants are utilized.

Building Design

The buildings utilize a modern industrial design that complements City Hall by incorporating distinctive architectural features of the Italian renaissance architectural style including the use of brick as the primary cladding material and a tile roof. These elements are blended with contemporary features such as expansive storefront glazing, metal awnings, and bronze exterior accent cladding. Three sky bridges are proposed connecting the two buildings at their respective second and third stories. The bridges will utilize a bronze metal cladding to match the proposed building trim with metal and glass railings.

As a mixed-use project, the design has been analyzed based on the City’s objective design standards as well as additional or modified standards included in PD37. Specifically, PD37 requires:

- Architecture complementary to City Hall
- 60% transparency for ground floor facades facing East Mall
- Incorporation of transom windows facing East Mall
- 45-foot, three-story height limit with 10% floor area reduction with each successive story. *(Architectural features and uninhabitable areas are allowed to extend to a height of 53-feet)*

PD37 also requires the inclusion of a restroom that may be accessed by the public during business hours. The project has provided restroom facilities that will serve the ground floor tenant spaces and be available to the public for use during open hours toward the rear of the building.

The project as conditioned will comply with all the requirements of the Downtown Design Guidelines, Objective Design Standards, and PD37 . A height modification through the approval process is being requested for a spire feature on the northern building tower roof that extends to a height of approximately 63’. This decorative element is minor and does not increase the massing of the roof element. Additional conditions have been included to ensure that that building facades facing Centennial Plaza and the Creekside pedestrian alley meet minimum transparency standards similar to those required for buildings facing public streets to ensure that these spaces remain activated.



Street Facing Facades



Creek Facing Facades

Commercial Signage

Signage locations are provided on the plans for conceptual purposes. This project site is unique because it has businesses that front the street, the creek walk, and Centennial Plaza, conditions for future signage allow for additional signage types and placements beyond the basic standards of the municipal code.

Parking

While commercial uses are exempt from on-site parking requirements in the Downtown, residential and offices spaces must meet minimum parking standards. However, this site has the option of entering into an agreement with the City for use of spaces within the adjacent City parking lot to meet this requirement. Per the stipulations of the Planned Development Overlay Zone and the purchase agreement, a number of spaces may be reserved for overnight residential use within the City parking lot. Such parking is subject to separate review and approval of an agreement between the City and the applicant.

Conclusion

The vacant lots around Centennial Plaza are extremely important sites that can provide synergy for the future of downtown. The sites are within the Downtown Commercial Zone, and in accordance with the General Plan, are designated for land uses such as retail and food and beverage services with offices and residential uses on upper floors.

The proposed project concept provides a multi-story building that is consistent with the City’s vision for the development of these parcels. The architectural style incorporates historic and contemporary elements and is designed with commercial spaces that activate the pedestrian frontages of the buildings. Staff recommendations listed in the DRC Notice of Action are aimed at ensuring consistency with code standards.

DRC DISCUSSION ITEMS:

- 1. Site Design
- 2. Building Design and Signage

ATTACHMENTS:

- Attachment 1: DRC Action Form
- Attachment 2: Aerial
- Attachment 3: Project Plans
- Attachment 4: PD 37

**Attachment 1: DRC Action Form
DEV24-099**



City of Atascadero

COMMUNITY DEVELOPMENT

DRC ACTION FORM

Project #: DEV24-0099

Project Title: Weyrick Mixed Use at Centennial Plaza

Planner/ Project Manager: Erick Gomez

DRC Review Date(s): 12/12/24

FINAL ACTION: DRC PC CC

Conditions & Recommendations:

1. Exterior walls facing the City parking lot shall utilize windows, openings, or other massing breaks at each building level to prevent the creation of an extensive blank wall. Blank walls on each story shall not exceed 20 linear feet.
2. Window trim details shall be consistent with Municipal code standards.
3. Roof eaves and rakes shall project 2.5' on all roof sections.
4. Fencing necessary for outdoor seating areas shall be consistent with the building design and be subject to the approval of the Community Development director and, if within a City right-of-way, the City Engineer.
5. Any fencing or gates installed between the residential exterior lobby area and the plaza shall be limited to a 5' height, setback from the edge of the building, and shall be decorative wrought iron consistent with the building's color and materials.
6. All ground floor commercial facades that face the plaza or pedestrian alley must provide a minimum 60% transparency, consistent with design standards for PD-37.
7. The trash enclosure shall be constructed with materials that compliment the buildings and solid metal gates.
8. Project signage will be allowed per the Atascadero Municipal Code, with the following exceptions:
 - a. Aggregate sign area for the development shall be 500 SF
 - b. Signage shall be located as depicted in the concept plans.
 - c. Centennial Plaza shall be treated as street frontage in the application of City sign regulations.
 - d. Sign illumination shall be limited to internally lit signs, back / halo lighting, or external lighting. All illuminated signs mounted above a 19' height shall be installed with a photocell sensor and/or timer or equivalent that turns lighting off after 10PM.

- e. One (1) chalkboard or changeable menu sign is permitted for eating and drinking places. These signs shall have a maximum size of 6 SF, be made of a smooth hard panel for writing on with chalk and be mounted to a wall.
- 9. All new and existing utilities shall be placed underground, unless otherwise exempted by the Community Development Director.
- 10. All utility equipment and connections shall be located internal to the buildings, unless infeasible. All roof mounted equipment must be screened from view utilizing a mechanical screen or similar decorative architectural feature.

Attachment 2: Aerial and Street Views
DEV24-0099



Aerial View



Aerial View with Project

Attachment 3:	Project Plans PRE24-0017
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See Following Pages

CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

PROJECT DIRECTORY

CLIENT/APPLICANT:	COLIN WEYRICK ADDRESS: P.O. BOX 688 TEMPLETON, CA 93465 EMAIL: COLIN@WEYRICK.COM PHONE: (805)434-3800
ARCHITECT:	EHD STUDIO, INC. ADDRESS: 5960 WEST MALL SUITE B ATASCADERO, CA. 93422 CONTACT: EDDIE HERRERA EMAIL: EDDIE@EHDDESIGNSTUDIO.COM PHONE: (805) 556-7997
LANDSCAPE ARCHITECT:	WALA ADDRESS: 5960 WEST MALL SUITE B ATASCADERO, CA 93422 CONTACT: WES AROLA EMAIL: W@WESAROLA.COM PHONE: (831) 247-9936
GENERAL CONTRACTOR	PRO BILT INC. ADDRESS: 8052 CRISTOBAL AVE ATASCADERO, CA 93422 CONTACT: REGGIE BRARD EMAIL: REGGIE@PROBILTINC.COM PHONE: (805)466.8822

PROJECT DESCRIPTION

THE WEYRICK COMPANY IS EXCITED TO PRESENT THE CITY OF ATASCADERO WITH THE FOLLOWING PROPOSAL. THIS CONCEPTUAL PACKAGE TAKES INTO ACCOUNT OBTAINING THE NEIGHBORING LOT (TOM O'MALLY'S).

THE CENTENNIAL PLAZA PROJECT LOCATED AT 5901 EAST MALL AVENUE IS ENVISIONED TO ENHANCE AND ACTIVATE A CURRENTLY UNOCCUPIED SITE NEXT TO THE SUNKEN GARDENS AND CITY HALL BUILDING. THE MIXED-USE PROJECT PROPOSES OF COMMERCIAL AREA ON THE GROUND FLOOR, WHICH INCLUDES SPACE FOR A RESTAURANT, DISTILLERY AND MERCANTILE SHOPS.

THE SECOND FLOOR INCLUDES AN INDOOR EVENT SPACE, EXTERIOR DECK AND BAR AREA SUPPORTING THE GROUND FLOOR RESTAURANT. RESIDENTIAL USE IS INTEGRATED INTO THE SECOND FLOOR WITH THIS DESIGN. THE INTENT IS TO CREATE A SPACE THAT WILL BRING A SENSE OF WELCOMING AND COMFORTABLE ATMOSPHERE WHERE FRIENDS AND FAMILY CAN GATHER AND ENJOY THE INDOOR/OUTDOOR ATMOSPHERE. A SERIES OF BRIDGES ABOVE THE PLAZA INTERCONNECT THE BUILDING EVENT SPACE TO PROPOSED OFFICE AREA.

THIRD FLOOR CONSISTS OF RESIDENTIAL UNITS, WITH EXTERIOR DECKS FACING SUNKEN GARDENS AND THE CREEK AREA.

A SERIES OF EXTERIOR SMALL COURTYARDS WORK IN CONJUNCTION TO BRING THE PROJECT TOGETHER WHILE INTEGRATING THE EXISTING PLAZA AREA AND UNIFYING THE BACK SIDE OF THE BUILDING WITH THE PURPOSE OF PROMOTING WALKABILITY, AND CREATE A MORE DYNAMIC USE OF THE SPACE.

