



Atascadero Planning Commission

Staff Report – Community Development Department

Grand Oaks Paseo Common Amenity Areas Amendment AMND23-0080

RECOMMENDATION(S):

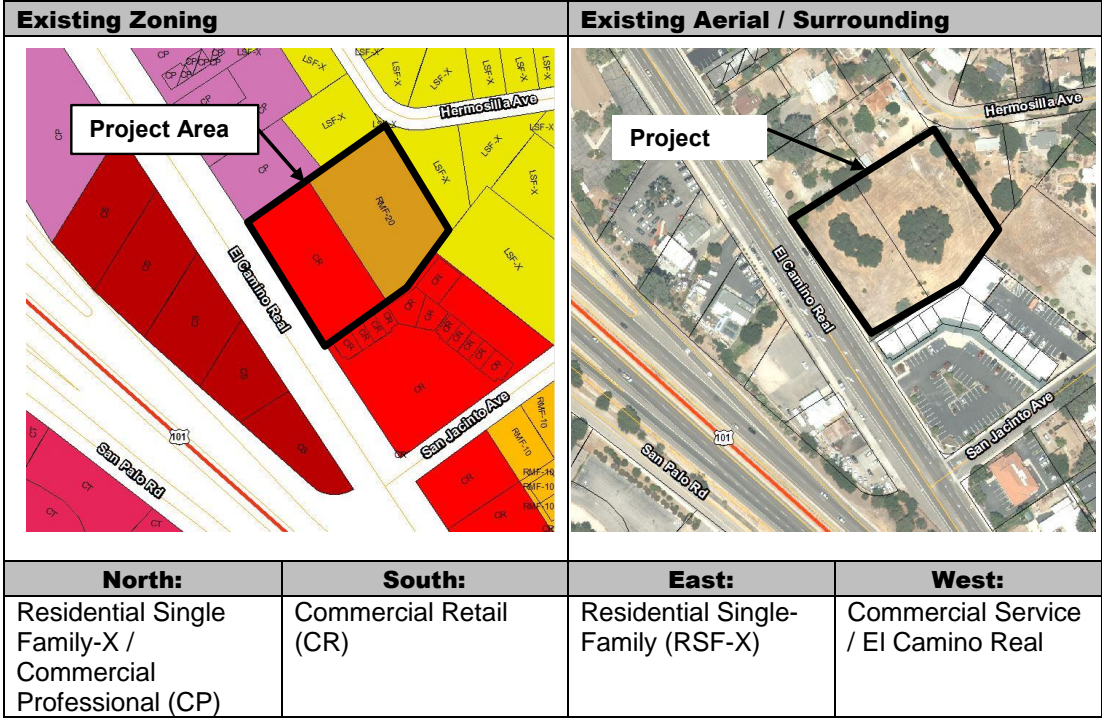
Planning Commission Adopt Draft Resolution amending Grand Oaks Master Plan of Development (Resolution 2019-082) and approving AMND23-0080 to revise the common open space and amenity plan, based on findings and subject to conditions of approval.

Project Info In-Brief:

PROJECT DESCRIPTION	The proposed amendment includes elimination of the community building and redesign of the central common amenity space. Proposed improvements include a concrete patio with fireplaces, outdoor seating areas, and a dog run.		
PROJECT ADDRESS:	Gran Paseo (formerly 4711 El Camino Real)	Atascadero, CA	
PROJECT PLANNER	Kelly Gleason	470-3446	kgleason@atascadero.org
APPLICANT	Cal Coastal Holding, LLC		
ENVIRONMENTAL DETERMINATION			
The proposed modifications will not create additional environmental impacts that were not identified in the previously certified Mitigated Negative Declaration prepared for the Grand Oaks project (DEV19-0049).			



DISCUSSION:
Existing Surrounding Uses



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. As part of the project approval, the Council found that the project met the special findings for approval of the Planned Development Overlay Zone, as highlighted in the chart below:

PD Location	Tier 1 Benefits	Tier 2 Benefits
Inside of Urban Core PD-7 PD-17 Custom PD's	a) Affordable / Workforce Housing b) High Quality Architectural Design c) High Quality Landscape Design d) Buffering between Urban and Suburban zones (large lot sizes, increased setbacks, landscape buffers, etc.) e) Higher density to meet Housing Element goals	a) Pocket Parks in larger projects b) Trails / Walkways for Pedestrian Connectivity c) Historic Preservation
Outside of Urban Core Rural / Suburban Areas PD-16 Custom PD's	a) Natural Open Space Preservation	a) Multi-Purpose Trails – Equestrian / Bicycle / Pedestrian b) Recreational Areas / Facilities c) Historic Preservation



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Construction began in 2020 with approximately 50% of the units complete to date. The work-live portion of the project has not been started. During the time of construction, the project encountered challenges associated with the COVID pandemic, unstable construction material costs and availability, and above normal rainfall. Additionally, the applicants spent revenue from this project on other projects outside of the City. These factors contributed to a substantially delayed completion schedule. The developers are requesting modifications to the approved Master Plan of Development to reduce the common residential amenities as a cost savings measure.

Analysis

Existing Master Plan of Development

The existing Mater 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, included an additional residential unit adjacent to the interior open space area. 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. This area included shared amenities



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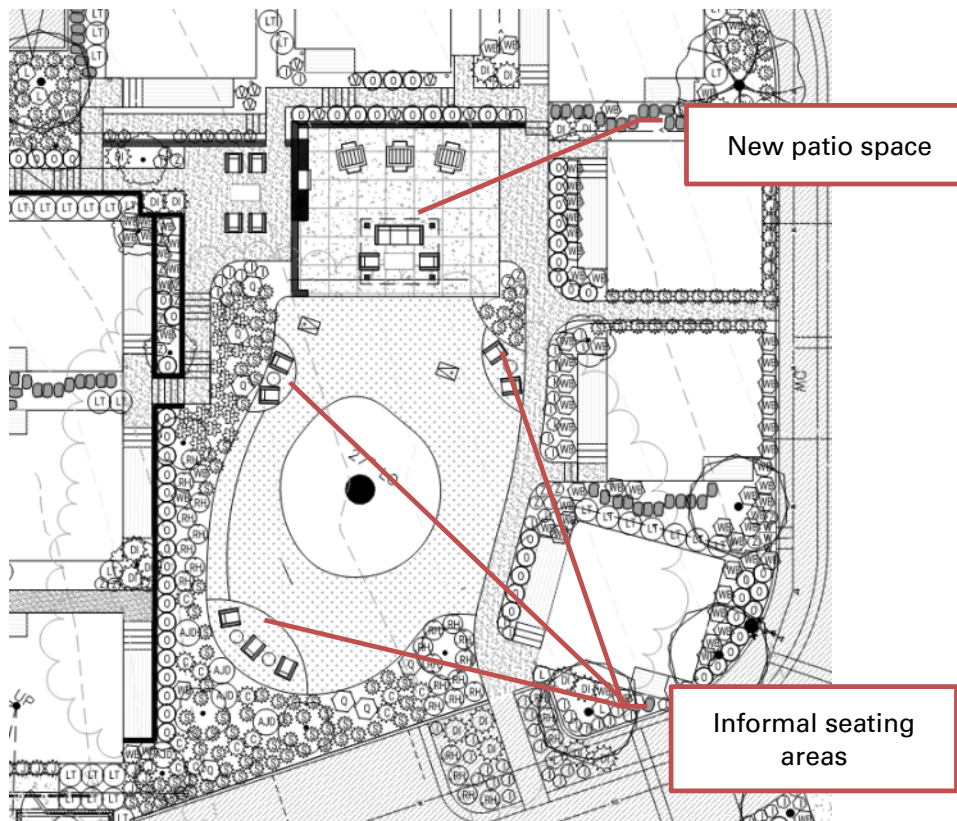
AMND23-0080/ Cal Coastal

such as walking paths, community gardens, fire-pits, bocce court, BBQ and picnic areas. 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 included a community building along the El Camino Real frontage. This building was envisioned to have a community kitchen and dining area/flex space with options for meeting rooms to be shared by the cottage and live-work homeowners.

Revised Community Amenity Proposal

A concrete patio space is proposed where a residential unit would have been. This patio is designed with a propane BBQ, gathering space, and propane firepit. 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. Staff has conditioned that a permanent gas line be installed to the firepit to ensure that this area provides a quality amenity for the residents. Informal seating areas are proposed under the remaining oak tree with mulch to reduce impacts to the rootzone as much as possible. The developers did have 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.

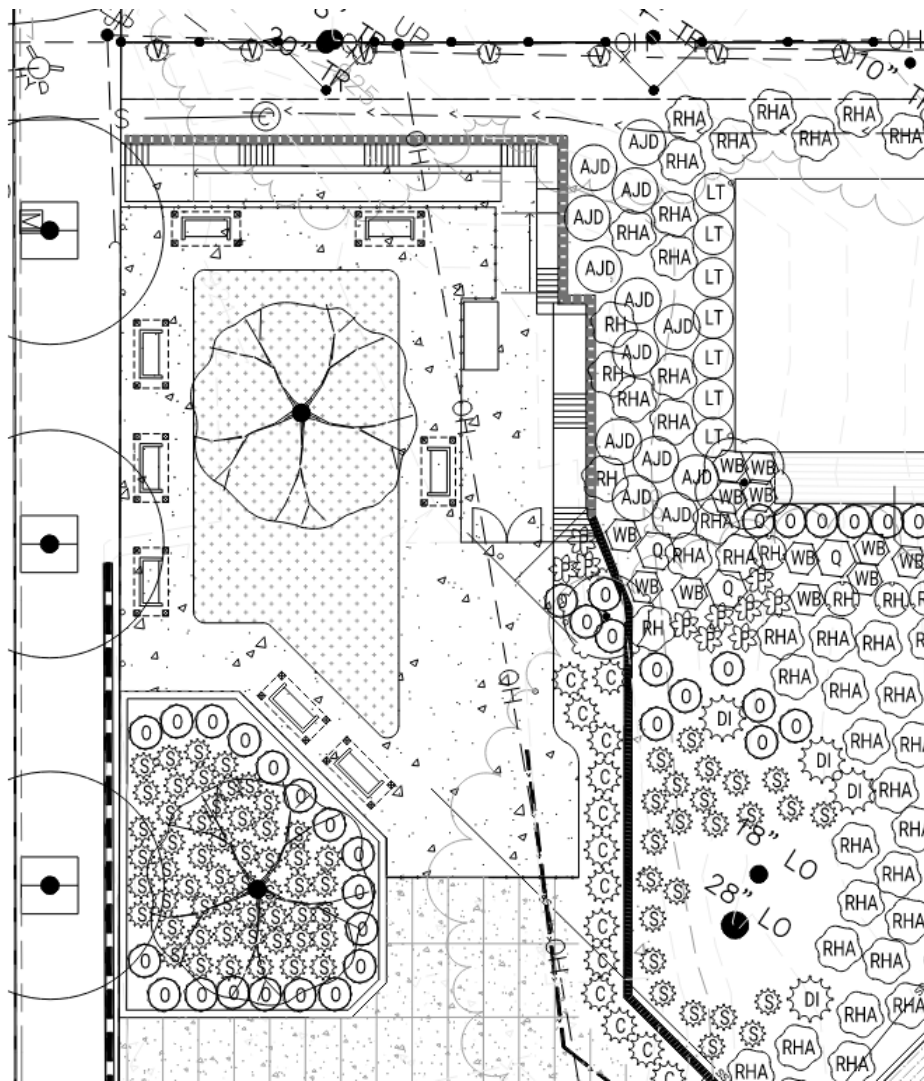


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The construction of the 1,900 square foot community building has become financially infeasible for the developers. In order to continue construction on the remaining units, including the live-work building, the developer is requesting replacement of the community building with an additional outdoor amenity space. The proposal includes paved gathering space surrounding a large at-grade planter. This planter could accommodate a large shade tree. Permanent benches would be installed surrounding the planter. As there is a grade change from the sidewalk to the adjacent residential cottages, retaining walls will be required. The current plan shows the community patio at grade with the sidewalk with a ramp and stairs from the sidewalk to the residential level. It is unclear from the submitted landscape plan how the patio will accommodate the change in grade over the width of the space. Staff has added a condition that the patio space be raised off of the public way to create a more private feeling space for the residents.



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Conclusion

The Grand Oaks Project is partially complete with approximately 50% of the cottage units sold and construction ongoing on 4 additional units. Construction has not begun on the remaining 5 cottages nor the live-work building, the carport, or bike storage building. 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 to the community amenity spaces in response to challenging financial conditions and deletion of one of the units adjacent to the central amenity space. Project conditions include timelines and goals in order to help ensure orderly development.

ALTERNATIVES:

1. The Planning Commission may 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 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 will be held to ensure the completion of any common landscaped area adjacent to completed units.

ATTACHMENTS:

1. Draft Resolution
2. Arborist Report



**ATTACHMENT 1: Draft Resolution
AMND23-0080**

DRAFT PC RESOLUTION

**RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ATASCADERO, CALIFORNIA,
APPROVING AMENDMENTS TO THE GRAND OAKS PROJECT MASTER
PLAN OF DEVELOPMENT (AMND23-0080) TO ALLOW MODIFICATIONS
TO THE COMMON AMENITY SPACE**

**APN 029-274-032, 029-274-03, 029-274-014
GRAND OAKS COMMUNITY AMENITIES
ATASCADERO CALIFORNIA MANOR, LP
(AMND23-0080)**

WHEREAS, an application has been received from Cal Coastal Holdings, LLC, (Applicant/ Owner), 242 El Dorado Way, Pismo Beach, CA 93449, (AMND23-0080) to consider an Amendment to the Master Plan of Development (Resolution 2019-082) to revise the common community amenity areas; 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, per the conditions of approval for the project, the Planning Commission has the authority to consider modifications to the Master Plan of Development; 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:



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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 September 5, 2023 and considered testimony and reports from staff, the applicants, and the public.

SECTION 3. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA), Public resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3)).

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 .



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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 to the common amenity areas only. No changes are proposed to the overall site development plan or unit design.

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 affect the use of the project site. No new uses are proposed.

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 include high quality plant material and design, consistent with required findings.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on September 5, 2023, resolves to approve an Amendment to the Grand Oaks Paseo Master Plan of Development (AMND23-0080), subject to the following:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Revised project landscape and community amenity plan



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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

Jeff van den Eikhof
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval
AMND23-0080

Conditions of Approval Grand Oaks Paseo Common Area Amendments AMND23-0050	Timing BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Planning Services		
1. City Council Resolution 2019-082 and all associated entitlements shall be amended to revise the design of the community amenity spaces as depicted in EXHIBIT B, subject to the conditions listed herein. All previous conditions approved as part of DEV19-0049 shall remain in effect unless specifically amended by this resolution. The project site is known as the Grand Oaks Paseo project and this approval shall be in effect regardless of owner.	Ongoing	PS
2. The approval of these entitlements shall become final and effective for the purposes of issuing building permits the day after the hearing, unless an appeal is made within 14 days of the approval hearing in accordance with the Atascadero Municipal Code.	Ongoing	PS
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 Tentative Tract Map.	FM	PS
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 this Conditional Use Permit.	Ongoing	PS
5. The common amenity space shall include the features, detailed in EXHIBIT B, and as modified below prior to final, including, but not limited to: Central Open Space area <ul style="list-style-type: none"> • Movable seating within the central open space area • A minimum of 2 natural gas or propane fire pit tables • A minimum of 3 BBQs • An outdoor natural gas fireplace with permanent gas line installed El Camino Frontage Amenity Space <ul style="list-style-type: none"> • 8 fixed benches • Minimum 15-gallon shade tree in the center planter with a minimum trunk diameter of 1.5 inches and minimum height of 8 feet from the soil level to the top of the tree. If a 15-gallon tree cannot be found that meets the minimum measurements, a 24" box shall be planted. • Retaining walls shall be of the same base material as shown for the live-work building. • Bollard and low-level lighting for safety 	Ongoing	PS
6. The El Camino Frontage amenity space shall be raised in elevation from the public way.		
7. The Central Open Space area shall be completed prior to final of any units requesting final after 08/22/23.		



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Conditions of Approval <i>Grand Oaks Paseo</i> Common Area Amendments AMND23-0050	Timing BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
8. The El Camino Frontage Amenity Space shall be completed prior to final of the last unit in the grouping of lots 22 through 26 or any mixed-use unit, whichever occurs first.		



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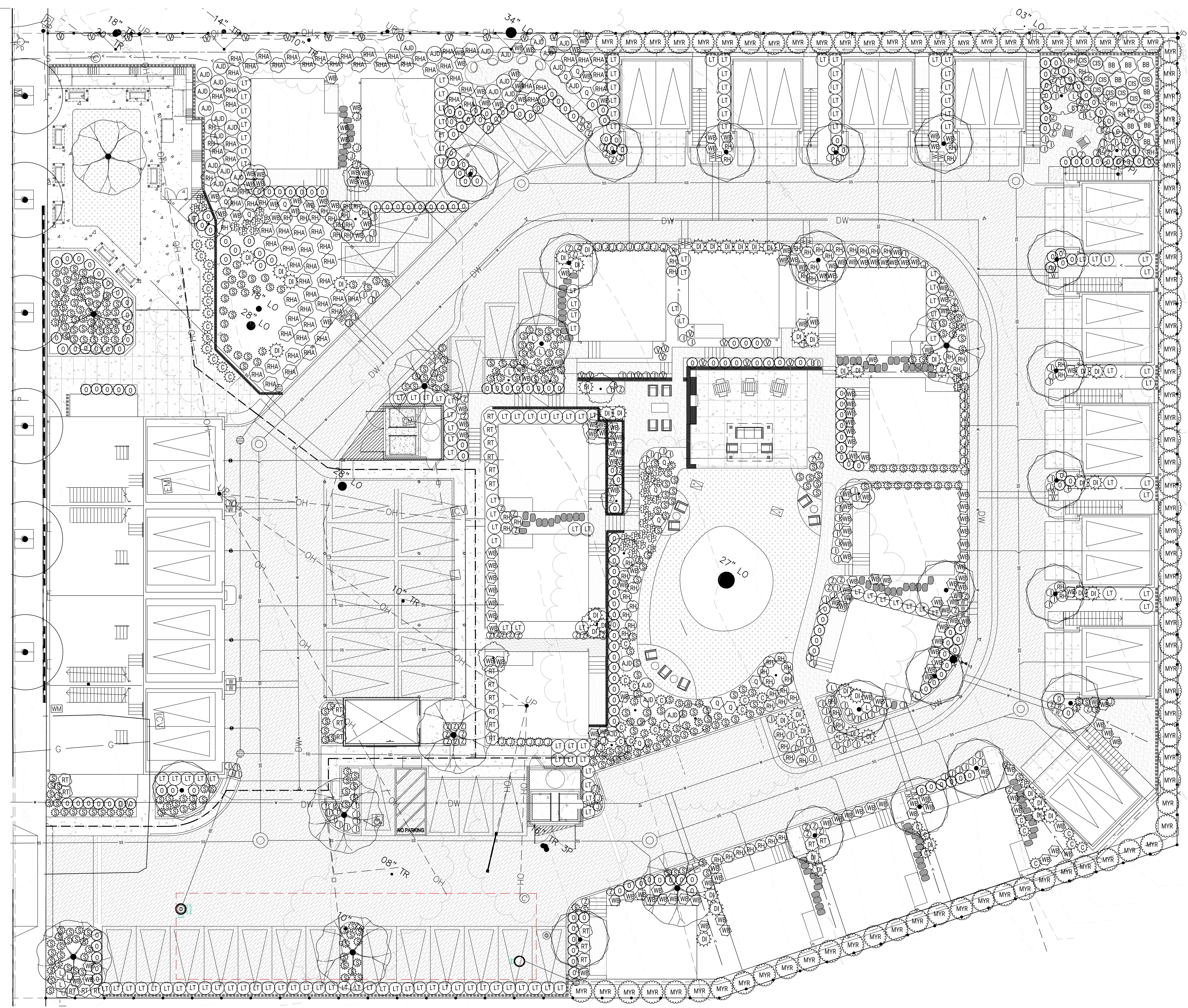
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**EXHIBIT B: Revised project landscape and community amenity plan
AMND23-0080**

See Following



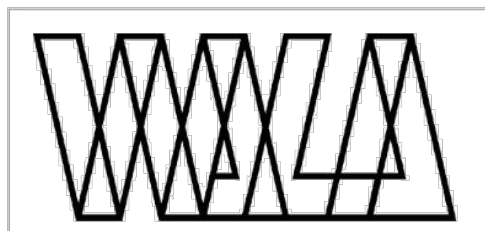


PLANT LIST

TREES		BOTANICAL / COMMON NAME	SIZE	QTY
		CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY REDBUD	24" BOX	9
		LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	24" BOX	21
		MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	24" BOX	10
		OLEA EUROPAEA / OLIVE MULTI-TRUNK	FIELD DUG	9
		PLATANUS X ACERIFOLIA / LONDON PLANE TREE	24" BOX	6
		PYRUS CALLERYANA 'CAPITAL' / CAPITAL CALLERY PEAR	24" BOX	6
SHRUBS		BOTANICAL / COMMON NAME	SIZE	QTY
	AJD	ARCTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA	5 GAL	30
		CHONDRPETALLUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH	5 GAL	36
	CIS	CISTUS X PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL	11
		DIETES BICOLOR / FORTNIGHT LILLY	1 GAL	55
	J	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	1 GAL	38
	L	LAVANDULA STOECCHAS / SPANISH LAVENDER	5 GAL	20
	LT	LIGUSTRUM TEXANUM / TEXAS PRIVET	5 GAL	154
	MYR	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL	86
	O	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL	239
		PENNISETUM SPATHIOLATUM / RYE PUFFS	1 GAL	34
	RHA	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY	5 GAL	72
	RH	RHAPHIOLEPS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL	79
	RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL	10
	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	5 GAL	25
	BB	SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE	1 GAL	8
	Q	SALVIA X 'POZO BLUE' / POZO BLUE SAGE	5 GAL	13
	S	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	329
	Z	STACHYS BYZANTINA / LAMB'S EAR	1 GAL	78
	I	TEUCRIUM CHAMAEDRYS / GERMANDER	1 GAL	117
	V	VITIS CALIFORNICA / CALIFORNIA WILD GRAPE	5 GAL	17
	WB	WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL	201

MATERIALS LEGEND

	DECOMPOSED GRANITE
	ASPHALT
	CONCRETE
	3" DEPTH OF NATURAL COLORED BARK MULCH IN ALL PLANTING AREAS



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ATTACHMENT 2: Arborist Report
AMND23-0080





Office: 2550 Tienda Place • Arroyo Grande, CA 93420 • (805) 474-8013
Mail: P.O. Box 414 • Arroyo Grande, CA 93421
E-Mail: Dave@AceCertifiedTreeCare.com • Web: <http://acecertifiedtreecare.com>



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

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

From: Olivia Montiano
Sent: Tuesday, September 5, 2023 8:09 AM
To: Planning Commission Public Comments
Subject: Public Comment from Grand Oaks Paseo HOA

For item "4701, 4711, 4721, 4731, 4741 EL CAMINO REAL and 5900 THROUGH 5938 GRAN PASEO WAY" on Sept. 5 Planning Commission hearing agenda:

Hello,

My name is Olivia Montiano, and I am a current homeowner and HOA board member in Grand Oaks Paseo.

I moved in in April of 2022. We were told the project would be done in 2022. The development progress has not changed much since that time, 18 months ago. The developers remind us of the obstacles they've faced with the unforeseen challenges of the pandemic: supply chain issues, increased costs, funding issues, etc. But what we saw were construction crews hired by Cal Coastal being directed to Cal Coastal's other projects, which also contributed to a year plus of neglect. We watched crews have morning briefings on our property only to leave to work on other sites for the day.

For well over a year, we experienced mismanagement by Cal Coastal, living in a construction zone far longer than anticipated, which included:

-
-
- Sporadic HOA due billing with little transparency and few questions answered
-
-
-
- Poor communication from the seller's agent (our only point of contact for questions and issues) including delayed email responses of weeks to months
-
-
- No landscaping around phase 2 homes for more than 6 months upon move in
-
-
- No hired landscape service until May of this year
-
-
- Inadequate care of the oak tree at the center of our community that is now in jeopardy
- due to the stress of living in a construction zone and inadequate follow-up of expert recommendations detailed in an arborists report
-

Just to name a few.

DISTRIBUTED
PC, K.G., P.D.



In May of this year, Ted Lawton and Jack Phelan from Cal Coastal Holdings reached out to the homeowners to elect an HOA -- 1 year and 3 months after the first homeowner moved in -- despite our bylaws clearly stating that "in no event shall the first meeting be held later than six months after the closing of the sale of the first subdivision interest without regard to the number of subdivision interests authorized for sale in the first public report."

In July of this year, an HOA board member was approached by builder Jake Sanchez (owner of Azteca Construction), regarding the proposed landscape changes under review today. Jake was invited to our HOA meeting on July 27th to share the changes with the community. Jake declined and planned to meet with homeowners individually to share the plans and provide them the opportunity to sign an agreement with their approval of the plans. Some homeowners did not feel comfortable with that and so Jake hosted a meeting on-site to share the plans with the homeowners on August 16th, 2023. At this meeting, Jake and Marco Caracas, the newly hired broker and seller's agent for Cal Coastal, pressured the homeowners to agree to these changes expressing that there is no money in the budget to do anything but what is being proposed and expressing that if we don't agree to these changes it would significantly delay and/or halt the project. Given that the homeowners want this project completed for better living conditions, most signed the document at the meeting. The signed letter was given to the HOA president to hold onto if any other homeowners who were not present at the meeting wanted to sign.

After a few days of reflection, the HOA board expressed their hesitations regarding the proposed plans and the pressures put on the homeowners. So, the board obtained permission from the homeowners who signed the document to withhold the signatures. Since then, the HOA has been in communication with Cal Coastal regarding these changes and our hesitations, and have requested to negotiate. Cal Coastal has refused to agree to reasonable requests for completion deadlines of the community spaces following city approval.

We share these insights with the City in hopes for your support in addressing our needs for the community spaces, which are:

-
-
- **Utilities:**
- Electric conduit at the Dog Park/Community Garden; electrical AND gas hookup at the Central Park for shared BBQ space
-
-
-
- **Addition of 1-2 new oak trees**
- in Central Park to replace the oak tree that was lost earlier in the construction
-
-
-
- **Promised delivery date**
- of Central Park by December 2023 & completion of proposed dog park/garden by May
- 2024
-

We hope our lived experience is helpful to your decision. We do not want the project to be delayed, but trust the City to advocate for its residents on this matter.

Thank you very much,
Olivia Montiano
Grand Oaks Paseo resident and HOA board member

August 28, 2023

Cal Coastal Communities
4711 El Camino Real
Atascadero, CA 93422

Hi Marco,

Leann and I are very excited to move into and live at the Grand Oaks Paseo development.

We have been dealt a few obstacles with the projected move-in date, but we are staying resilient and optimistic that the house will be ready as currently promised.

We understood that there was originally to be a community building on the site, but instead, there is now going to be a dog park introduced to utilize that space. We think a dog park would be a delight for the furry friends of the community, and being positioned at the front of the development, is a perfect location.

We are really looking forward to settling into our new house with no further delays with the development.

Best Regards,

Aaron and Leann Alduenda
Future Grand Oaks Paseo Residents



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PC, K.G., P.D.



Atascadero City Council

Staff Report – Community Development Department

Micro Community Project - Grand Oaks Paseo Residential Development (DEV19-0049)

RECOMMENDATIONS:

Planning Commission recommends City Council:

1. Introduce for first reading, by title only, Draft Ordinance approving Title 9 Zone Text Amendments to the Planned Development Overlay Zone No. 27 (PD-27), based on findings.
2. Adopt Draft Resolution, approving a Conditional Use Permit (Master Plan of Development) and Vesting Tentative Tract Map (Tract 3141) based on findings and subject to Conditions of Approval.