PROJECT STATISTICS SUMMARY

PROJECT ADDRESS:	5901 EAST MALL AVENUE ATASCADERO, CA 93422
APN:	029-347-020 (LOT 1), 029-347-032 (LOT 2 PLAZA) & 029-347-033 (LOT 3)
LOT SIZE:	LOT 1=0.172 ACRES (7,500 SF) LOT 3= 0.057 ACRES (2,500 SF) TOM OMALLY'S LOT= 0.057 ACRES (2,500 SF) 0.287 AC (12,500 SF), ROUND TO 0.29 AC
TOTAL LOT SIZE:	0.287 AC (12,500 SF), ROUND TO 0.29 AC
ZONING:	DOWNTOWN COMMERCIAL (DC)
BUILDING GROSS AREA	GROUND FLOOR: 10,635 SF SECOND FLOOR: 6,538 SF THIRD FLOOR: 7,317 SF TOTAL BUILDING AREA: 24,490 SF
USE:	CURRENT USE: VACANT PROPOSED USE: MIXED-USE (COMMERCIAL AND RESIDENTIAL)
DENSITY ALLOWABLE:	24 DU/AC. 0.29X24 = 6.96 DU, ROUND TO 7 DU
DENSITY PROPOSED:	7.16 DU, ROUND DOWN TO 7 DU
<600 SF = 0.50 DU	(3) STUDIOS (<600SF) = 1.5 DU
601 SF - 1000 SF = 0.66 DU	(1) 1-BD (601SF-1000SF) = 0.66 DU
>1001 SF = 1.0 DU	(5) 2-BD (>1001SF) = 5 DU
ALLOWABLE BUILDING HEIGHT:	45-FEET NOT TO EXCEED, 3-STORIES NON HABITABLE ROOF PROJECTIONS SUCH AS ELEVATOR ENCLOSURES, PARAPET WALLS, ROOF FORMS, AND OTHER ARCHITECTURAL FEATURES MAY EXTEND ABOVE THE MAXIMUM HEIGHT UP TO EIGHT FEET.
BUILDING HEIGHT PROPOSED:	45 FEET, 3 STORIES
BRIDGE CONNECTIONS:	MIN. VERTICAL CLEARANCE OF 16 FEET
MIN. PLAZA WIDTH:	8 FEET
ROW ENCROACHMENTS:	MAINTAIN A MIN. PATH OF TRAVEL OF 8 FEET ON CENTENNIAL PLAZA, AND 6 FEET ON PUBLIC SIDEWALKS.
ALLOWABLE LOT COVERAGE:	NO LIMIT. EACH SUCCESSIVE STORY SHALL REDUCE INTERIOR FLOOR SPACE BY 10%
GLAZING REQUIREMENT:	60% VISIBILITY INTO GROUND SPACE SHALL BE REQUIRED (ALONG EAST MALL)
MIN. LANDSCAPE AREA	10%
SETBACKS REQUIRED:	MIN. FRONT SETBACK 10-FT MIN. SIDE SETBACK NONE REQUIRED MIN. REAR SETBACK NONE REQUIRED MIN. CREEK SETBACK TBD THROUGH DESIGN REVIEW
SETBACKS PROPOSED:	FRONT SETBACK 10-FT (PER PLAN DEVELOPMENT OVERLAY NO. 36) SIDE SETBACK 0 PROPOSED REAR SETBACK 0 PROPOSED

BUILDING AREAS

GROUND FLOOR	COMMERCIAL: 9,394 SF EXTERIOR PATIOS: 3,085 SF CIRCULATION: 1,241 SF TOTAL GROSS SF: 13,720 SF
SECOND FLOOR	EVENT SPACE: 1,330 SF LOUNGE DECK: 1,239 SF OUTDOOR BAR: 627 SF OFFICE: 1,323 SF OFFICE DECK: 358 SF RESIDENTIAL: 2,810 SF COMMON AREA: 448 SF CIRCULATION: 2,218 SF TOTAL GROSS SF: 10,353 SF
THIRD FLOOR	RESIDENTIAL: 7,317 SF EXTERIOR DECKS: 1,362 SF CIRCULATION: 1,238 SF TOTAL GROSS SF: 9,917 SF

PARKING DATA

PARKING REQUIRED:	RESIDENTIAL ONE SPACE PER TWO BEDROOMS (MIN. ONE SPACE PER UNIT).
RESIDENTIAL UNITS PROPOSED:	9 UNITS PROPOSED
(3) STUDIOS	3 PARKING REQUIRED
(1) 1 BD/1.5 BA. UNIT	1 PARKING REQUIRED
(4) 2 BD/2 BA. UNIT	4 PARKING REQUIRED
(1) 2 BD/2.5 BA. UNIT	1 PARKING REQUIRED
TOTAL PARKING REQUIRED:	9 PARKING REQUIRED
PARKING PROPOSED:	FINAL TOTAL NUMBER OF PARKING SPACES PROPOSED/ ASSIGNED TO BE DICTATED PER FUTURE CITY OF ATASCADERO AND APPLICANT AGREEMENT. THE FOLLOWING NUMBER OF PARKING SPACES AND LOCATIONS SHOWN ON PLANS AS PREFERENCE.
RESIDENTIAL PARKING:	9 PARKING SPACES (REFER TO SHEET A1)
RESIDENTIAL GUEST PARKING:	3 PARKING SPACES (REFER TO SHEET A1)
COMMERCIAL EMPLOYEE PARKING:	6 PARKING SPACES (REFER TO SHEET A1)
ADA PARKING:	SHARED EXISTING ADA PUBLIC PARKING (REFER TO SHEET A1)
RESTAURANT/EVENT SPACE:	SHARED USED WITH EXISTING PUBLIC PARKING LOT
RETAIL :	SHARED USED WITH EXISTING PUBLIC PARKING LOT

SHEET INDEX

TITLE SHEET	T1
MOOD BOARD - OVERALL CONCEPT	T2
MOOD BOARD - RESTAURANT & RETAIL	T3
MOOD BOARD - OFFICES & RESIDENTIAL	T4
MOOD BOARD - LANDSCAPE	T5
EXISTING SITE CONDITIONS	A1
CONCEPTUAL SITE PLAN	A2
BUILDING GROUND FLOOR PLAN	A3
BUILDING SECOND FLOOR PLAN	A4
BUILDING THIRD FLOOR PLAN	A5
BUILDING ROOF PLAN	A6
BUILDING ELEVATIONS	A7
COLORS & MATERIALS BOARD	A8
CONCEPTUAL STREET-VIEW RENDERING	A9
CONCEPTUAL CREEK-VIEW RENDERING	A10
PRELIMINARY LANDSCAPE PLAN	L1
SUPPLEMENTARY LANDSCAPE IMPROVEMENTS PLAN	L2
TOTAL SHEET COUNT	17

VICINITY MAP



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

TITLE SHEET

11/12/2024

T1

DRC PACKAGE

3-STORY MIXED-USE PROGRAM W/ PLAZA ACCESS



COHESIVE MATERIALS & FURNISHINGS PALETTE



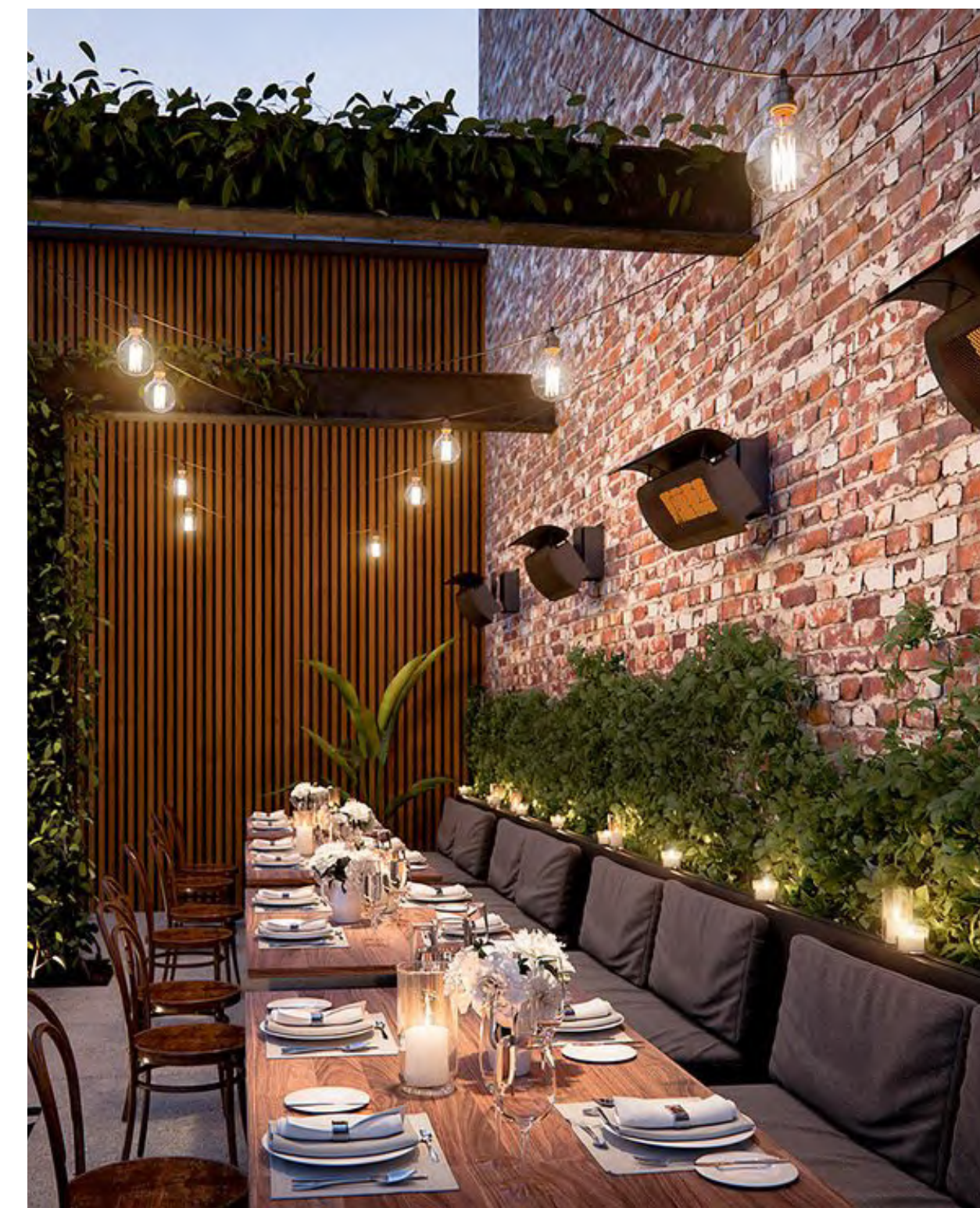
1ST FLOOR RESTAURANT/RETAIL, 2ND FLOOR OFFICES & 3RD FLOOR RESIDENTIAL



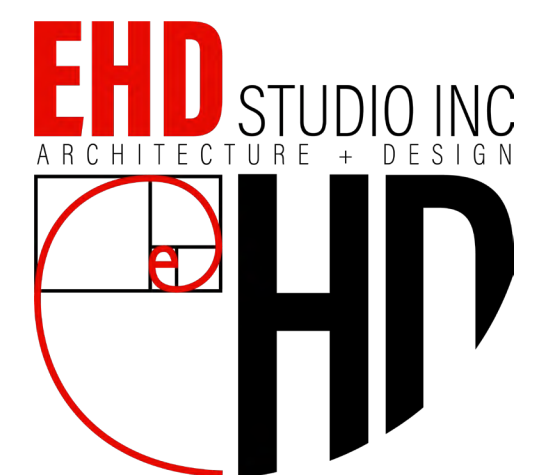
ENHANCE EXISTING CENTENNIAL PLAZA & COMPLEMENT SURROUNDING NEIGHBORHOOD ARCHITECTURE