REPORT-IN-BRIEF:

The Grand Oaks Paseo micro community project consists of a new mixed-use, residential and commercial project on the site of a previously approved mixed-use project. This new development proposal includes an amendment to the previously established Planned Development No. 27, a new Master Plan of Development and Vesting Tentative Tract Map. The project includes a state density bonus request and is proposing three deed restricted moderate-income units. In addition, an exception to Title 11 of the Municipal Code is proposed to accommodate the small lot subdivision. A total of 30 residential units are proposed in the project, 26 of which would be on individual lots with 4 of them above commercial spaces close to El Camino Real. The previous project approval on this site included 40 attached units. The project would be required to incorporate into the City's Community Facilities District (CFD) to help it get closer to fiscal neutrality.

Project Info In-Brief:

PROJECT ADDRESS:	4711 El Camino Real	Atascadero, CA	APN	029-271-001
PROJECT PLANNER	Kelly Gleason, Senior Planner	(805)470-3446	kgleason@atascadero.org	
APPLICANT	Cal Coastal Properties			

PROPERTY OWNER	The Acacias Development LLC			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
High Density Residential (HDR), General Commercial (GC)	Residential Multi-Family (RMF-24), Commercial Retail (CR), PD-27 (Planned Development #27)	1.71 acres	vacant	Mixed-use Planned Development (30 residential units)
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input checked="" type="checkbox"/> Consistent with previously certified Mitigated Negative Declaration No. 2005-0063 <input type="checkbox"/> Categorical Exemption CEQA – Guidelines Section _____ <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
North:	South:	East:	West:
Residential Single Family-X / Commercial Professional (CP)	Commercial Retail (CR)	Residential Single-Family (RSF-X)	Commercial Service / El Camino Real

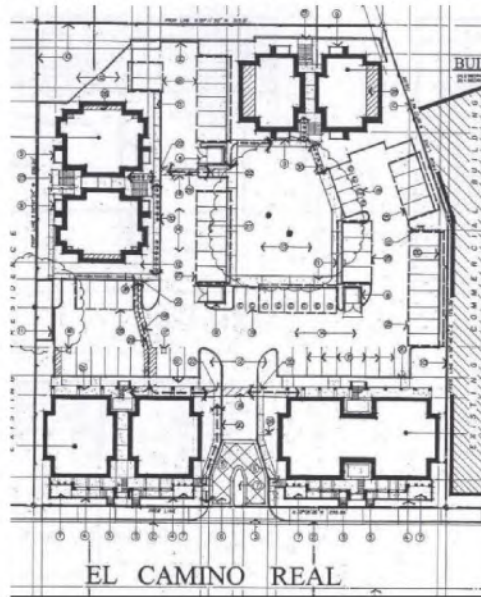
Project History

The “Acacias” planned development was originally approved by the City Council in 2006, and the site has remained vacant since. A Planned Development Overlay Zone No. 27 was created to allow for a custom mixed-use development that included commercial uses facing El Camino Real and residential condominium units on the rear portion of the site. Almost one half of the site (0.76-acre) on El Camino Real frontage retained the Commercial Retail (CR) zoning designation and the back half of the site (0.95 acres) was

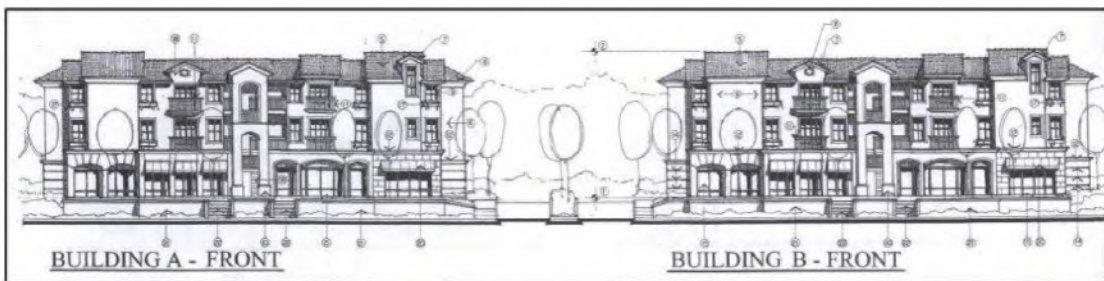
changed to Residential Multi-Family. This configuration was found to be in substantial compliance with the City’s mixed-use policy, which specifies a goal of retaining 50% of the project as commercial unless the project includes a significant community benefit. The 2004 City Council horizontal mixed-use policy is discussed in further detail later in this report. Currently, the Tentative Subdivision Map and Conditional Use Permit have expired; however, the 2006 zoning designations and PD 27 overlay zone remain in place.

The original “Acacias” project included 40 attached multi-family residential units, 6,498 square feet of commercial retail space, and 2,166 square feet of office/indoor recreational space.

El Camino Court Site Plan - Approved 2006



El Camino Court Elevation



The existing planned development does not allow for ground floor residential uses on the commercially zoned portion of the property as currently proposed by the applicant. This project proposes to amend the PD by expanding some additional residential uses within the commercial portion of the site.

The existing topography, large oak trees and the mid-block location of the site may have diminished the potential commercial viability of the property. The City’s General Plan supports the development of mid-block locations with residential uses within the

commercial zone with the approval of a Use Permit. This development appears to meet the General Plan goals and could help other nearby commercial properties become viable. Development of the site with viable commercial uses is constrained by the following:

- The site is not located within the commercial core.
- The site is not within a commercial node.
- The site does not contain sufficient flat land to support parking, accessibility, and reasonable floor area.
- The site backs up to residential uses.
- There are several large oak trees that dominate the property.

While the current PD allows residential uses on the rear portion of the site, increases in the amount of area devoted to residential use on the ground floor require an amendment to the Planned Development. PD 27 currently allows for a maximum of 40 residential units and 8,664 square-feet of commercial space (AMC 9-3.672) and refers to a corresponding Master Plan of Development and Tentative Tract Map. The current proposal, if approved, will amend all project components for consistency.

The Project concept of small-detached residential units, community living, and shared open space would add to the variety of housing types in the City and provide individual ownership of houses that are affordable by design without the limitations of a deed restriction. These factors appear to support flexibility in the City Council policy for mixed-use projects in the commercial districts that supply a “community benefit”.

The Design Review Committee (DRC) discussed the current project amendment on November 28, 2018. The DRC made recommendations for minor modifications to the proposed project, and voted to forward the proposal to the Planning Commission and City Council for consideration. DRC direction on each project component is included in the analysis below.

Analysis

The applicant is proposing to amend a previously approved site-specific Planned Development (PD-27). The Planned Development Overlay allows for deviation in the City’s development standards for setbacks, heights, parking, etc. in exchange for project benefits that have been established by the City Council. Zoning amendments, a new vesting tentative subdivision map, a new Master Plan of Development (CUP), and a density bonus are required to approve the revised development plan.

The applicant is proposing 30 residential units, 26 of which are small-detached units with the remaining four located above a commercial/office space. These upstairs residential units are four separate residential units built above four separate ground floor office spaces. The ground floor office spaces can function separately from the residential units and can be separately accessed, however they can also be internally accessed from the residential units by an internal stairway. Each of the office spaces are less than 400 square feet and could function to serve a variety of small office or commercial businesses that are either utilized by the residential tenant or separately leased. The project also includes a separate 1,900 square-foot community building that may be used for commercial uses.

Site Plan

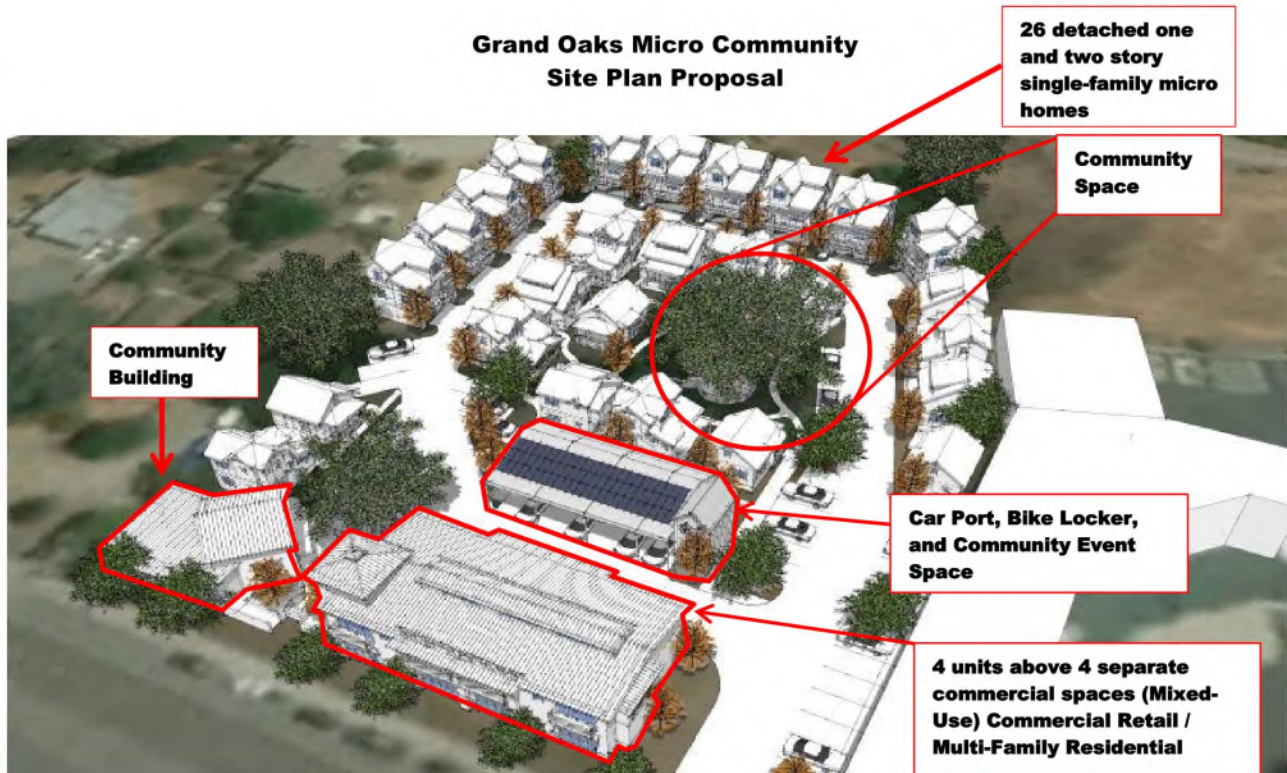
The site is designed with a single driveway access from El Camino Real. There is a parking area adjacent to the entry driveway to allow for guest and commercial patron parking. A mixed-use live/work building and a community building are located adjacent to El Camino Real providing a storefront appearance along the public street frontage. The residential units are located along a looped access road with shared open space areas developed with decks in the center surrounding existing mature oak trees. Additional parking is provided along the access drive. There is also a solar carport structure that provides tandem parking spaces for units without garages and can be used as a community gathering space as needed. The project was designed to retain as many mature oak trees as possible.

The project site is zoned Residential Multi-Family (24 units per acre max / 20 units per acre minimum based on the average property slope of 9.6%) and Commercial retail (20 units per acre max). The Atascadero Municipal Code requires a minimum density on multi-family properties to ensure that adequate housing units are provided to meet City, regional, and state goals. The minimum density for this site, based on split zoning, is 18 units. The maximum density is 37 units based on the multi-family and commercial areas combined. The project proposal of 30 housing units falls within this range. The previously approved PD 27 language allows for a maximum of 40 units including any density bonus requests.

**Grand Oaks Micro Community
Concept Map**



**Grand Oaks Micro Community
Site Plan Proposal**



Native Tree Removal

One native tree is proposed for removal. The site has been designed to retain the significant large oaks on-site. The tree proposed for removal is a 10" Live Oak and is within the proposed access driveway.

Retaining Walls

Due to site topography, there is a significant elevation difference between the rear units and the adjacent property to the east. The design team has accommodated this change in grade by building the garages into the slope at the rear of the site, minimizing visual impacts associated with a single vertical wall and allowing the finished grade to be raised behind each unit.

Parking

There are 70 parking spaces provided throughout the site: 28 private carport spaces, 14 reserved resident tandem spaces, and 28 guest/commercial spaces. There are also eight off-site parking spaces along El Camino Real. Using a worst case scenario with all 3-bedroom options chosen for units B, C, and D, the Atascadero Municipal Code requires 36 resident spaces, 6 guest spaces, and 4 spaces for the commercial uses for a total of 79 parking spaces. State law dictates the maximum parking ratio for density bonus projects at one space per one-bedroom unit and two spaces for two- and three-bedroom units. Under the provisions of state law, 64 parking spaces are required. The project exceeds the minimum number of parking spaces required by state law.

Paving Materials

Decorative paving is proposed at the entry to the project and along the loop road. Stamped or scored concrete is proposed adjacent to the mixed-use building and the majority of the guest and commercial parking area.

The Fire Department requires that the one-way access road through the development be a minimum of 20-feet wide. This accommodates the City's ladder truck and stabilizers as well as traffic evacuating the site. Because a 20-foot wide road appears wide enough for two-way traffic, and to not detract from the pedestrian focus of the design concept, the design team is proposing alternative materials that allow the full width to be accessible by safety vehicles, but give the appearance of a narrower roadway. A contrasting pavement material or pattern is proposed along the loop road in areas of parallel parking stalls and to act as a pedestrian sidewalk when not needed for vehicular access during emergencies.

Buildings Setbacks

The project proposes a subdivision of the site to allow for individual ownership of each residence on its own small lot. The "postage stamp" lots will provide space for each residence, and will allow for the individual sale of each detached unit and ownership of the land in fee. The Planned Development and documents recorded with the map will govern common open space and site design standards, including limiting privacy fencing in areas where fencing would conflict with the open community concept of the design. As conditioned, privacy fencing would only be allowed for units that are adjacent to the rear and side property lines. The center units would be prohibited from erecting privacy fencing. Each unit is designed with a raised entry porch for private outdoor space. These areas are raised to provide a sense of separation from the community space without solid visual barriers.