PATIO SEATING W/ VIEW OF GARDENS



COMMERCIAL ACCESS & ENGAGEMENT ALONG PLAZA



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

MOOD BOARD - OVERALL CONCEPT

11/12/2024

T2
DRC
PACKAGE

ACTIVATE PLAZA W/ PATIO DINING & PLANTERS



ACTIVATE CREEKSIDE W/ PATIO DINING & LIGHTING



FOOD, DRINK & ENTERTAINMENT HUB W/ INDOOR & OUTDOOR SEATING OPTIONS



ROOF-TOP BAR SERVICE W/ BAR-TOPS & EXTERIOR LOUNGE SEATING



GRAB & GO SNACKS/BEVERAGES

LARGE OPERABLE WINDOWS FOR VIEWS TO GARDEN



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

MOOD BOARD - RESTAURANT & RETAIL

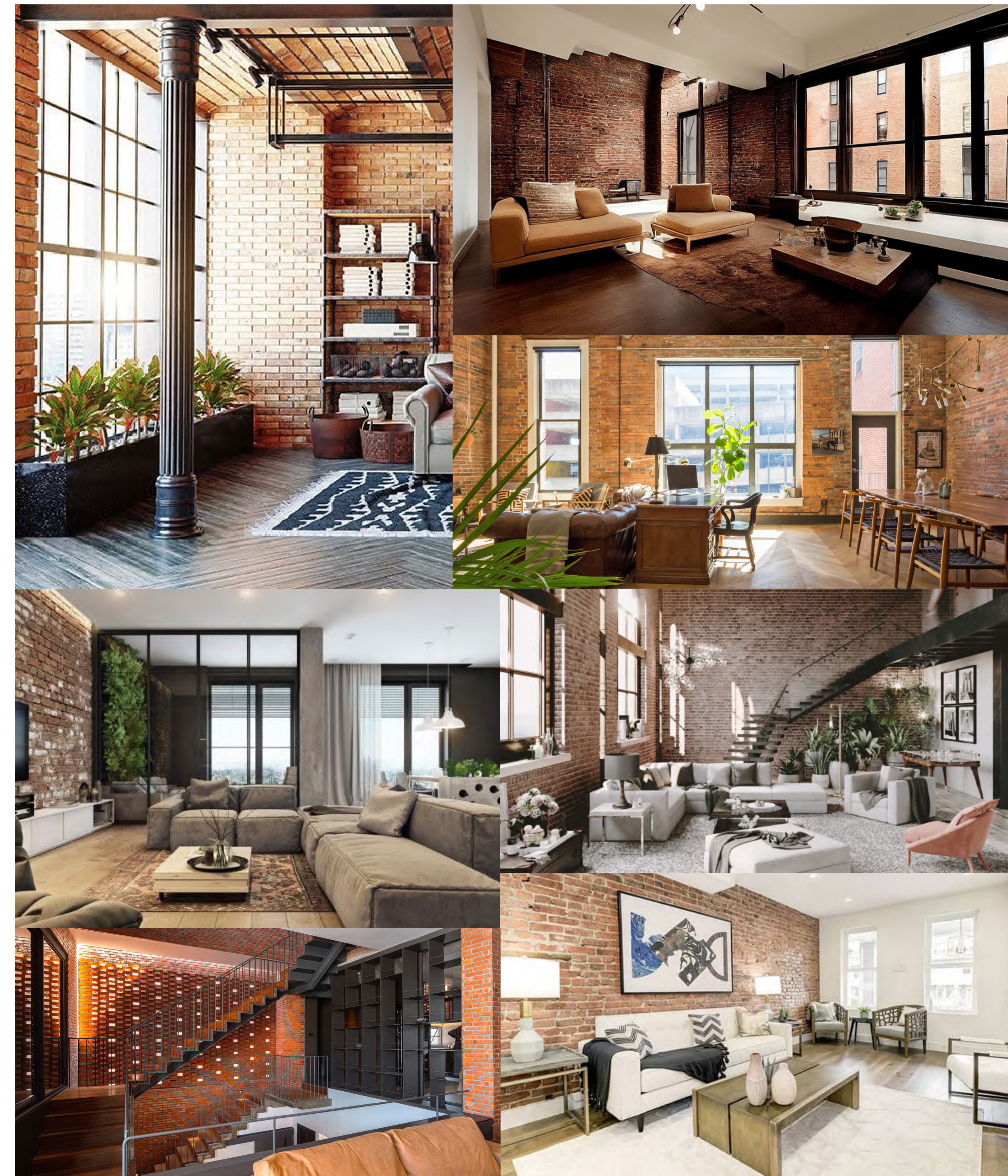
11/12/2024

T3
DRC
PACKAGE

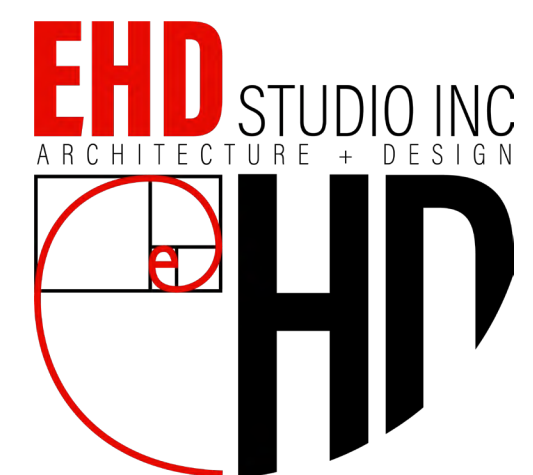
SECOND FLOOR FLEXIBLE ASSEMBLY & EVENT SPACE W/ CONNECTION TO EXTERIOR DECKS



THIRD FLOOR RESIDENTIAL PENTHOUSE UNITS



SECOND FLOOR OFFICES & MEETING ROOMS FOR LEASE



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

MOOD BOARD - OFFICE & RESIDENTIAL

11/12/2024

T4
DRC
PACKAGE

SITE FURNISHINGS



PLANT PALETTE



PATIO INSPIRATION



CENTENNIAL PLAZA PROPERTIES

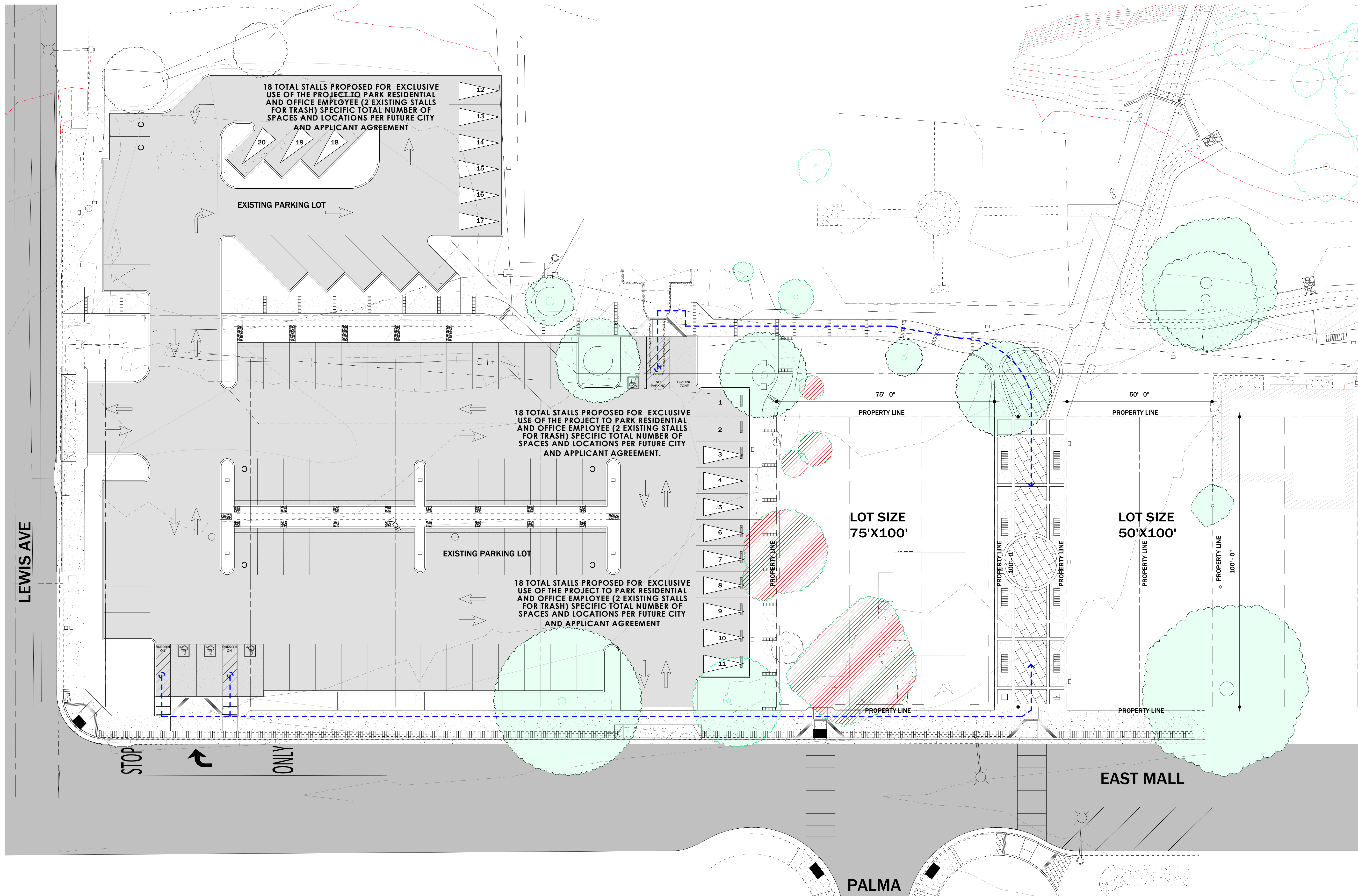
5901 EAST MALL AVENUE - ATASCADERO, CA 93422

MOOD BOARD - LANDSCAPE

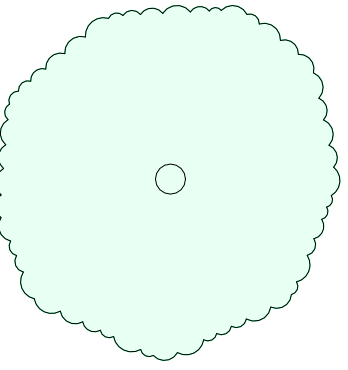
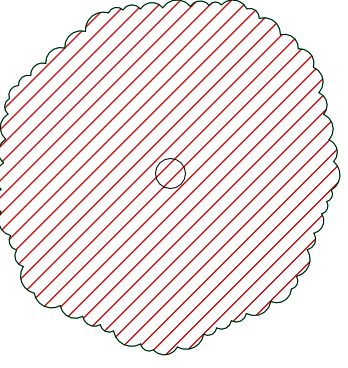
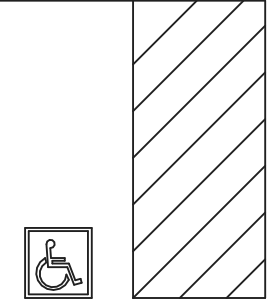

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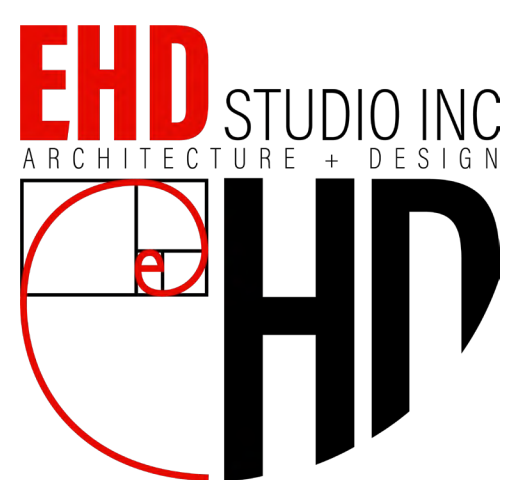
T5

**DRC
PACKAGE**



TREE LEGEND

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  5 EXISTING ADA PARKING STALLS AVAILABLE TO ACCOMMODATE ACCESSIBLE PARKING REQUIREMENTS FOR THE PROPOSED PROJECT.
-  PATH OF TRAVEL FROM EXISTING ADA PARKING STALLS



CENTENNIAL PLAZA PROPERTIES

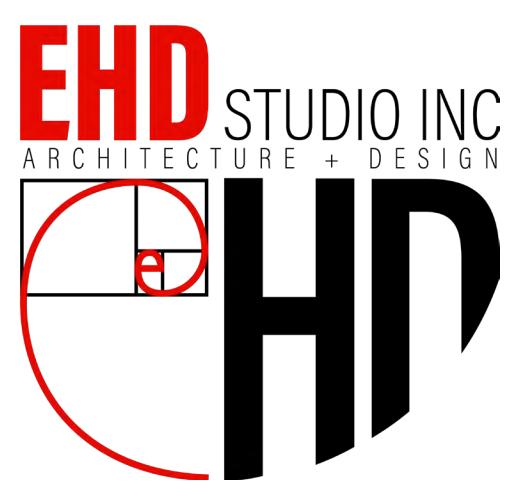
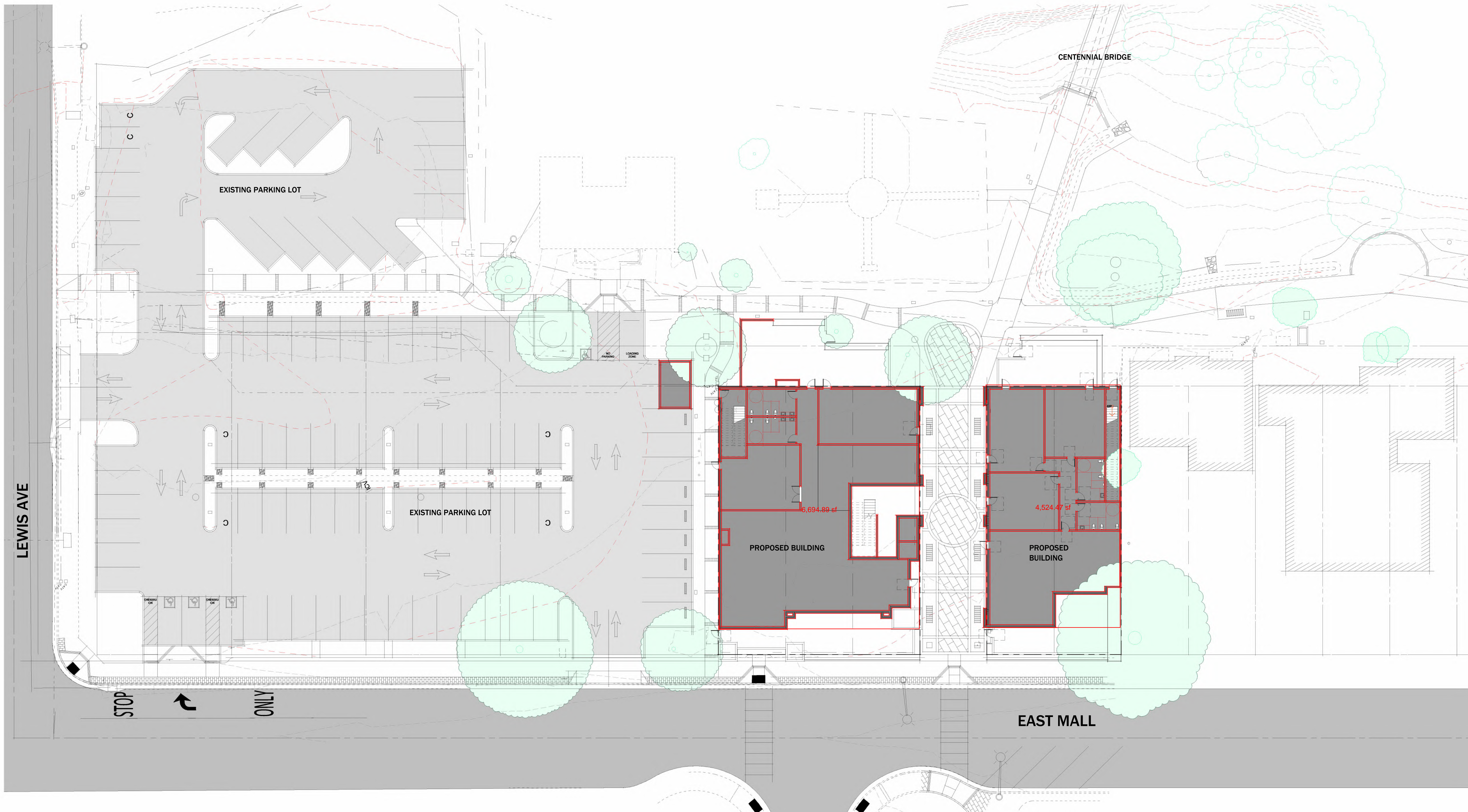
5901 EAST MALL AVENUE - ATASCADERO, CA 93422

EXISTING SITE CONDITIONS



A1
DRC
PACKAGE

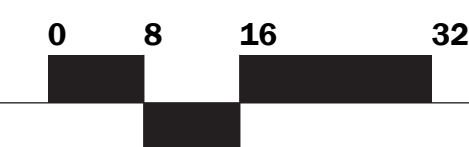
11/12/2024



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

SCALE
1/16" = 1'-0"