While these setbacks to property lines are less than those normally required for standard subdivisions, the PD overlay zone is designed to modify development standards to allow for flexible and creative residential communities. Standard development setbacks are maintained at the edges of the site to ensure compatibility with properties outside of the development and open areas between units will be protected by documents recorded with the map and the Master Plan of Development to ensure that the intent of the site design is maintained over time.

Tentative Tract Map and Subdivision Ordinance Exception

A 32 lot tentative tract map is proposed with 26 residential lots, 4 live/work lots, a lot underlying the community building, and one common lot. The live work lots accommodate both the office/commercial space and the residence above. The commercial space can be separately leased but not sold as an individual unit. In order to accommodate individual small lots that are not along a public street, an exception to the subdivision ordinance must be granted. Typically, this type of project would be considered a condominium; however, in a condominium, owners do not own the land below their residence. In this project, each lot would be separately owned, while the road and other common areas would be owned in common by all of the owners. This is known as a common interest subdivision. Currently, Title 11, Chapter 6, of the AMC requires that all lots front a public road or be designed as a flag lot. To accommodate this project and its high quality individual lot pattern, staff is suggesting that an exception be granted to allow for the proposed small-lot configuration where each lot does not have frontage on a public road,

nor are they served by a flag lot. In this case, the commonly owned access road and open space areas will act in the same capacity as a public road for the purposes of access and utility connections. Exceptions to the subdivision ordinance can be granted by the Planning Commission and City Council provided certain findings can be made. The findings are included in the Draft Resolution (Attachment 2). The mixed-use project at the front of the site would also be subdivided into individual ownership, with each of the 4 residential and attached office spaces subdivided as an airspace condominium.

Architectural Design

The project is designed with an agrarian theme with the residential units taking on a small Craftsman cottage appearance. Materials include horizontal siding, corrugated metal, standing seam metal roofing, concrete, faux wood-grain siding, and shingle roofing. All buildings, including the residential units, are designed with varying roof forms and undulating façade elements. Upper floors are smaller in floor area than lower floors to allow for these varied roof forms and added visual interest.

Residential

The applicant is proposing a variety of detached one, two and three-story residential designs ranging from 471 square-feet to 899 square-feet of living area. The units are designed to be affordable-by-design due their small size, and the project will be deed restricting three units at the moderate-income rate consistent with state law and City Council policy. Units will be a combination of one, two, and three bedroom floor plans with efficiently designed living spaces. Each unit is designed with private storage space and laundry facilities. The units along the north and east property lines also include an understory carport that is built into the slope and acts as a retaining wall at the rear of each unit as discussed above. The proposed carports provide two private parking spaces each.

Mixed-Use

The proposed project also includes a mixed-use structure along the El Camino Real frontage designed with residential units built above separately accessible office spaces that are also internally attached via a stairway and access door. The structure includes four commercial spaces on the ground floor with attached residential units on the second floor. The offices will be level with El Camino Real and storefront access will be located from the public sidewalk. Each of these mixed-use units would be available for separate ownership, so each owner would own both residential and commercial space. The commercial space can be separately leased but not sold as an individual unit.

The mixed-use building contains a tower feature that exceeds the maximum allowable height by 2-feet. A finding has been included in the Draft Resolution (Attachment 2) to allow for this exception.

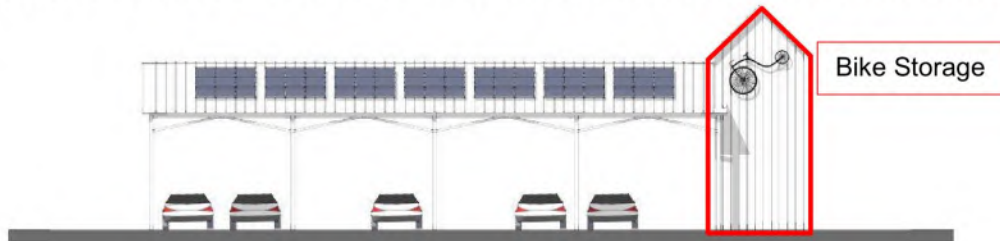
Community Building

The project also includes a community building that has a commercial appearance and is located along the El Camino Real frontage. Large windows face El Camino Real. The building is accessed through the interior of the site and a stairway/ramp leading up from El Camino Real. This provides a transition area from the public to the private domain without solid visual barriers. The community building is proposed to be owned by the HOA and could be used not only for internal community events, but could be made available as an event or meeting space to the community at-large, or for a co-working space.

Solar Carport

The proposed project includes a shade structure, which can serve a variety of uses from parking shelter and bike storage to a covered community gathering space. The structure is taller to allow for this flexible space design and to allow for the units behind the structure to be seen, providing a more aesthetic layering between the design elements. In addition, solar panels are integrated in the roof of the structure and the additional height allows for increased solar exposure.

The bike storage is housed in a tall tower at the side of the carport/shade structure anchoring the structure and providing efficient bike storage for a minimum of 16 bikes.



Landscaping

The conceptual landscape plan includes street trees in the sidewalk and additional shade trees placed strategically to avoid conflicts with the existing mature oak trees on-site. The common areas include a mix of drought tolerant landscaping and synthetic turf. Decks are included around the existing mature oak trees to provide a community amenity and visually layered gathering space. Boulders and stepping stones are provided in key locations and screening shrubs are located along the edges of the site. The retaining walls at the rear and side of the site are stepped to avoid a single vertical wall.



Signage

The design team is proposing signage for both the commercial portion of the development and the residential community. Signage facing El Camino Real includes a roof mounted project name sign and areas for individual tenant signs. The Atascadero Municipal Code

prohibits roof-mounted signs; however, many members of the DRC believed that the signage added character to the building and was tastefully done. Staff has added language to the proposed overlay zone text allowing for this exception.



Additional community signage is proposed on the sides of the mixed-use building facing the El Camino Real plaza space and the vehicular entry drive. A community message board is integrated into the side of the bike storage tower.

Community Mural

The design team is proposing to incorporate art into the community. The current concept is to include a mural on the blank commercial wall of the adjacent San Jacinto Center. This concept would heighten the aesthetics of the project and would minimize the impacts of the existing interface between the commercial center and the project site. Any wall mural in this location would require approval of the adjacent property owner and would need to be reviewed by the City to ensure that it reflects an appropriate non-commercial message.

Traffic & Frontage Improvements

Frontage improvements for the amended project include replaced sidewalk with in-sidewalk tree installation similar to the Downtown street tree pattern. This allows for the commercial buildings to directly front the sidewalk and create a pedestrian oriented space.

The proposed project includes 30 residential units, which is less intense than the 40 units previously approved as part of the original “Acacias” development. In addition, commercial square-footage has been reduced from 8,700 to 4,400 square-feet. Therefore, traffic impacts will be reduced compared to the original project impact. The project has been reviewed by the City Engineer and no additional traffic related improvements are required.

Planned Development Benefit Policy

The applicant is proposing to amend a previously approved Planned Development No. 27. Planned Developments allow for deviation in the City’s standards for setbacks, heights, minimum lot size, etc. in exchange for community benefits that have been

established by the City Council. The Planned Development Policy requires certain benefits be provided in order to warrant the granting of special or modified development standards. The benefit chart is shown below.

PD Location	Tier 1 Benefits	Tier 2 Benefits
Inside of Urban Core PD-7 PD-17 Custom PD's	a) Affordable / Workforce Housing b) High Quality Architectural Design c) High Quality Landscape Design d) Buffering between Urban and Suburban zones (large lot sizes, increased setbacks, landscape buffers, etc.) e) Higher density to meet Housing Element goals	a) Pocket Parks in larger projects b) Trails / Walkways for Pedestrian Connectivity c) Historic Preservation
Outside of Urban Core Rural / Suburban Areas PD-16 Custom PD's	a) Natural Open Space Preservation	a) Multi-Purpose Trails – Equestrian / Bicycle / Pedestrian b) Recreational Areas / Facilities c) Historic Preservation

The Planning Commission and City Council must find that the amended project provides all Tier 1 benefits, including high quality landscape and architectural design, in order to approve the Planned Development amendment. The DRC found that the proposed project meets the required benefits related to high quality architectural and landscape design.

Inclusionary Housing & Affordable Housing Density Bonus

The City Council has an interim inclusionary affordable housing policy that requires a percentage of units within residential developments that require a legislative approval to be reserved as deed-restricted affordable units. Providing affordable housing is also one of the mandatory Tier 1 benefits of the City Council’s Planned Development Policy.

The City’s policy asks that 20% of the project units are deed restricted for moderate income households. The Project will include three deed restricted units and the remainder of the units will not be deed restricted, but will be available for prices that are commensurate with the guidelines that establish prices for moderately affordable housing. The overall project will meet the standard of being “affordable by design” and will have the benefit of allowing property owners to have some upward mobility without the constraint of a deed restriction. This project will potentially fall into a category of being 100% affordable.

It is anticipated that 100% of the units will sell at or below the moderate-income rate based on the community design concept and the efficient size of the units. An affordable-by-design project allows first-time homebuyers to invest in property and benefit from future appreciation without limitations on future sales prices.

Staff believes that the applicant’s proposal complies with the City’s inclusionary housing policy and actually voluntarily exceeds the required thresholds for affordability even though only 10% of the project will actually be deed restricted.

City Council Mixed-Use Policy:

In June 2004, the City Council met to discuss requirements for mixed-use projects. A consensus was reached at that meeting on the following:

- The projects should be integrated to the extent possible to produce a "mixed-use" development as opposed to blocks or strips of different development types.
- The projects need to be on vacant land and not be residential infill of commercial property unless there is significant reinvestment in the commercial portion.
- The Council's goal is that 50% of the project is commercial. If less than 50% the project must include significant community benefit.
- The commercial portion of the property must be completed prior to or concurrent with the residential portion.
- The Tausig fee model shall be applied to the residential portion of the project.
- The commercial portion of any mixed-use project shall not include ministorage or other non-retail sales tax generating uses except that offices could be permitted.

These policies apply to new horizontal mixed-use project applications. The originally approved mixed-use project met the intent of the Council's Policy by locating a commercial building and project parking on the forward half of the site with the 40 residential units located on the rear portion of the site in attached multi-story buildings. The project was approved in February of 2006 and has remained vacant.

The General Plan currently supports allowing residential multi-family developments within the commercial retail-zoning district at mid-block locations where prime retail is not desirable or viable. The policy required Conditional Use Permit approval for such requests. This site's topography, tree cover, access and visibility create challenges for the development of a large scale retail or commercial project. While overall the Project does not meet the Council goal of 50% commercial use, the affordability of the Project does provide significant community benefit.

Tentative Tract Map

A new 32 lot Vesting Tentative Subdivision Map (Tract 3141) is proposed. The Vesting Tentative Map has been conditioned by staff to meet City standards. The applicant will be required to record CC&R's with the final map that will include maintenance provisions for all community property and improvements throughout the proposed development as needed. Annexation to the CFD will also be required prior to recordation of final map.

Planned Development Overlay No. 27 Amendment

The proposed project amendment application requires amending the Planned Development No. 27 code text in the Municipal Code in order to modify the unit count and project requirements. Staff has included proposed language that will ensure continued maintenance and shared use of the common area are consistent with the Master Plan of Development. A list of allowable uses for the live/work and community building has been included to ensure compatibility with the residential portion of the project and provide flexibility for the community space.

General Plan Land Use and Zoning Map Amendments

Because the General Plan allows for approval of multi-family residential projects within the Commercial retail zone, no amendments are proposed to the General Plan Land Use

Diagram or the Zoning Map. Development of the site will be governed by the PD-27 overlay zone and the associated adopted Master Plan of Development.

Conclusion

The proposed project is a unique concept focusing on an affordable-by-design housing product designed with a community focus. The project provides 30 residential units that range from 471 square-feet of living area to 889 square-feet. Common areas include landscaped outdoor amenities, a community building, and retention of the existing native oak trees to the greatest extent possible. Live work units are designed to provide rentable or home office spaces on the ground floor facing El Camino Real.

The Planning Commission recommends the City Council approve the project as conditioned.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration was prepared for the Acacias Development in 2005. That environmental document was certified by the City Council during original project approval. City staff has reviewed this document and determined that the current project, as proposed, does not increase impacts as analyzed. In fact, the current project scope includes a reduction in the number of residential units and a reduction of commercial intensity.

An updated archeological review and site survey was completed by the applicant team and no additional resources were discovered. The project will comply with the Mitigation Monitoring Program established by the previously certified Negative Declaration.

FISCAL IMPACT:

Based on findings from the 2003 Taussig Study, revenue from new residential development including property tax revenues, vehicle licensing fees, sales taxes, and other revenues are insufficient to cover the maintenance and emergency services costs of new development. Based on the revenue projections from the Taussig Study, the City has developed standard conditions of approval for new development projects that require the cost of maintenance and emergency services to be funded by the project through annexation into the existing community facilities district (CFD). The proposed project will be required to establish a Homeowners Association or other similar mechanism to maintain the developments roadways, common area landscaping, drainage, etc. Conditions of approval have been included in the attached Master Plan of Development and Map resolutions.

FINDINGS:

To recommend approval of the proposed project, findings are required to be made by the City Council. The City's General Plan and Zoning Ordinance identify the specific findings that must be made to approve the zoning text amendments, the conditional use permit, and the tentative tract map. Findings and the facts to support these findings are included in the Draft Resolution (Attachment 2).

ALTERNATIVES:

1. The City Council may determine that more information is needed on some aspect of the project or that changes need to be made to the code text language or conditions of approval and may refer the item back to the applicant and staff to develop the additional information. The Council 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.
2. The City Council may deny the project. The Council 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 Council. If the proposed project amendment were to be denied, the previously approved Planned Development No. 27 and associated Master Plan of Development would remain in place for the site.