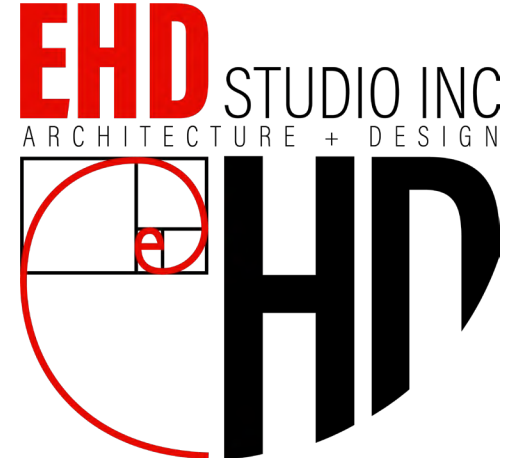
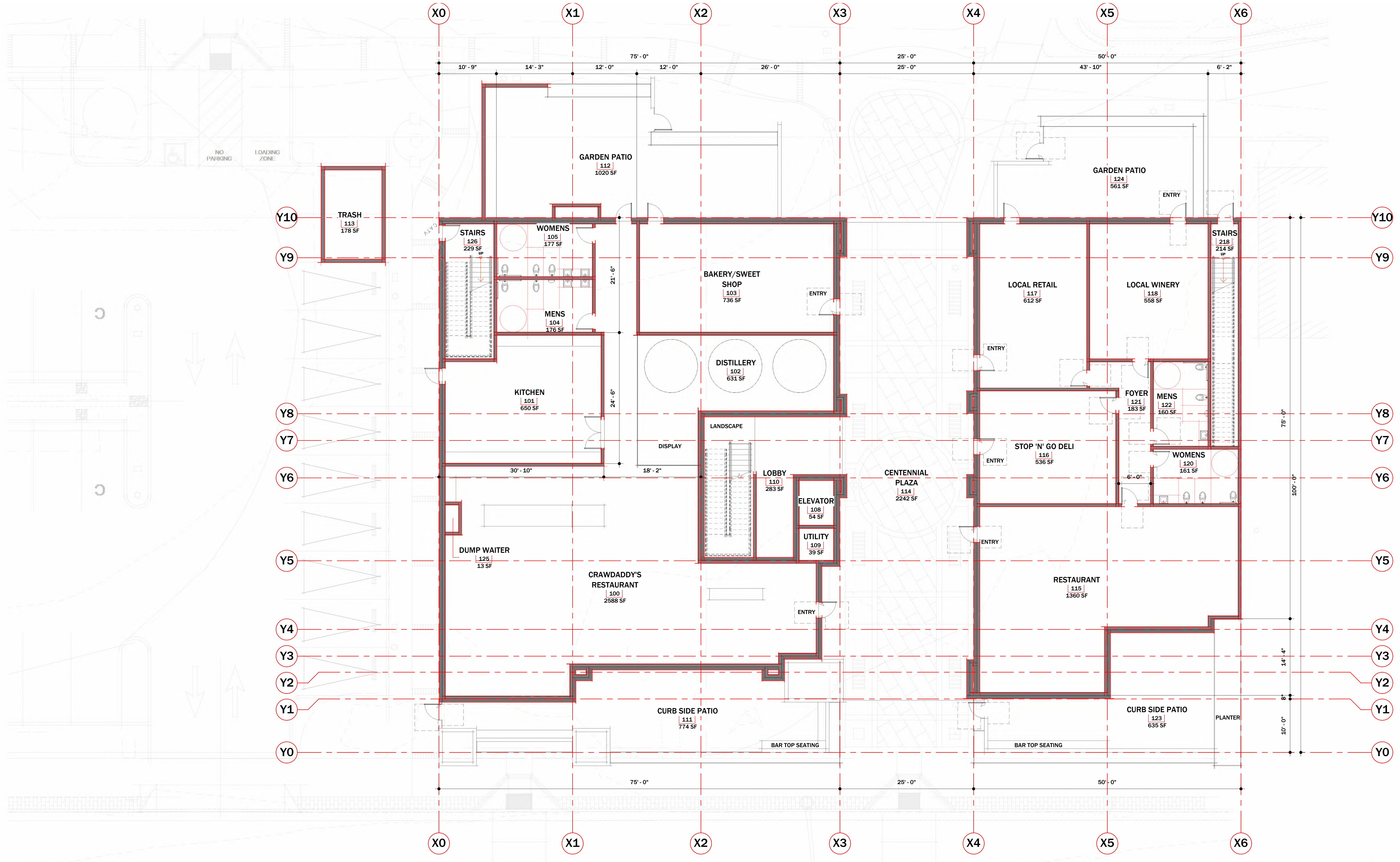


CONCEPTUAL SITE PLAN

11/12/2024

A2

**DRC
PACKAGE**



CENTENNIAL PLAZA PROPERTIES

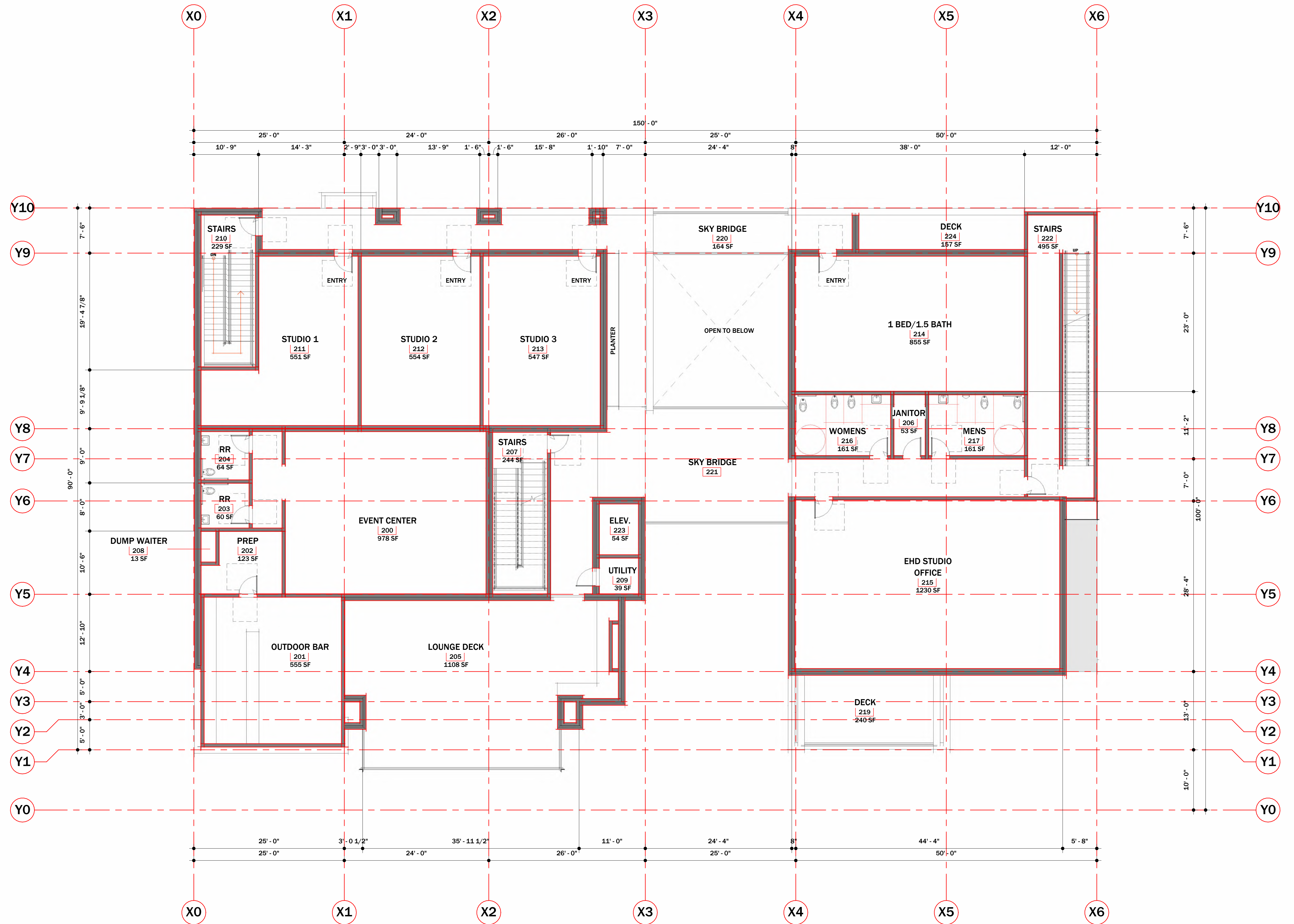
5901 EAST MALL AVENUE - ATASCADERO, CA 93422

BUILDING GROUND FLOOR PLAN



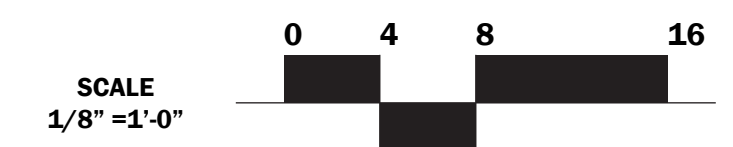
A3
DRC
PACKAGE

11/12/2024



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

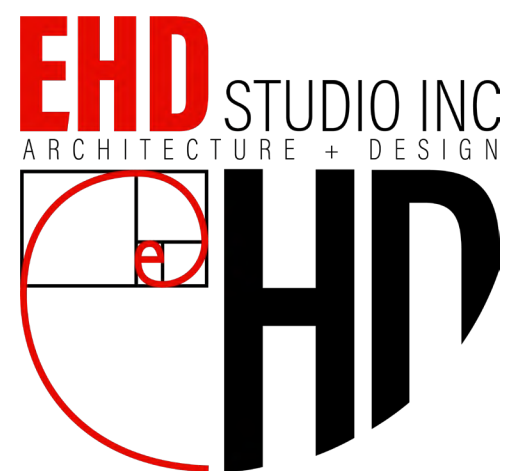
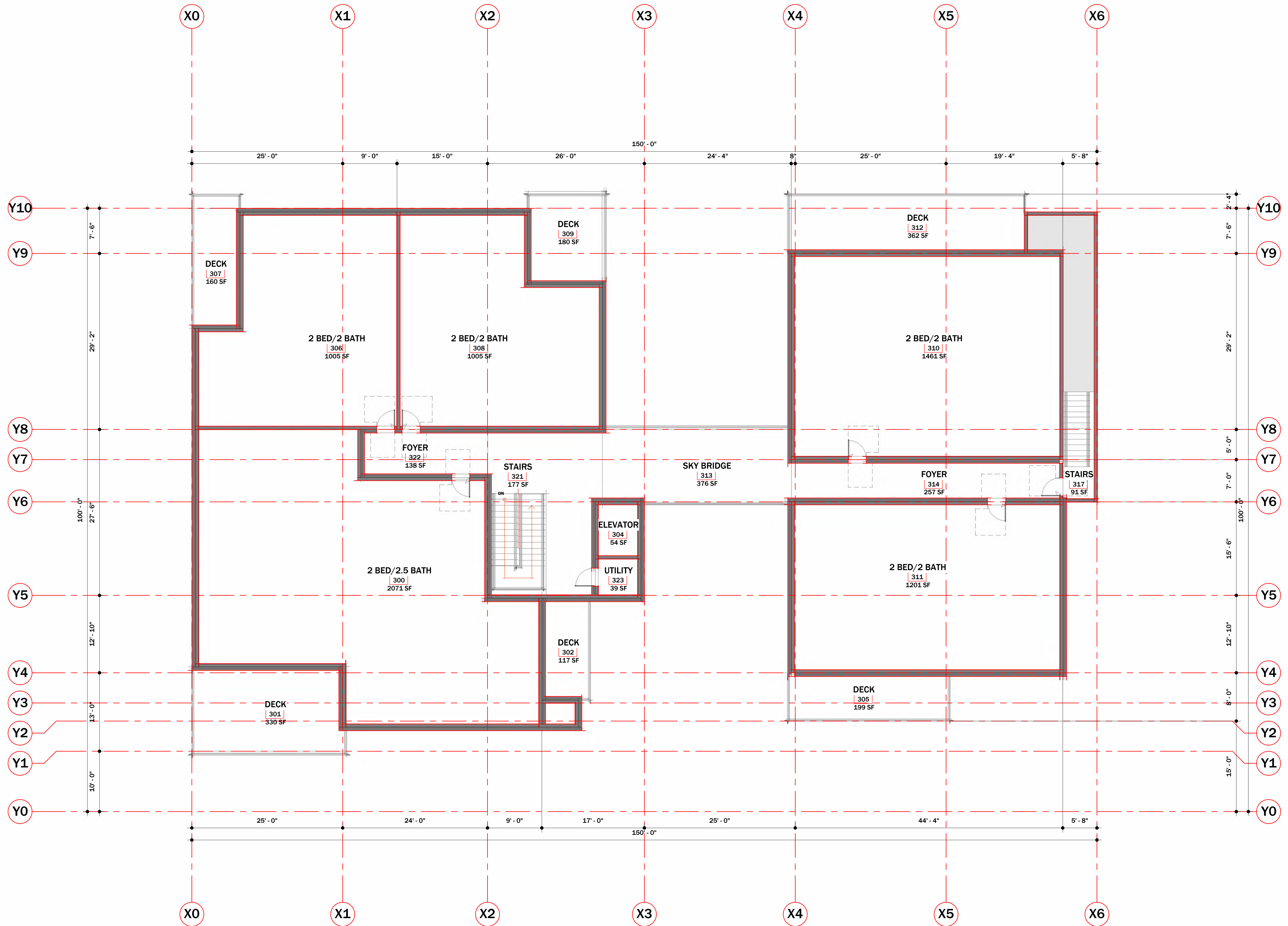


BUILDING SECOND FLOOR PLAN

11/12/2024

A4

DRC PACKAGE



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

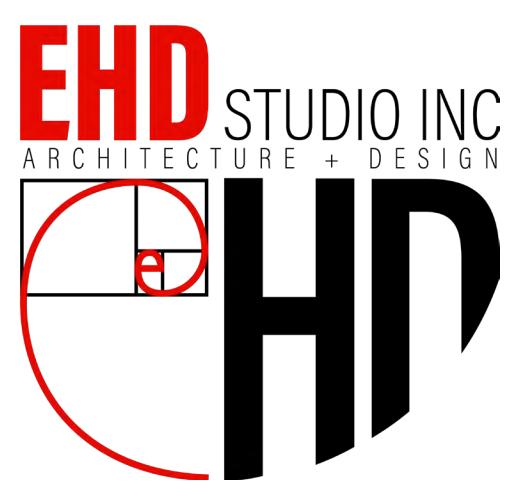
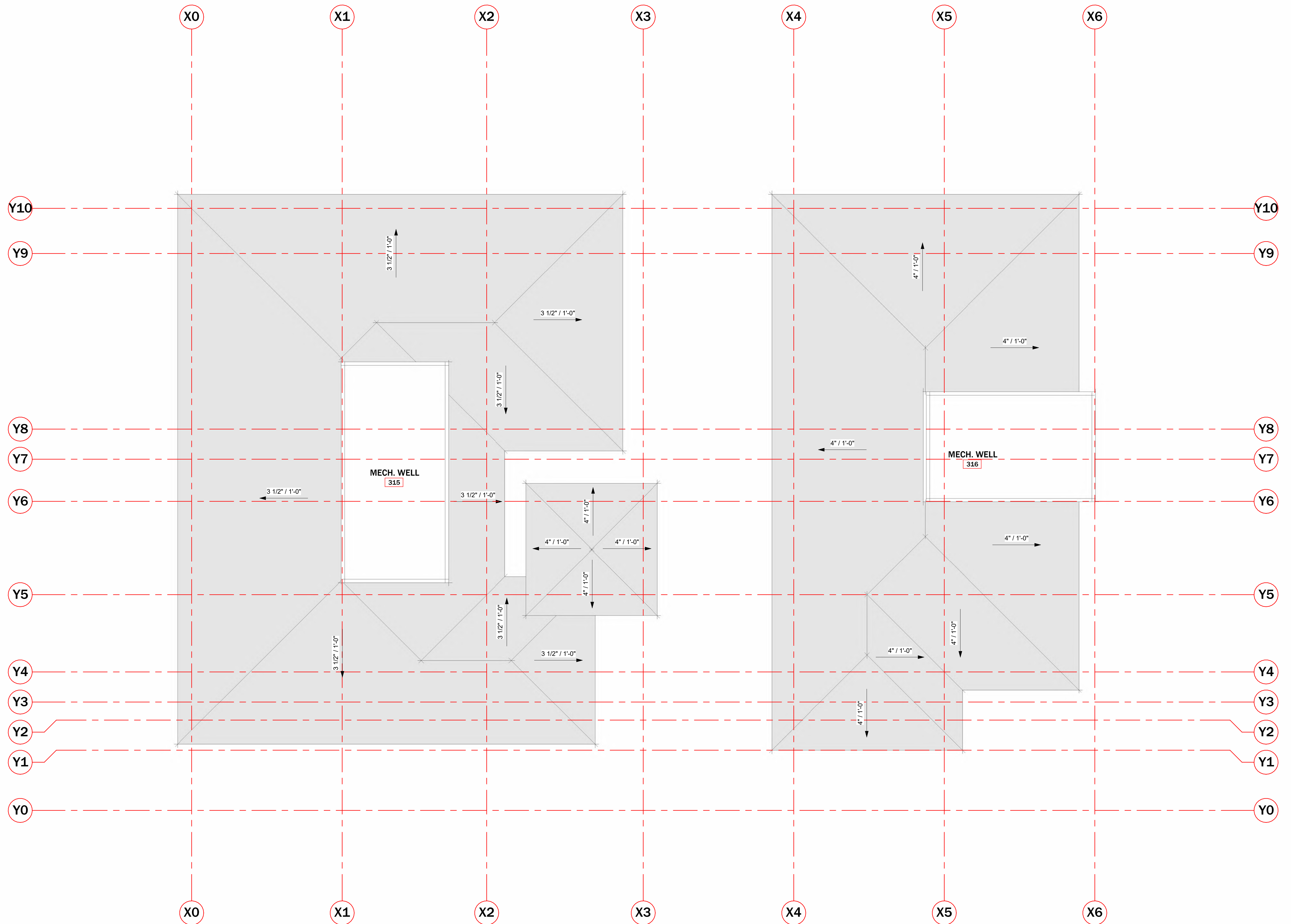