ATTACHMENTS:

1. Draft Ordinance
2. Draft Resolution
3. Proposed PD-27 redlined amendments
4. Applicant Justification Statement
5. Arborist Report
6. Phase II Archeological Report
7. Project Design Package

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DRAFT ORDINANCE

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF ATASCADERO, CALIFORNIA,
AMENDING TITLE 9, ARTICLE 28, PLANNED DEVELOPMENT
OVERLAY DISTRICT NO. 27 (9-3.672)**

**GRAND OAKS MICRO COMMUNITY
4711 EL CAMINO REAL
(APN 029-271-001)**

WHEREAS, an application has been received from Cal Coastal Holdings, LLC (242 El Dorado Way, Pismo Beach, CA 93449), Applicant, and Owner, to consider a Planned Development amendment, a revised Master Plan of Development (Conditional Use Permit), and a new Vesting Tentative Tract Map; and

WHEREAS, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

WHEREAS, the site's current Zoning Designation is Residential Multi-Family (RMF-24) and Commercial Retail (CR) with a Planned Development No.27 (PD-27) Overlay; and

WHEREAS, Article 28 of the Atascadero Municipal Code allows for the creation of Planned Development Overlay Zones to promote orderly and harmonious development and to enhance the opportunity to best utilize special site characteristics; and

WHEREAS, 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, the Planning Commission has determined that it is in the best interest of the City to enact an amendment to the Zoning Code Text and official Zoning Map to protect the health, safety and welfare of its citizens by applying orderly development through the use of a Planned Development Overlay Zone; and

WHEREAS, General Plan policy 3.1 allows for mixed-use or exclusively multi-family residential infill development in the mid-block General Commercial areas along El Camino Real; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning text and map amendments, and

WHEREAS, the Planning Commission of the City of Atascadero, at a Public Hearing held on October 1, 2019, studied and considered an amendment to Planned Development Overlay Zone No. 27, after first studying and considering the proposed Mitigated Negative Declaration prepared for the project; and

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WHEREAS, the Planning Commission of the City of Atascadero has recommended approval of the amendment to Planned Development Overlay Zone No. 27; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Zone Text Change application was held by the City Council of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning text amendments; and,

WHEREAS, the Atascadero City Council, at a Public Hearing held on November 12, 2019, studied the Planning Commission’s recommendation and considered the proposed zoning text amendments.

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

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

SECTION 2. Facts and Findings. The City Council makes the following findings, determinations and approvals with respect to the Municipal Code Amendments:

A. Findings for Approval of a Zone Text Change

FINDING: The Planning and Zoning Text Change is consistent with General Plan policies and all other applicable ordinances and policies of the City.

FACT: The proposed zone text amendments align the code requirements with the vision, intent, and policies of the adopted General Plan.

FINDING: This Amendment of the Zoning Ordinance will provide for the orderly and efficient use of lands where such development standards are applicable.

FACT: The proposed text amendment provides for orderly development within the Commercial zoning districts in accordance with the adopted General Plan.

FINDING: The Text Change will not, in itself, result in significant environmental impacts.

FACT: The proposed text changes are minor and do not trigger any environmental impacts.

FINDING: Modification of development standards or processing requirements of the Zoning Ordinance through the PD overlay is warranted to promote orderly and harmonious development.

FACT: The PD-27 established development standards that promote a cohesive neighborhood development and ensure that City goals related to traffic mitigation, aesthetic character, inclusionary housing, and pedestrian connectivity, among others, are achieved. Minor modifications to the PD-27 zone text are currently proposed.

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FINDING: Modification of development standards or processing requirements of the zoning ordinance through the PD overlay will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area. FACT: The Planned Development 27 overlay text modifies standard development requirements to allow for a mixed-use residential and commercial project. Modified standards for the development enable the unit count and site design as proposed by the applicant.

FINDING: Benefits derived from the Planned Development Overlay Zone cannot be reasonably achieved through existing development standards or processing requirements.

FACT: The Planned Development Overlay Zone 27 ensures that development within the area provide certain benefit as identified by Council Policy. Development under the PD-27 standards will maintain and enhance neighborhood character and provide transition between commercial and single-family uses.

FINDING: Proposed plans offer certain redeeming features to compensate for requested modifications of the Planned Development Overlay Zone.

FACT: City Council Planned Development Policy requires project benefits such as affordable inclusionary housing, pocket parks, and high quality landscape and architecture in exchange for modified development standards. As conditioned, the project satisfies these requirements.

SECTION 3. Approval. The City Council of the City of Atascadero, in a regular session assembled on November 12, 2019, resolved to introduce for first reading by title only, an Ordinance that will modify PD-27 zoning text consistent with the following:

9-3.672 Establishment of Planned Development Overlay Zone No. 27: (PD-27).

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 thirty (30) 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.

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(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;
- (2) Furniture, home furnishings and equipment;
- (3) General merchandise stores;
- (4) Mail order and vending;
- (5) Temporary or seasonal sales;
- (6) Financial services;
- (7) Offices;
- (8) Temporary offices;
- (9) Personal services;
- (10) Light repair services;
- (11) Membership organizations;
- (12) Business support services, where all areas of use are located within a building;
- (13) Libraries and museums;
- (14) Temporary events.
- (15) Tasting Room
- (16) Artisan Foods and Products
- (17) Small Family Day Care
- (18) Research and development
- (19) 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.

SECTION 4. CEQA. The project was determined to be consistent with previously certified Mitigated Negative Declaration 2005-0063.

SECTION 5. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6. Preservation. Repeal of any provision of the AMC or of any previous Code Sections, does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's

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effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7. Effect of Invalidation. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the AMC or other City Ordinance by this Ordinance will be rendered void and cause such previous AMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 8. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9. Notice. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Atascadero’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10. Effective Date. This Ordinance will take effect on the 30th day following its final passage and adoption.

INTRODUCED at a regular meeting of the City Council held on November 12, 2019, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on _____, 2019.

CITY OF ATASCADERO

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

DRAFT RESOLUTION

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ATASCADERO, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT
(MASTER PLAN OF DEVELOPMENT) AND VESTING TENTATIVE
SUBDIVISION MAP (TRACT 3141), FOR THE GRAND OAKS
MICRO-COMMUNITY PROJECT**

**GRAND OAKS MICRO COMMUNITY
4711 EL CAMINO REAL
(APN 029-271-001)**

WHEREAS, an application has been received from Cal Coastal Holdings, LLC (242 El Dorado Way, Pismo Beach, CA 93449), Applicant, and Owner, to consider a Planned Development amendment, a revised Master Plan of Development (Conditional Use Permit), and a new Vesting Tentative Tract Map; and

WHEREAS, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

WHEREAS, the site's current Zoning Designation is Residential Multi-Family (RMF-24) and Commercial Retail (CR) with a Planned Development No. 27 (PD-27) Overlay; and

WHEREAS, the Planning Commission has recommended that the City Council approve modifications to the PD-27 overlay zoning district; and

WHEREAS, the Planning Commission has recommended that the City Council approve a Zoning Ordinance Text Change to amend zoning code text for Planned Development Overlay Zone No. 24 (PD-24) and amend the zoning map designation of one (1) lot on El Camino Real frontage from Residential Multi-Family (RMF-10) to Commercial Retail (CR) with a Planned Development No. 24 (PD-24) Overlay in order to correspond with the recommended General Plan Land Use Diagram Amendment; and

WHEREAS, the PD-27 requires the adoption of a Master Plan of Development, approved in the form of a Conditional Use Permit; 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 Master Plan of Development and Vesting Tentative Tract Map was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Master Plan of Development; and

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WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing, studied and considered the proposed Conditional Use Permit (Master Plan of Development) and the proposed the Vesting Tentative Subdivision Map Tract 3141, and

WHEREAS, the Planning Commission of the City of Atascadero has recommended approval of the amendment to Planned Development Overlay Zone No. 27.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

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

SECTION 2. Public Hearing. The City Council of the City of Atascadero, at a Public Hearing held on November 12, 2019 resolved to approve the proposed zoning text amendments.

SECTION 3. Facts and Findings. The City Council makes the following findings, determinations and approvals with respect to the Municipal Code Text Amendments:

A. Findings for Approval of a Conditional Use Permit

FINDING: The proposed project or use is consistent with the General Plan.

FACT: The proposed amendments are consistent with General Plan Land Use Circulation and Housing Element Policies. The Planned Development 27 overlay allows for development standards to be established through a Master Plan of Development. The proposed project is consistent with the Zoning Ordinance and the PD-27 as proposed for amendment.

FINDING: The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including provisions of the PD-27 Overlay Zone

FACT: The Planned Development 27 overlay allows for development standards to be established through a Master Plan of Development. The proposed project is consistent with the Zoning Ordinance and the PD-27 as proposed for amendment.

FINDING: 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.

FACT: The proposed residential use will not be detrimental to the health, safety, or welfare of the general public or persons residing in the neighborhood. A residential use is consistent with the surrounding neighborhood to the east, and the commercial development is consistent with the adjacent commercial uses on El Camino Real. The Planned Development overlay language, mitigation measures, and City development standards will ensure that pedestrian and vehicular access conditions are designed in a manner which does not create ongoing safety concerns.

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FINDING: The proposed project or use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development.

FACT: The proposed residential use is consistent with surrounding residential and commercial uses.

FINDING: 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.

FACT: The proposed residential and commercial uses will not generate significant and unavoidable impacts to traffic. The project will contribute City TIF fees toward the US 101 interchanges. All internal and abutting public roads have been designed to City standard.

FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council, including the City's Appearance Review Manual and the Inclusionary Housing Policy.

FACT: The proposed project was reviewed by the Design Review Committee and was found to comply with all standards of the City's Appearance Review Manual. The project is proposing to comply with the State Density Bonus program for the provision of deed restricted affordable housing.

FINDING: The Master Plan of Development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.

FACT: The PD-27 establishes development standards that promote a cohesive neighborhood development and ensure that City goals related to traffic mitigation, aesthetic character, inclusionary housing, and pedestrian connectivity, among others, are achieved.

FINDING: The requested height waiver exception will not result in substantial detrimental effects on the enjoyment and use of adjoining properties, and the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

FACT: The proposed mixed-use live-work building proposed on El Camino Real contains a tower feature that exceeds the maximum height requirement by 2-feet. This increase in height for the corner tower feature will not exceed the capabilities of the fire department.

FINDING: Benefits derived from the Master Plan of Development and PD-27 Overlay Zone cannot be reasonably achieved through existing development standards or processing requirements.

FACT: The Planned Development 27 overlay text modifies standard development requirements to allow for a mixed-use residential and commercial project with individual lot ownership. City Council Planned Development Policy requires project benefits such as affordable inclusionary housing, pocket parks, and high-quality landscape and architecture

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in exchange for modified development standards. As conditioned, the project satisfies these requirements.

B. Findings for Approval of Vesting Tentative Tract Map (TR 3141)

FINDING: The proposed subdivision, design and improvements as conditioned, is consistent with the General Plan and applicable zoning requirements, including provisions of the PD-27 overlay district.

FACT: The proposed amendments are consistent with General Plan Land Use Circulation and Housing Element Policies. The Planned Development 27 overlay allows for development standards to be established through a Master Plan of Development. The proposed project is consistent with the Zoning Ordinance and the PD 27 as proposed for amendment.

FINDING: The proposed subdivision, as conditioned, is consistent with the proposed Planned Development Overlay District-27 Master Plan of Development.

FACT: The subdivision is consistent with the currently proposed Master Plan of Development.

FINDING: The site is physically suitable for the type of development proposed.

FACT: The site is moderately sloped. The site has been designed to step up the hillside while maintaining accessibility.

FINDING: The site is physically suitable for the density of development proposed.

FACT: The site is located between along El Camino Real and is adjacent to single-family uses to the east. The configuration of the project design takes into account natural topography of the site, and acts as a buffer between commercial and single-family residential uses.

FINDING: The design and improvement of the proposed subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.

FACT: The design of the project aims to work with the existing topography and retain numerous mature oak trees.

FINDING: The design of the subdivision or the type of improvements will not cause serious health problems.

FACT: The design of the subdivision or the type of improvements will not cause serious health problems.

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FINDING: The design of the subdivision will not conflict with easements acquired by the public at large for access through, or the use of property within, the proposed subdivision; or substantially equivalent alternative easements are provided.

FACT: The site is private property and no easements for public use exist at this time.

FINDING: Covenants, Conditions and Restrictions (CC&R's) or equivalent shall be required that incorporate the Master Plan of Development conditions of approval to ensure that the site retains the proposed qualities (architecture, colors, materials, plan amenities, fencing, and landscaping) over time.

FACT: A condition of approval has been included in the attached resolution, requiring CC&R's be recorded concurrently with the final map.

FINDING: The proposed subdivision design and type of improvements proposed will not be detrimental to the health, safety or welfare of the general public.

FACT: The proposed residential use will not be detrimental to the health, safety, or welfare of the general public or persons residing in the neighborhood. A residential use is consistent with the surrounding neighborhood to the east, and the commercial development is consistent with the adjacent commercial uses on El Camino Real. The Planned Development overlay language, mitigation measures, and City development standards will ensure that pedestrian and vehicular access conditions are designed in a manner, which does not create ongoing safety concerns.

C. Findings for Approval of an exception to the Subdivision Ordinance (Title 11)

FINDING: The property to be divided is of such size or shape, or is affected by such topographic conditions, that it is impossible, impractical or undesirable, in the particular case, to conform to the strict application of the regulations codified in this title.

FACT: The property is moderately sloped and located in a mid-block of El Camino Real. The adjacent properties to the east are zoned for Single-family use. The proposed project creates a transition between commercial and single-family uses and is designed as a pedestrian oriented walkable community in support of adjacent existing and future commercial uses.

FINDING: That the cost to the subdivider of strict or literal compliance with the regulations is not the sole reason for granting the modification.

FACT: Applicant cost is not a factor in the design of the subdivision.

FINDING: That the modification will not be detrimental to the public health, safety and welfare, or be injurious to other properties in the vicinity.