BUILDING THIRD FLOOR PLAN

11/12/2024

A5

DRC PACKAGE



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422



BUILDING ROOF PLAN

11/12/2024

A6

DRC PACKAGE



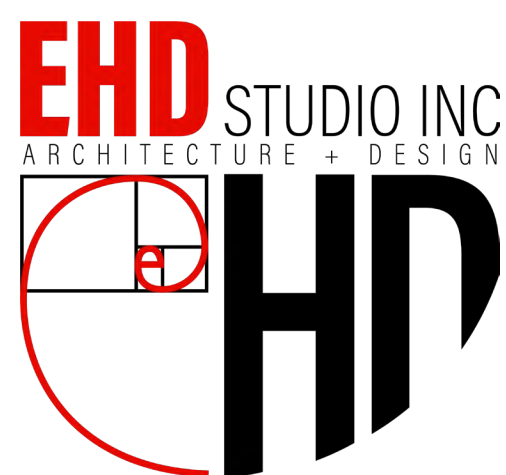
PROPOSED EAST MALL ELEVATION

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



PROPOSED CREEK SIDE ELEVATION

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



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422



BUILDING ELEVATIONS

A7

DRC PACKAGE

11/12/2024

ROOF DETAIL:
METAL ROOF FINIAL - MATCH MATTE BRONZE FINISH



ROOF FINISH:
MEDITERRANEAN STYLE CLAY TILES



ROOF DETAIL:
CAST STONE CORBELS



12
SITE FURNISHINGS:
BISTRO & BUILT-IN SEATING W/ SHADE UMBRELLAS



11
SITE FURNISHINGS:
MATTE BLACK & GRAY SIMPLE PLANTERS



1
BRICK EXTERIOR FINISH:
BRICK VENEER - FADED ORANGE COLOR



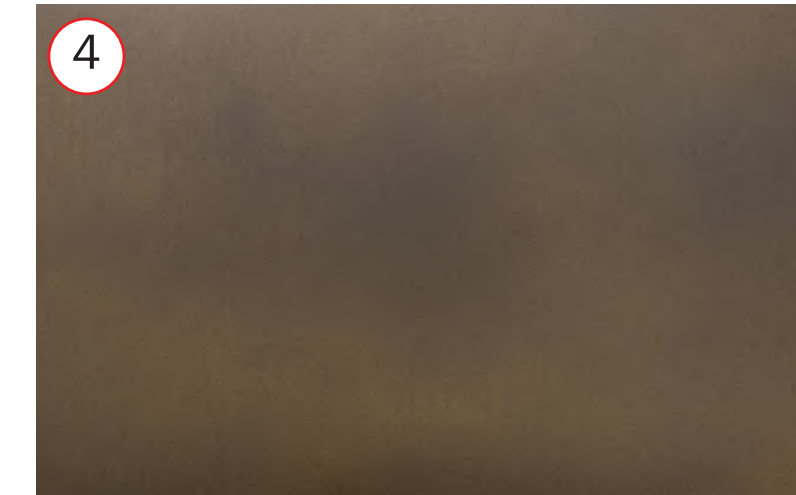
2
TRIM & BASE FINISH:
PRECAST CONCRETE W/ LIMESTONE FINISH



3
PLASTER EXTERIOR FINISH:
SMOOTH STUCCO - WHITE COLOR



4
ACCENT METAL TRIM & CLADDING:
MATTE BRONZE FINISH



5
EXTERIOR SCONCE FIXTURE:
METAL LANTERN WALL SCONCE



6
COMMERCIAL STOREFRONT GLAZING & DOOR SYSTEMS:
ALUMINUM STOREFRONT SYSTEMS W/ OPERABLE WINDOWS & DOORS



6
POWDERCOATED ALUMINUM W/ LIGHT ANODIZED BRONZE FINISH



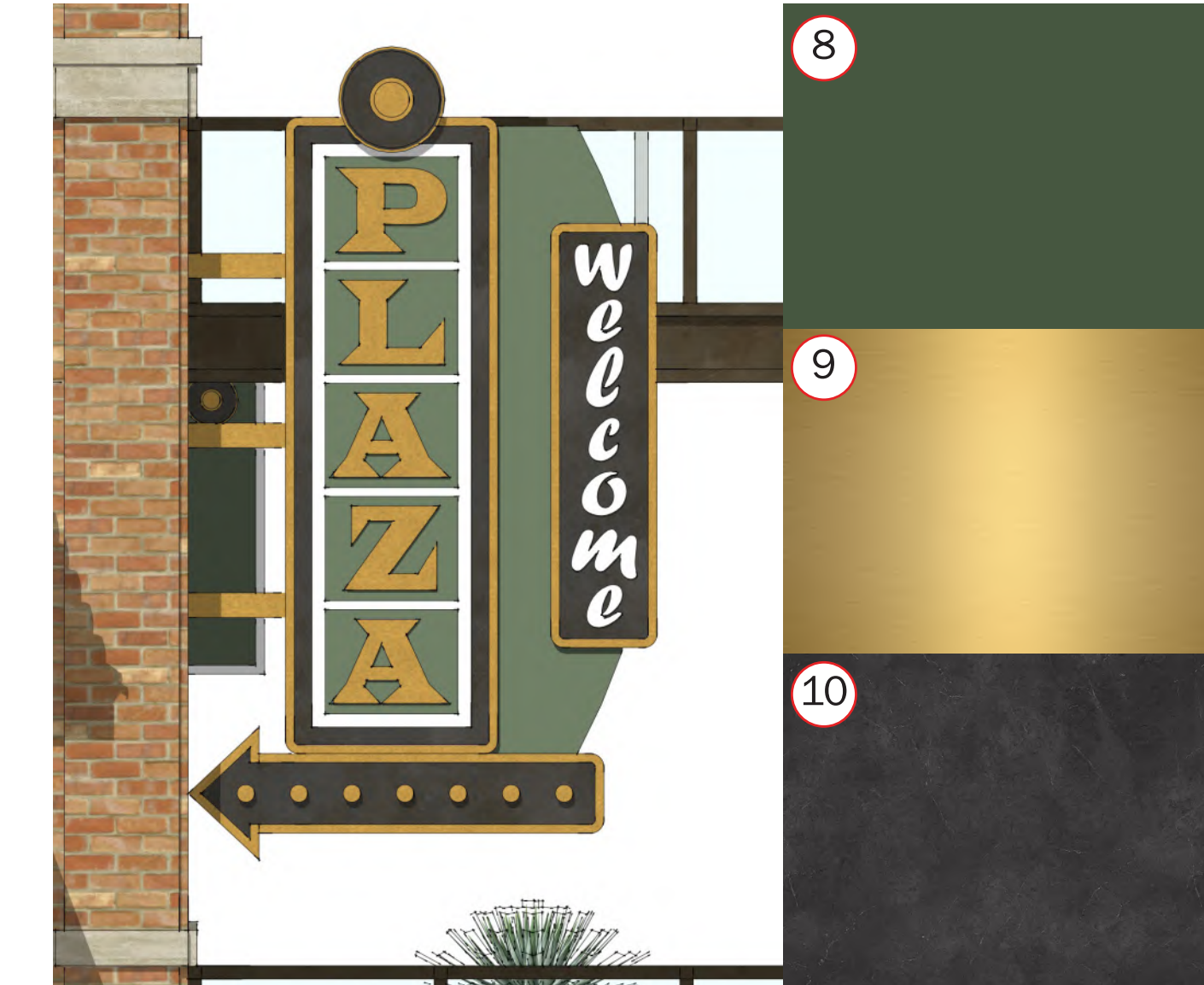
7
RESIDENTIAL WINDOW & DOOR SYSTEMS:
ANDERSEN RESIDENTIAL WINDOWS



7
VINYL WINDOWS W/ LIGHT CREAM YELLOW FINISH



8
FEATURE SIGNAGE CONCEPT:
GREEN, GOLD & BLACK ACCENTS TO MATCH EXISTING CENTENNIAL PLAZA ARCH



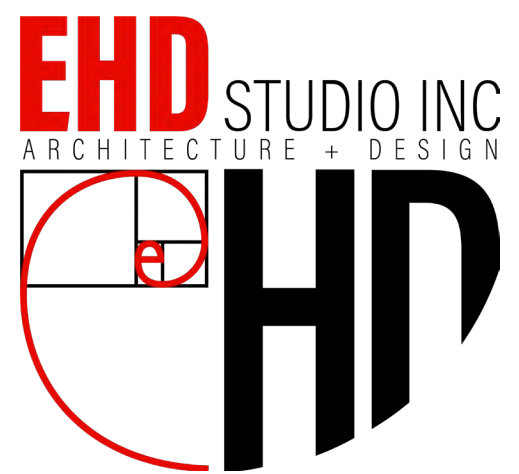
CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

COLORS & MATERIALS BOARD

11/12/2024

A8
DRC
PACKAGE



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

CONCEPTUAL EAST MALL STREET RENDERING

11/12/2024

A9

DRC
PACKAGE



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

CONCEPTUAL CREEK-VIEW RENDERING

11/12/2024

A10

**DRC
PACKAGE**



RAISED METAL PLANTERS



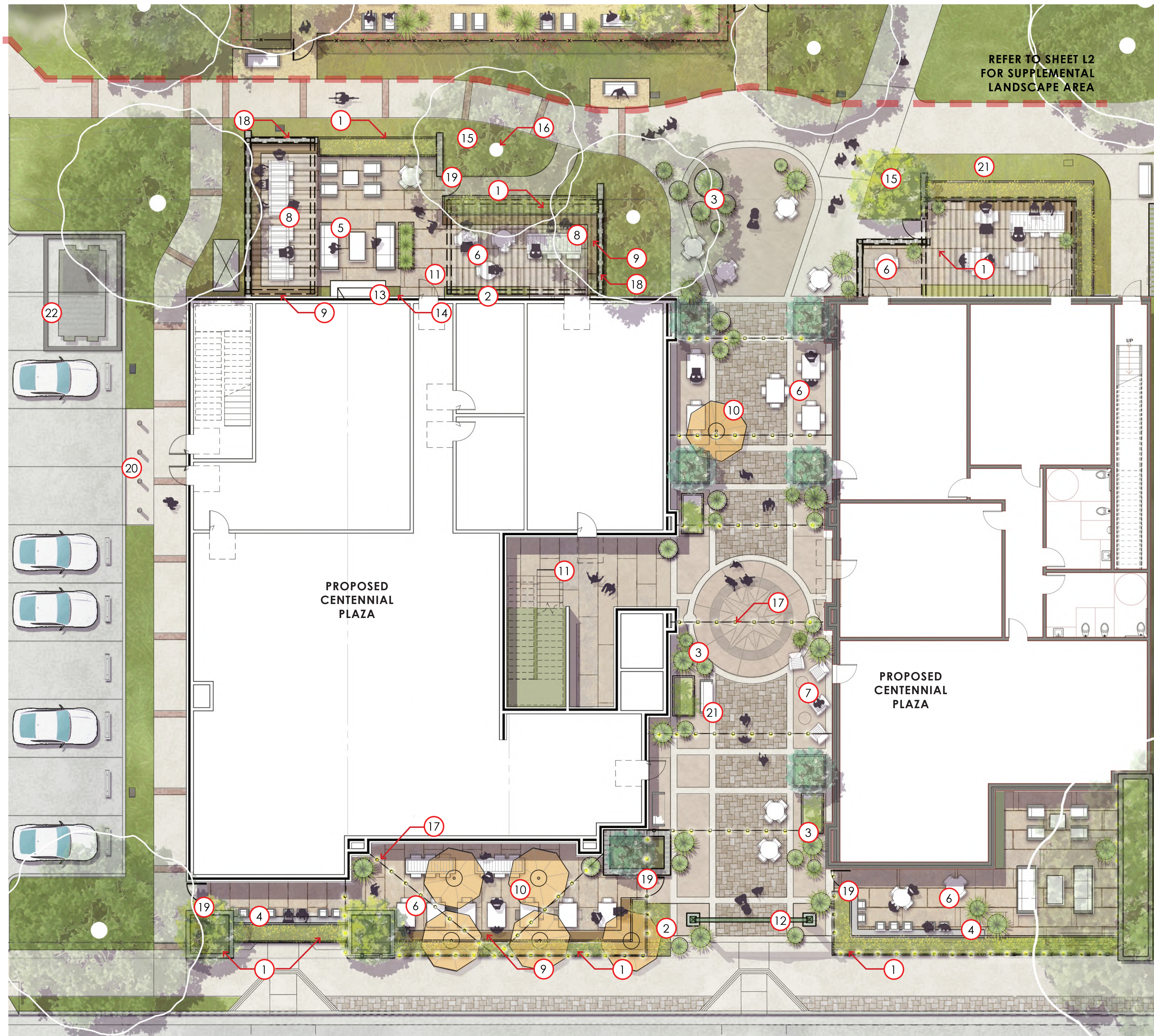
WOOD BENCH SEATING



VINES TRAINED TO TRELIS

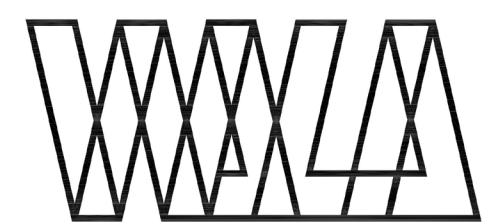
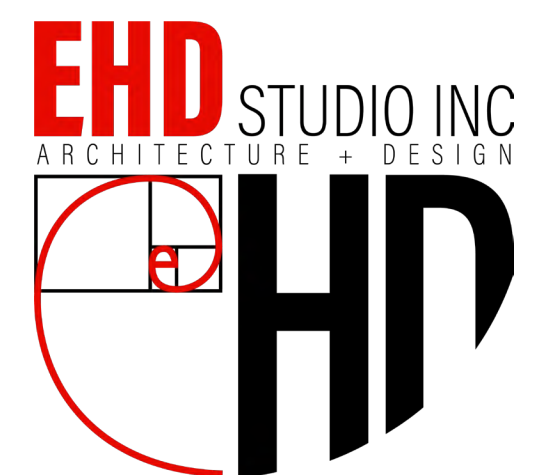