FACT: The modification will allow for a community-oriented design that transitions between commercial and single-family residential uses, providing an affordable by design concept.

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FINDING: Granting the modification is in accord with the intent and purposes of these regulations, and is consistent with the General Plan and with all applicable specific plans or other plans of the City.

FACT: The proposed amendments will be consistent with the Subdivision map Act and will encourage new concepts and innovations in the arrangements of building sites.

D. Findings for Approval of an exception to the Signage Regulations

FINDING: The sign is consistent with the purposes set forth in Section 9-15.002.

FACT: The proposed roof sign is used as a community identification feature and is consistent with the architectural style of the mixed-use building.

FINDING: The opportunity to combine signs for more than one (1) use on a single sign structure has been considered.

FACT: The sign is used as a community identification sign and is not intended as advertising for single commercial tenants.

FINDING: Conformance with all other applicable codes and ordinances of the City, including, but not limited to, the Zoning Ordinance, General Plan and its several elements, and the appearance review guidelines.

FACT: The proposed sign was reviewed by the DRC. The sign is consistent with the building architecture and faces El Camino Real.

E. Findings for Approval of a Height Exception

FINDING: The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

FACT: The height is exceeded by the tower feature of the mixed-use building fronting El Camino Real. The tower feature is non-occupied space. The modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

SECTION 4. CEQA. The project was determined to be consistent with previously certified Mitigated Negative Declaration 2005-0063.

SECTION 5. Approval. The City Council of the City of Atascadero, in a regular session assembled on November 12, 2019 resolved to recommend the City Council approve a master plan of development and vesting tentative tract map consistent with the following:

- EXHIBIT A: Vesting Tentative Subdivision Map, Grading, Utility Plan (Tract 3141)
- EXHIBIT B: Conditions of Approval / Mitigation Monitoring Program
- EXHIBIT C: Master Plan of Development

ITEM NUMBER:

B-1

DATE:

11/12/19

ATTACHMENT:

2

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Atascadero, State of California, held on this ___ day of _____, 2019 by the following vote:

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF ATASCADERO

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

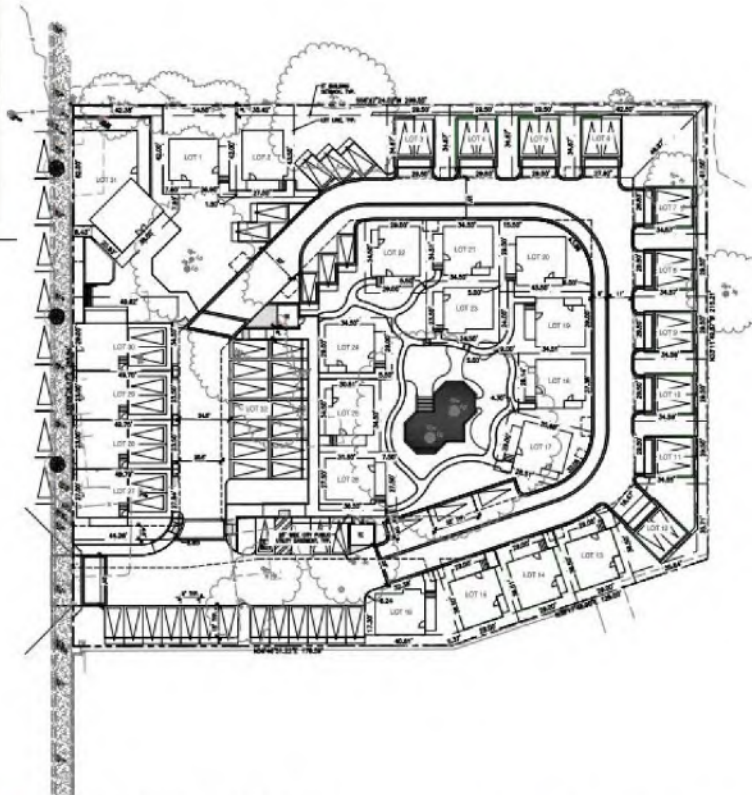
APPROVED AS TO FORM:

Brian Pierik, City Attorney



VICINITY MAP

EL CAMINO REAL



DEVELOPER INFORMATION

THE OWNER, LOT OWNER
 4711 EL CAMINO REAL, ATASCADERO, CA 93422
 WALSH ENGINEERING, INC. 1000
 1000 SERRANO STREET, SUITE 200-204 SAN JUAN BAPTIST, CA 93403
 WWW.WALSHENGINEERING.COM | WWW.ATASCADERO.COM

PARCEL INFORMATION

APPROX. 200 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
 4711 EL CAMINO REAL
 4711 EL CAMINO REAL

DESCRIPTION AND LOT SUMMARY

A VESTING TENTATIVE TRACT MAP TO CORRECTIVE RE-LOT

- 1-00 - 200 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- 21-25 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- 26 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- 27 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- 28 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- 29 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002

SHEET INDEX

- VTTM1.0 - VESTING TENTATIVE TRACT MAP
- VTTM1.1 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- VTTM1.2 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- VTTM1.3 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002
- VTTM1.4 - 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002

VESTING TENTATIVE TRACT MAP - NO. 3141

THIS VESTING TENTATIVE TRACT MAP IS A CORRECTIVE RE-LOT OF THE 200 ± AC. UNDIVIDED, UNDIVIDED, IN 2002 PARCEL, 4711 EL CAMINO REAL, ATASCADERO, CA 93422, AS SHOWN ON THE 2002 PARCEL MAP OF THE COUNTY OF SAN JUAN BAPTIST, CALIFORNIA.

BASIS OF BEARINGS

THE BEARING OF ALL LINES IS AS SHOWN ON THE 2002 PARCEL MAP, UNLESS OTHERWISE NOTED. THE BEARING OF ALL LINES IS AS SHOWN ON THE 2002 PARCEL MAP, UNLESS OTHERWISE NOTED.

ENGINEER INFORMATION

WALSH ENGINEERING, INC.
 1000 SERRANO STREET, SUITE 200-204
 SAN JUAN BAPTIST, CA 93403
 WWW.WALSHENGINEERING.COM

EXISTING EASEMENTS

- 1. 10' EASEMENT TO THE EAST OF THE 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002 PARCEL, 4711 EL CAMINO REAL, ATASCADERO, CA 93422, AS SHOWN ON THE 2002 PARCEL MAP OF THE COUNTY OF SAN JUAN BAPTIST, CALIFORNIA.
- 2. 10' EASEMENT TO THE WEST OF THE 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002 PARCEL, 4711 EL CAMINO REAL, ATASCADERO, CA 93422, AS SHOWN ON THE 2002 PARCEL MAP OF THE COUNTY OF SAN JUAN BAPTIST, CALIFORNIA.

PROPOSED EASEMENT(S)

- 1. 10' EASEMENT TO THE EAST OF THE 100 ± AC. UNDIVIDED, UNDIVIDED, IN 2002 PARCEL, 4711 EL CAMINO REAL, ATASCADERO, CA 93422, AS SHOWN ON THE 2002 PARCEL MAP OF THE COUNTY OF SAN JUAN BAPTIST, CALIFORNIA.

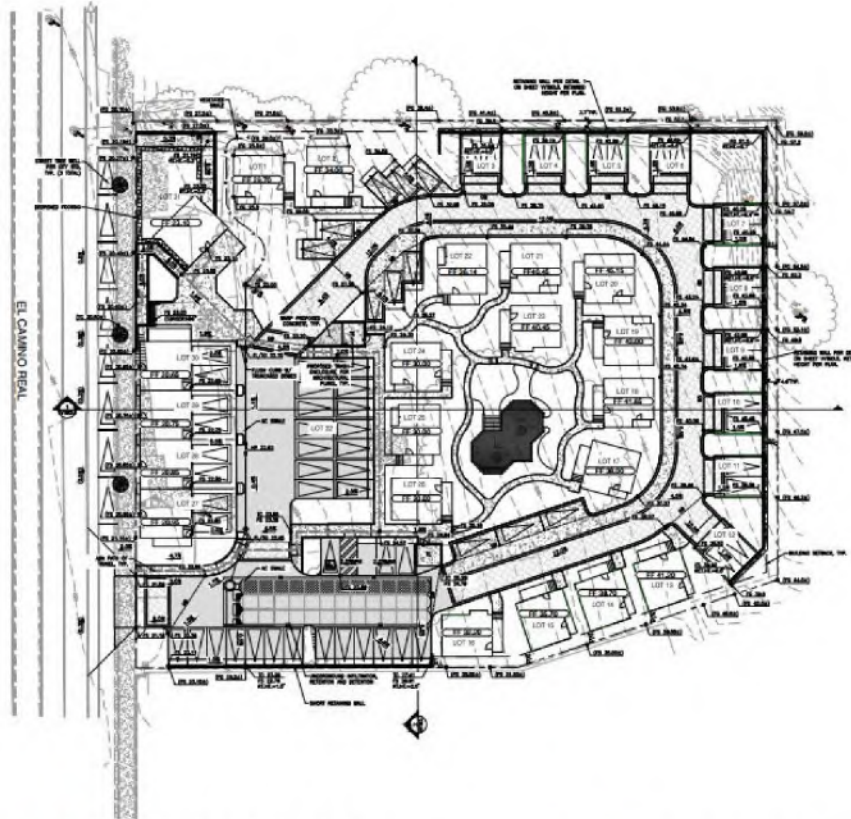
WE WALSH
 ENGINEERING
 WALSHENGINEERING.NET (805) 519-4948
 1000 SERRANO STREET, SUITE 200-204 SAN JUAN BAPTIST, CA 93403

GRAND OAKS PASEO
 4711 EL CAMINO REAL, ATASCADERO, CA. 93422
 TRACT MAP NO. 3141

VESTING TENTATIVE TRACT MAP VTTM1.0

1/27-01-1P19 AUGUST 30, 2019





DEVELOPER INFORMATION

BY JOHN L. WALSH
 2100 GARDEN STREET, SUITE 200 SAN LUIS OBISPO, CA 95041
 TEL: (805) 319-4948 FAX: (805) 319-4948

PARCEL INFORMATION

APPLICANT: JOHN L. WALSH
 PROJECT: GRAND OAKS PASEO, ATASCADERO, CA 93422
 TRACT MAP NO. 3141

IMPERVIOUS AREA SUMMARY

IMPERVIOUS AREA	1,234,567
PERVIOUS AREA	876,543
TOTAL AREA	2,111,110

POST CONSTRUCTION REQUIREMENTS FOR STORMWATER

1. PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.
2. PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT.
3. PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT.
4. PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT.

UTILITIES

1. WATER SERVICE TO BE PROVIDED BY THE CITY OF ATASCADERO.
2. SEWER SERVICE TO BE PROVIDED BY THE CITY OF ATASCADERO.
3. GAS SERVICE TO BE PROVIDED BY THE CITY OF ATASCADERO.
4. ELECTRIC SERVICE TO BE PROVIDED BY THE CITY OF ATASCADERO.

GENERAL NOTES

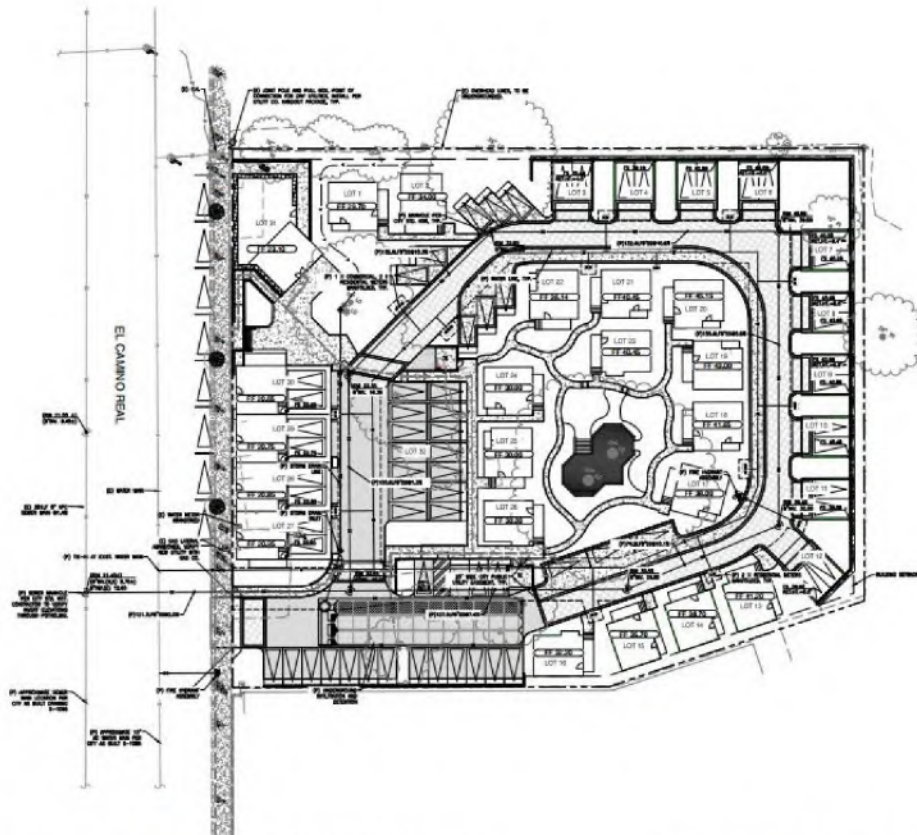
1. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
2. THE GRADING AND DRAINAGE PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
3. THE GRADING AND DRAINAGE PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
4. THE GRADING AND DRAINAGE PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

WALSH ENGINEERING
 WALSHENGINEERING.NET (805) 319-4948
 1106 GARDEN STREET, SUITE 200 SAN LUIS OBISPO, CA 95041

GRAND OAKS PASEO
 4711 EL CAMINO REAL, ATASCADERO, CA. 93422
 TRACT MAP NO. 3141

VESTING TENTATIVE TRACT MAP
GRADING AND DRAINAGE PLAN

VTTM2.0
 1627-01-LP19 AUGUST 30, 2019



DEVELOPER INFORMATION

BY: WALSH ENGINEERING
 4711 EL CAMINO REAL, ATASCADERO, CA 93422
 TEL: (805) 319-4948
 FAX: (805) 319-4948

PARCEL INFORMATION

APN: 027-0-000-000-000-000
 A/C: 1.00
 A/C: 1.00
 A/C: 1.00

IMPERVIOUS AREA SUMMARY

ASPHALT	1,200	1,200
CONCRETE	1,200	1,200
TOTAL	2,400	2,400

POST CONSTRUCTION REQUIREMENTS (STORMWATER)

1. PROVIDE STORMWATER TREATMENT AS SHOWN ON THIS PLAN.
2. PROVIDE STORMWATER TREATMENT AS SHOWN ON THIS PLAN.
3. PROVIDE STORMWATER TREATMENT AS SHOWN ON THIS PLAN.
4. PROVIDE STORMWATER TREATMENT AS SHOWN ON THIS PLAN.

UTILITIES

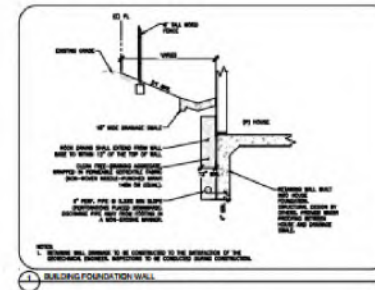
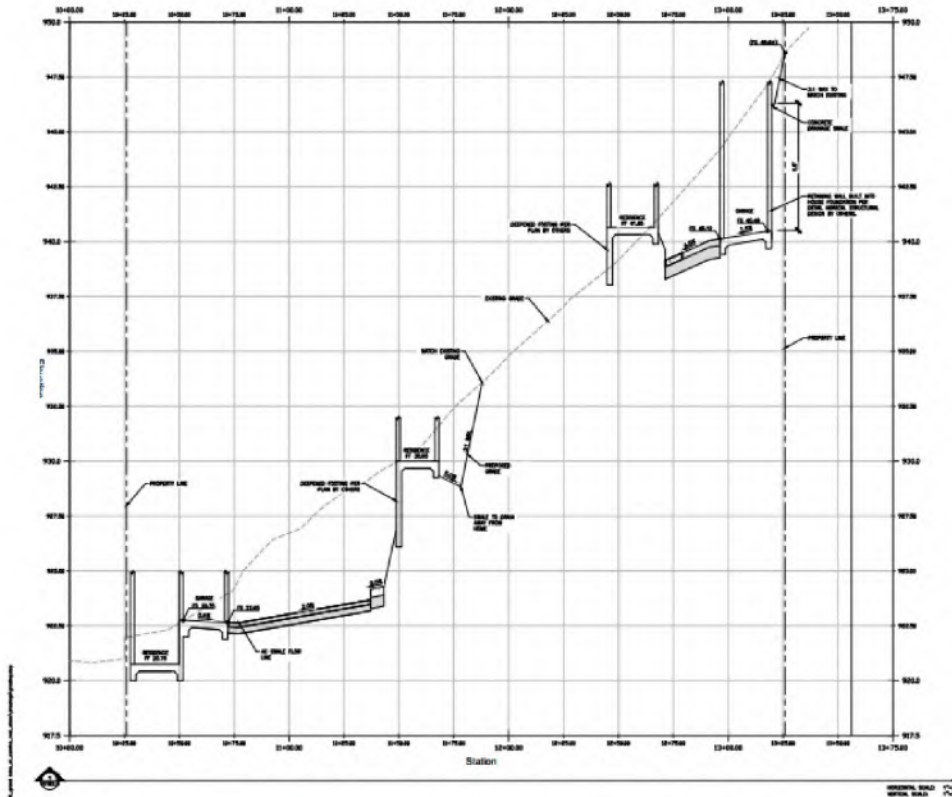
1. WATER MAINS: 12" DIA. 150' DEPTH.
2. SEWER MAINS: 12" DIA. 150' DEPTH.
3. GAS MAINS: 12" DIA. 150' DEPTH.

UTILITY GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC WORKS SPECIFICATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC WORKS SPECIFICATIONS.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC WORKS SPECIFICATIONS.



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 ATTACHMENT: 2A



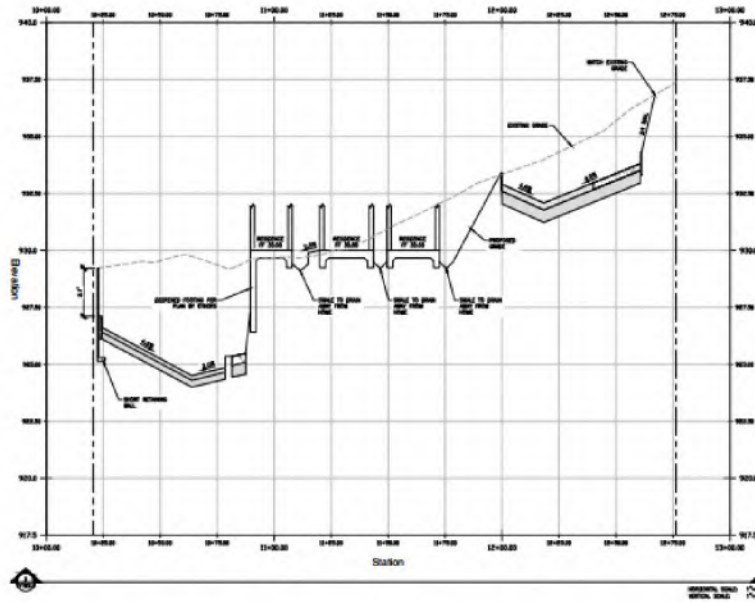
WE WALSH
 ENGINEERING
 WALSHENGINEERING.NET (805) 319-4948
 1000 GARDEN STREET, SUITE 300-204 SAN LUIS OBISPO, CA 93402

GRAND OAKS PASEO
 4711 EL CAMINO REAL, ATASCADERO, CA. 93422
 TRACT MAP NO. 3141

VESTING TENTATIVE TRACT MAP
 SITE CROSS SECTIONS

VTTM3.0
 1627-01-LP19 AUGUST 30, 2019

ITEM NUMBER: B-1
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 ATTACHMENT: 2A



GENERAL PLANNING CONDITIONS

1. The approval of this zone change, tentative tract map, and use permit shall become final and effective following City Council approval.
2. The approval of this use permit shall become final and effective for the purposes of issuing building permits thirty (30) days following the City Council approval of the Zone text change upon second reading, unless prior to that time, an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Master Plan of Development.
4. The Planning Commission shall have the final authority to approve any other changes to the Master Plan of Development and any associated Tentative Maps unless appealed to the City Council.
5. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date, and/or for the life of Tentative Tract Map (TR 3141). At the end of the period or upon expiration of Tentative Tract Map (TR 3141), the approval shall expire and become null and void unless the project has received a building permit.
7. 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 the subdivision
8. All subsequent subdivisions and construction permits shall be consistent with the Master Plan of Development contained herein.

ARCHITECTURAL CONDITIONS

1. All exterior elevations, finish materials, colors, completed structures, hardscape finishes, and site improvements shall be consistent with the Master Plan of Development as shown in the attached EXHIBITS with the following listed modifications and clarifications. Conformance with the Master Plan of Development and Conditions of Approval shall be required at time of building permit submittal, and time of permit final, and ongoing in perpetuity for the life of the Master Plan of Development:
 - All exterior material finishes (siding, trim, doors, windows, light fixtures, garage doors) shall be durable, high quality, and consistent with the architectural appearance of the development.
 - All trash storage, recycle storage, and air conditioning units shall be screened from view behind architecturally compatible screening, fencing, or landscaped enclosures.
 - Any proposed exterior street, pedestrian, or building mounted light fixtures shall be of architectural grade, appropriate scale, and design and shall compliment the architectural style, subject to staff approval. Light fixtures shall comply with Zoning Ordinance requirements for shielding of light sources to prevent offsite glare.
 - Stucco siding shall be smooth troweled or similar.

- Roof materials shall be architectural grade.
- Any proposed changes to the architectural character must be approved by the Design Review Committee or other mechanism deemed appropriate by the Planning Director.

SITE DEVELOPMENT CONDITIONS

1. All site work, grading, and site improvements shall be consistent with the Master Plan of Development as shown in EXHIBITS, except as noted in conditions of approval.
2. Contrasting decorative pavement shall be utilized along the main access drive as shown in the project exhibits.
3. Open parking spaces shall not be reserved for residential or commercial tenants with the exception of tandem spaces.
4. All utilities within the project boundaries and along project frontages shall be installed underground, with the exception of the power line that extends across the ephemeral drainage swale on the interior of the project.
5. Approval of this permit shall include the removal of 1 Native Live Oak Tree totaling 10-inches dbh. The applicant shall be required to pay mitigation fees or provide replantings on-site per the requirements of the Atascadero Native Tree Ordinance. Any additional removals shall be subject to municipal code procedures for native tree removal. Any future native tree removal shall require a revised landscape plan to be submitted to the city for review and approval.
6. The recommendations identified in the arborist report shall be implemented during construction. The developer shall contract with a certified arborist to monitor all activity within the drip lines of existing native oak trees during construction.
7. Any future development signage shall be architecturally compatible with the proposed buildings. All future signage shall be subject to the review and approval of planning staff. No signage for live/work tenants shall be permitted facing the proposed residential units.
8. The common lot shall be maintained in a manner consistent with the master plan of development exhibits as attached. The common lot shall be maintained in a way that provides continued pedestrian access to all units and allows for utilities to be installed underground to serve each unit.

LANDSCAPE AND FENCING CONDITIONS

1. A final landscape and irrigation plan shall be approved prior to the issuance of building permits and included as part of site improvement plan consistent with EXHIBITS, and as follows:
 - All exterior meters, air conditioning units and mechanical equipment shall be screened with landscape material.
 - All areas shown on the landscape plan shall be landscaped by the developer completed at the discretion of the Community development Department.
 - London Plane, California Black Oak, or similar street trees shall be provided along El Camino Real at a minimum spacing of 30 feet on center. Trees planted near roads and sidewalks shall include deep-root planting barriers.
 - Street and open space trees shall be minimum 15-gallon size and double staked.

- The final landscape and irrigation plan shall conform to Atascadero Municipal Code requirements, including the City’s Water Efficient Landscape Ordinance. Landscaping must consist of drought tolerant species and utilize drip irrigation.
2. All landscape shall be maintained in a healthy and thriving condition in perpetuity. The applicant and its successors shall be responsible for maintaining landscape and replacing any dead or failing landscape trees, ground cover and shrubs.
 3. No privacy fencing shall be installed on individual lots with the exception of lots abutting side and rear project boundaries. Fencing on these lots must be setback a minimum of 7-feet from the common ownership parcel. Privacy fencing shall be high quality wood fencing with top and bottom rails. No dog eared fencing shall be permitted.

FINAL MAP, PLANNING CONDITIONS

1. Affordable Housing Requirement: The Subdivider shall deed restrict a minimum of three (3) residential units for the time period required by the California State Density Bonus Law, and not less than 30 years, for sale or rental to moderate income households. The project’s affordable housing shall comply with State Density Bonus Law.

All affordable units shall be distributed throughout the project, and shall be constructed at the same time as the market rate units. A phasing plan shall be submitted by the Applicant to show affordable unit construction in each phase of the project, to ensure a percentage of affordable units are built in each phase at the same construction timing as the market rate units. Affordable unit location and phasing plan shall be reviewed and approved by the Community Development Director to ensure consistency with the City Council’s Inclusionary Housing Policy. The Community Development Director may require the affordable housing lots to be identified of the Final Map, on an additional map sheet for information purposes only, as provided by the Subdivision Map Act.

2. The emergency services and facility maintenance costs listed below shall be 100% funded by the project in perpetuity. The service and maintenance costs shall be funded through a community facilities district established by the City at the developer's cost. The funding mechanism must be in place prior to or concurrently with acceptance of the final maps. The funding mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any final map. The administration of the above mentioned funds shall be by the City. Developer agrees to participate in the community facilities district and to take all steps reasonably required by the City with regard to the establishment of the district and assessment of the property.
 - All Atascadero Police Department service costs to the project.
 - All Atascadero Fire Department service costs to the project.
 - Off-site common City of Atascadero park facilities maintenance service costs related to the project.
3. All maintenance costs for all on-site improvements, facilities, and areas listed below shall be 100% funded by the project in perpetuity. The service and maintenance costs shall be funded through a Home Owners Association, or similar funding mechanism, established by the developer and subject to City approval. The Home Owners Association or other funding mechanism shall be in place prior to City Council approval of the Final Map. The Home Owners Association shall be approved by the City Attorney and Administrative Services Director prior to City Council approval of the Final Map.

The administration of the above mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the Home Owners Association.

- a. All streets, bridges, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, and sewer mains.
 - b. All parks, trails, recreational facilities and like facilities.
 - c. All open space and native tree preservation areas.
 - d. All drainage facilities and detention basins.
 - e. All creeks, flood plains, floodways, wetlands, and riparian habitat areas.
 - f. All common landscaping areas, street trees, medians, parkway planters, manufactured slopes outside private yards, and other similar facilities.
 - g. All frontage landscaping and sidewalks along arterial streets
4. At time of Final Map submittal, the applicant shall submit Covenants, Conditions & Restrictions (CC&Rs) for review and approval by the Community Development Department. The CC&R's shall record concurrently with the Final Map and shall include the following:
- i. Provisions for maintenance of all common areas including access, parking, street trees, fencing and landscaping.
 - ii. A detailed list of each individual homeowner's responsibilities for maintenance of the individual units.
 - iv. A provision for review and approval by the City Community Development Department for any changes to the CC&R's that relate to the above requirements prior to the changes being recorded or taking effect.
5. Deed notification shall be recorded against the common ownership lot detailing fencing restrictions and access responsibilities.
6. A deed notification will be recorded against each residential use property detailing privacy fencing restrictions.