BISTRO LIGHTS



KEYNOTE LEGEND

- ① RAISED METAL PLANTERS
- ② AT-GRADE PLANTER AREA
- ③ LANDSCAPE POTS, VARYING HEIGHTS
- ④ BAR TOP SEATING
- ⑤ OUTDOOR LOUNGE SEATING
- ⑥ DINING TABLE & CHAIRS
- ⑦ INFORMAL SEATING AREA WITH MOVEABLE CHAIRS
- ⑧ COMMUNAL 'FARMHOUSE-STYLE' TABLES
- ⑨ WOOD BENCH SEATING
- ⑩ LARGE CANOPY UMBRELLAS
- ⑪ ENHANCED PAVEMENT, COLOR TO MATCH EXISTING
- ⑫ EXISTING 'CENTENNIAL PLAZA' MONUMENT SIGN
- ⑬ GAS FIREPLACE
- ⑭ VINES STAKED AND TRAINED TO TRELIS AGAINST WALL
- ⑮ DROUGHT-TOLERANT, MEDITERRANEAN-STYLE PLANTING
- ⑯ EXISTING CANOPY TREES, PROTECT IN PLACE
- ⑰ BISTRO STRING LIGHTS
- ⑱ STEEL FRAME PERGOLA, STRING LIGHTS & VINES ATTACHED
- ⑲ FIXED GATE AT PRIVATE DINING PATIO ENTRY/EXIT
- ⑳ REMOVEABLE BOLLARDS AT PARKING LOT
- ㉑ RELOCATED BENCHES FROM EXISTING CENTENNIAL PLAZA
- ㉒ TRASH ENCLOSURE



CENTENNIAL PLAZA PROPERTIES

5901 EAST MALL AVENUE - ATASCADERO, CA 93422

CONCEPTUAL LANDSCAPE SITE PLAN

11/12/2024

L1
DRC
PACKAGE



RAISED WOOD DECKING



CLIMBING ROSES



INFORMAL SEATING AREA



LOUNGE SEATING



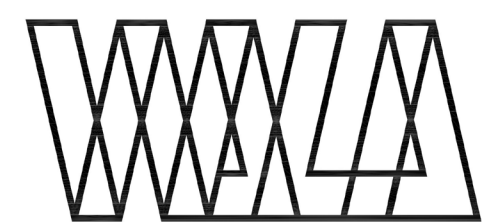
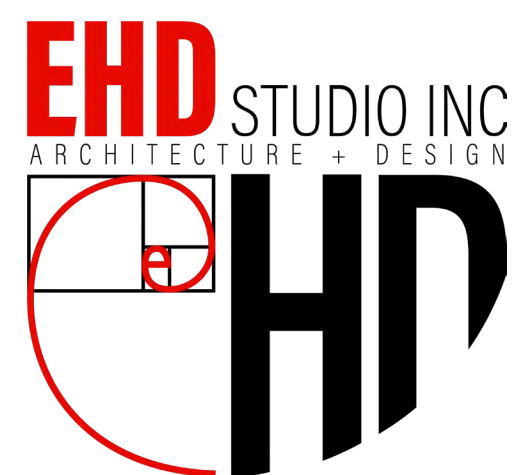
COMMUNAL 'FARMHOUSE-STYLE' TABLE



REFER TO SHEET L1 FOR LANDSCAPE SITE PLAN

KEYNOTE LEGEND

- 1 LANDSCAPE POTS
- 2 OUTDOOR LOUNGE SEATING
- 3 SPECIMEN PLANTING AT-GRADE
- 4 INFORMAL SEATING AREA WITH MOVEABLE FURNITURE
- 5 COMMUNAL 'FARMHOUSE-STYLE' TABLES
- 6 LARGE CANOPY UMBRELLA
- 7 STABILIZED DECOMPOSED GRANITE (D.G.)
- 8 EVENT LAWN
- 9 EXISTING ARBORS
- 10 CLIMBING ROSES STAKED AND TRAINED TO FENCE
- 11 DROUGHT-TOLERANT, MEDITERRANEAN-STYLE PLANTING
- 12 EXISTING CANOPY TREES, PROTECT IN PLACE
- 13 BISTRO STRING LIGHTS
- 14 RAISED WOOD DECKING; OPTION FOR STAGE/SEATING
- 15 GATE AT GARDEN ENTRY/EXIT
- 16 EXISTING BRICK PAVERS
- 17 RELOCATED BENCHES FROM EXISTING CENTENNIAL PLAZA
- 18 PERIMETER HOG WIRE FENCE



CENTENNIAL PLAZA PROPERTIES SUPPLEMENTARY LANDSCAPE IMPROVEMENT PLAN

5901 EAST MALL AVENUE - ATASCADERO, CA 93422



L2
DRC
PACKAGE

11/12/2024

Attachment 4:	Planned Development Overlay No. 37 PRE24-0017
----------------------	--

See Following Pages

§ 9-3.682. Establishment of Planned Development Overlay No. 37: (PD37).

Planned Development Overlay Zone No. 37 is established as shown on the official zoning maps (Section 9-1.102 of this title). A Planned Development Overlay Zone No. 37 is established on parcels APN's 049-063-003, 004, 049-071-029, 030 (Parcels 1-4 of AT02-278).

- (a) All development must be consistent with a City approved Master Plan of Development. A Master Plan of Development approved by the City shall be required prior to completion of conveyance of any site from the City to private ownership. All new development shall be consistent with a Master Plan of Development. The Master Plan of Development shall be reviewed by the DRC and shall consider the views and connectivity between City Hall, Sunken Gardens, the Centennial Plaza and bridge and Colony Square. Building and site designs shall preserve a view corridor to the pedestrian bridge as viewed from West Mall. Any significant building modifications following approval, including ADA or code required changes, to the site or exterior changes of any building, shall require Design Review Committee review.
- (b) The following uses are allowed within the PD-37 overlay zone on the ground floor:

1.	Artisan Foods and Products
2.	Bar/Tavern
3.	Eating and Drinking Places
4.	General Retail* (with additional parameters—see below)
5.	Microbrewery—Brewpub
6.	Tasting Room
7.	Winery—Boutique
8.	Open space areas for passive outdoor use including walking, gathering, public entertainment, seating, and related, dedicated for use to the public

Note:

* Minimum operating hours (open to the public) shall be 4 days per week, 6 hours per day, and open until at least 7PM.

The following retail uses shall not be allowed: Building materials and hardware, medical supplies, office supplies, or other items that do not contribute to the synergy, pedestrian orientation and general plan consistency for the downtown.

- (c) The following uses are allowed within the PD-37 overlay zone above the ground floor:
 - (1) All uses as allowed on ground floor list;
 - (2) Business support services;
 - (3) Live/work unit;

- (4) Lodging/hotel/motel/vacation rental;
 - (5) Multifamily dwelling;
 - (6) Personal services;
 - (7) Offices.
- (d) Property Development Standards.
- (1) Front yard setback at East Mall. Ten foot building setback shall be required for ground floor portions of the building, setback may be utilized for outdoor dining, awnings, second or third story building projections such as decks, patios or other floor area, signs, and other features designed to enhance the public space. No building setback shall be required at the rear side, facing Atascadero Creek.
 - (2) Parking. No on-site parking shall be allowed. Parking required for residential uses shall be required at the rate of one space per two bedrooms (minimum one space per unit), to be located off site within 1,000 feet of the property boundary and provided in perpetuity through an off-site parking agreement. No parking shall be required for retail and restaurant uses on the ground floor consistent with this PD. No parking shall be required for office, or transient lodging uses.
 - (3) Height. Forty-five feet, maximum of three stories, with each successive story a minimum of 10% reduced floor area from story below. Use of roof area permitted for outdoor uses/occupancy. Non-habitable roof projections such as elevator enclosures, parapet walls, roof forms, and other architectural features may extend above the maximum height up to eight feet.
- (e) Site and Building Design.
- (1) A single development project shall be completed on the north east side of the plaza, or as one co-hesive project on all of the lots. North east side lots shall be merged prior to conveyance to private ownership.
 - (2) Building designs may bridge the plaza space when a minimum vertical clearance of 16 feet is maintained and a minimum plaza width of 20 feet is maintained. When portions of buildings cover the plaza, provisions for natural light, ample visibility, and unrestricted public/pedestrian access, shall be maintained.
 - (3) Building architecture shall complement, but not duplicate, City Hall. Designs that incorporate brick, extensive glazing, tile roofs, balconies, and opportunities to utilize outdoor spaces shall be strongly encouraged.
 - (4) Recessed building entries with a depth of at least six feet, transom windows, and glazing along East Mall that allows 60% visibility into the ground floor space shall be required. Glazing shall not be blocked by interior walls or panels.
 - (5) Encroachments that provide for outdoor dining shall be encouraged at Centennial Plaza and the public sidewalk while maintaining a minimum path of travel of eight feet on the plaza and six feet on public sidewalks.

- (6) Fire Backflow Devices. Fire backflow devices are required to be integrated into the site or building design, are prohibited in any public right-of-way, and must be accessible to Fire Department and Water Company personnel at all times.
 - (7) Building Coverage. No limit. Each successive floor shall reduce interior floor space by 10% to enhance building articulation and reduce building massing.
 - (8) Stormwater. No above ground stormwater retention may be allowed on site in excess of 400 square feet over the entire Planned Development.
 - (9) Native Trees. No Heritage trees shall be impacted or removed by proposed development. Native trees that contribute to the tree canopy of Centennial plaza, the parking lot, and the creek pathway should be preserved in place and protected during construction as feasible. Some native trees may need to be pruned or removed to accommodate appropriate site development. The existing off-site Deodar Cedar shall be preserved and protected. Any tree removals shall be subject to the City's Native Tree ordinance.
 - (10) Public Restrooms. Public restrooms shall be provided in one or more of the ground floor buildings within the PD. Restrooms shall be open to the public for hours to be determined by the City in a location that is accessible from the ground floor.
- (Ord. 655 § 4, 2022)