WATER AND FIRE CONDITIONS

1. Fire Sprinklers are required on all structures consistent with the California Building Code adopted at the time of building permit submittal.
2. Before issuance of building permits, the applicant shall obtain a "Will Serve" letter from AMWC for the newly created lots within the subdivision.
3. The Applicant shall extend the water distribution system to the satisfaction of the Atascadero Mutual Water Company (AMWC) and City Engineer.
4. The water system shall include easements for water system facilities as required by the AMWC and to the satisfaction of the City Engineer
5. Before the start of construction on the water system improvements, the applicant shall pay all installation and connection fees required by AMWC.

6. The applicant is responsible for designing and constructing water system improvements that will provide water at pressures and flows adequate for the domestic and fire protection needs of the project.
7. At time of building permit submittal, site plans showing adequate fire department access along the main access drive using auto-turn software shall be submitted for review.
8. Fire hydrant locations shall be to the satisfaction of the City Fire Marshal.
9. Properties and/or areas that are managed or owned by the HOA shall be metered separately to the satisfaction of the AMWC.

WASTEWATER COLLECTION SYSTEM

1. The gravity sewer system shall be owned and operated by the HOA. The wastewater collection system shall be designed and constructed in accordance with City Standard Specifications and Drawings, to the satisfaction of the City Engineer.
2. Gravity SS mains shall be a minimum of eight (8) inches in diameter.
3. Each lot served by the wastewater collection system shall pay all sewer fees prior to the issuance of a building permit.

UTILITIES

1. New utility distribution systems and services shall be constructed underground, to the satisfaction of the City Engineer.
2. Each lot shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standard Specifications and Drawings.

PUBLIC WORKS GENERAL CONDITIONS

1. Public improvement plans (PIPs) shall be prepared by a licensed civil engineer. PIPs shall be prepared on 24"x36" plan sheets, use the City Standard border and signature block, and shall comply with Section 2 of City Standard Specifications.
2. All plans shall contain the City of Atascadero "Standard Notes for Improvement Plans" on file in the City Engineer's office.
3. On-site roadway signing and striping shall be in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

FINAL MAP

1. Prior to recording the Map, the Applicant shall have the map reviewed by the public utility providers for power, telephone, gas, cable TV, and the Atascadero Mutual Water Company. The Applicant shall obtain a letter from each utility company stating that the easements and rights-of-way shown on the map for public utility purposes are acceptable.

2. Documents that the City of Atascadero requires to be recorded concurrently with the Map (e.g.: off-site rights-of-way dedications, easements not shown on the map, agreements, etc.) shall be listed on the certificate sheet of the map.

ON-SITE ROADWAY – DRIVEWAY

1. The horizontal and vertical design of roads shall be in compliance with the City of Atascadero Engineering Standards and Standard Specifications, to the satisfaction of the City Engineer. The City Engineer reserves the right to make modifications to all submitted road designs, when in the opinion of the City Engineer, the public's health and safety is benefitted.
2. The design of structural pavement sections shall be based on a Traffic Index (TI) = 5.5. New pavement placed prior to the construction of buildings will be subjected to additional construction traffic and wear associated with the on-site construction not included in the design life of the pavement section. Therefore to off-set this, the AC thickness shall be increased from that which is derived from Caltrans method by either:
 - a. 1" if the pavement is placed prior to building construction (not phased).
 - b. 1.5" if the pavement construction is phased (i.e. – a portion of the ultimate pavement thickness is deferred and a final pavement cap placed prior to final inspection). Final pavement cap shall not be less than 1.5".
3. Prior to recordation of the Final Map, the Applicant shall establish an Homeowner's/Property Owner's Association to provide sufficient funds on an annual basis to pay for the operation, maintenance and future replacement of the internal road system serving the subdivision, including but not limited to:
 - a. Pavement, pavement seals, aggregate base
 - b. Striping, signage, street furniture
 - c. Drainage facilities, detention basins, retention basins, bio-swales, & storm water treatment/control measures
 - d. Maintenance of slopes or walls containing the road prism

Prior to recordation of the Final Map, the Applicant's engineer shall prepare and submit an estimated operating budget and capital replacement analysis for review and approval by the City Engineer.

4. Pavement and base sections shall be designed and constructed in accordance with the City of Atascadero Standard Specifications and Drawings. When said standards and specifications are not clear, lack necessary details, or are silent, the minimum standard shall be based upon the current edition of the San Luis Obispo County Public Improvement Standards or Caltrans Standard Plans and Specifications, as determined by the City Engineer.

STORM WATER

1. The final Stormwater Control Plan (SWCP) and supporting hydrology report shall be approved by the City Engineer prior to issuance of any building permit for the construction of impervious surfaces.
2. Prior to a final inspection the City documents shall be completed and approved by the City Engineer:
ATAS - SWP-1001_Engineer Certification Form
ATAS - SWP-1003_OwnerAgentInfo
ATAS - SWP-1007_Exhibit_B_Instructions_SCM FORM

ATAS - SWP-1008_Stormwater System Plans and Manuals
ATAS - SWP-2002_Stormwater O&M Process and Form Instructions
ATAS - SWP-3001_Stormwater System O&M Agreement
ATAS - SWP-3002_Private Stormwater System Recorded Notice

FLOOD CONTROL BASINS

1. Flood control basins are utilized in the City of Atascadero depending upon site conditions: Retention basins, Detention basins, and Subsurface Infiltration Basins. In all cases, the Project Engineer shall provide evidence that the basin will completely drain within 72 hours, to the satisfaction of the City Engineer.

Retention Basin. Any drainage basin which is used as a terminal disposal facility shall be classified as a retention basin.

- a. Basin Capacity. The basin capacity is to be based on the theoretical runoff from a 50-year storm, 10-hour intensity for 10-hour duration. No reduction in required capacity shall be given for soil percolation rates.
- b. Percolation Test Required. A minimum of 3 percolation tests per basin shall be submitted to the City Engineer for review and approval prior to approval of the plans. The project engineer shall submit calculations and a report demonstrating the basin will drain within seven-days of a single storm event as noted above. Deep soil borings may be required in areas where there is concern of shallow depth to groundwater or bedrock. Percolation tests shall be performed at depths below the basin bottom.

Detention Basin. Any drainage basin which has a downstream outlet designed to meter the outflow shall be classified as a detention basin. Basin capacity shall be based on receiving the runoff from a 50-year storm with the watershed in its fully-developed condition, and releasing the flow equivalent to the runoff from a 2-year storm with the project site in its pre- development condition. The outlet shall release water in a non-erosive manner.

Subsurface Infiltration Basins. Subsurface basins may be used for either retention or detention of site runoff, where their application is suitable for project conditions. Subsurface basins shall be limited to locations where the depth to seasonally high groundwater is greater than 10-feet below the deepest portion of the basin.

Drain Rock. Drain rock shall be clean, crushed granite (or clean, angular rock of similar approved hardness) with rock size ranging from 1-1/2-inch to 3/4-inch. Rock gradation shall conform to the Specification of ASTM C-33 #4.

Operational Requirements.

- a. Water quality of inflow (both sediment and chemical loading) may require pretreatment or separation
- b. Maintenance plan, including provisions for vehicular access and confined-space entry safety requirements, where applicable
- c. A safe overflow path shall be identified on the plan and may require easements

Overflow Path Required. The design of all drainage basins shall identify the designated route for

overflow. The Project Engineer shall design the overflow path so that the flow in a 100- year storm is non-erosive and will not damage downstream improvements, including other basins. Easements may be required for concentrated flows across multiple properties.

MITIGATION MEASURES – MITIGATED NEGATIVE DECLARATION 2005-0063

<p><u>Mitigation Measure 1.c.1:</u> The following landscape mitigations shall apply:</p> <ul style="list-style-type: none"> ▪ Fencing shall be complimentary in color and material to the proposed architectural theme. ▪ The project landscaping shall include street trees along El Camino Real street frontage. ▪ All proposed trees shall be shade trees of 15-gallon minimum size and shall be double staked. 	<p>BP</p>	<p>BS, PS, CE</p>	<p>1.c.1</p>
<p><u>Mitigation Measure 1.c.2:</u> The proposed buildings shall include the use of earth tone paint and roof colors.</p>	<p>BP</p>	<p>BS, PS, CE</p>	<p>1.c.2</p>
<p><u>Mitigation Measure 1.d.1:</u> If exterior parking lot lighting is proposed, it shall be designed to eliminate any off site glare. All exterior site lights shall utilize full cut-off, "hooded" lighting fixtures to prevent offsite light spillage and glare. Any luminary pole height shall not exceed 14-feet in height, limit intensity to 2.0 foot candles at ingress/egress, and otherwise 0.6 foot candle minimum to 1.0 maximum within the site. Fixtures shall be shield cut-off type and compatible with neighborhood setting, subject to staff approval.</p>	<p>BP</p>	<p>BS, PS, CE</p>	<p>1.d.1</p>
<p><u>Mitigation Measure 3.b.1:</u> The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in sections 6.3, 6.4 and 6.5 of the April 2003 Air Quality Handbook.</p> <p><u>Section 6.3: Construction Equipment</u></p> <ul style="list-style-type: none"> ▪ Maintain all construction equipment in proper tune according to manufacturer's specifications. ▪ Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (Non-taxed version suitable for use off-road). ▪ Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines. ▪ Install diesel oxidation catalysts (DOC), catalyzed diesels particulate filters (CDPF) or other District approved emission reduction retrofit services (Required for projects grading more than 4.0 acres of continuously worked area). <p><u>Section 6.4: Activity Management Techniques</u></p> <ul style="list-style-type: none"> ▪ Develop a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period. ▪ Schedule of construction truck trips during non-peak hours to reduce peak hour emissions. ▪ Limit the length of the construction workday period, if necessary. ▪ Phase construction activities, if appropriate. 	<p>BP, GP</p>	<p>BS, PS, CE</p>	<p>3.b.1</p>

<p><u>Section 6.5: Fugitive PM10</u> All of the following measures shall be included on grading, demolition and building plan notes:</p> <ul style="list-style-type: none"> A. Reduce the amount of the disturbed area where possible. B. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. C. All dirt stockpile areas shall be sprayed daily as needed. D. Permanent dust control measures identified in the approved project re-vegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities. E. Exposed ground areas that designated for reworking at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established. F. All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binder, jute netting, or other methods approved in advance by the APCD. G. All roadways, driveways, sidewalks, etc, to be paved shall be complete as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. H. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. I. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114. J. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or was off trucks and equipment leaving the site. K. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible. L. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of any structure. 			
<p><u>Mitigation Measure 4.e.1:</u> Grading and excavation and grading work shall be consistent with the City of Atascadero Tree Ordinance. Special precautions when working around native trees include:</p> <ul style="list-style-type: none"> •All existing trees outside of the limits of work shall remain. •Earthwork shall not exceed the limits of the project area. •Low branches in danger of being torn from trees shall be pruned prior to any heavy equipment work being done. •Vehicles and stockpiled material shall be stored outside the dripline of all trees. •All trees within the area of work shall be fenced for protection with 4-foot chain link, snow or safety fencing placed per the approved tree protection plan. Tree protection fencing shall be in place prior to any site excavation or grading. Fencing shall remain in place until completion of all construction activities. •Any roots that are encountered during excavation shall be clean cut by hand and sealed with an approved tree seal. 	BP	PS, BS	4.e.1

<p><u>Mitigation Measure 4.e.2:</u> All recommendations contained within the project arborists report prepared by Tree Resources Assessment, Barbella's Tree Service shall be applied to the proposed project in terms of each native tree proposed for removal and each tree within the project area subject to potential impact. All native tree impact/replacements shall be per the Atascadero Municipal Code Section 9-11.105.</p>	<p>BP</p>	<p>PS, BS</p>	<p>4.e.2</p>
<p><u>Mitigation Measure 4.e.3:</u> The developer shall contract with a certified arborist during all phases of project implementation. The certified arborists shall be responsible for monitoring the project during all phases of construction through project completion, as follows:</p> <p>(a) A written agreement between the arborist and the developer outlining an arborist monitoring schedule for each construction phase through final inspection shall be submitted to and approved by planning staff prior to the issuance of building/grading permits.</p> <p>(b) Arborist shall schedule a pre-construction meeting with engineering /planning staff, grading equipment operators, project superintendent to review the project conditions and requirements prior to any grubbing or earth work for any portion of the project site. All tree protection fencing and trunk protection shall be installed for inspection during the meeting. Tree protection fencing shall be installed at the line of encroachment into the tree's root zone area.</p> <p>(c) As specified by the arborist report and City staff:</p> <ul style="list-style-type: none"> ▪ Prune all trees in active development areas to be saved for structural strength and crown cleaning by a licensed and certified arborist; ▪ Remove all debris and spoils from the lot cleaning and tree pruning. ▪ In locations where paving is to occur within the tree canopy, grub only and do not grade nor compact. Install porous pavers over a three-inch bed of ¾ inch granite covered with one-inch pea gravel for screeding. If curbs are required, use pegged curbs to secure the porous pavers. Pegged curbs are reinforced six to eight curbs poured at grade with a one-foot by one-foot pothole every four to six linear feet. ▪ All trenching or grading within the protected root zone area, outside of the tree protection fence shall require hand trenching or preserve and protect roots that are larger than 2 inches in diameter. ▪ No grading or trenching is allowed within the fenced protected area. ▪ Any roots that are 4 inches in diameter or larger are not to be cut until inspected and approved by the on-site arborist. <p>(d) Upon project completion and prior to final occupancy a final status report shall be prepared by the project arborist certifying that the tree protection plan was implemented, the trees designated for protection were protected during construction, and the construction-related tree protection measures are no longer required for tree protection.</p>	<p>BP</p>	<p>PS, BS</p>	<p>4.e.3</p>
<p><u>Mitigation Measure 4.e.4:</u> All tree removals identified in the Tree Resources Assessment, dated 7/19/05 shall be mitigated as prescribed by the Atascadero Native Tree Ordinance.</p>	<p>BP</p>	<p>PS, BS</p>	<p>4.e.4</p>

Supplemental Information Packet

ITEM NUMBER: B-1

DATE: 10/10/23

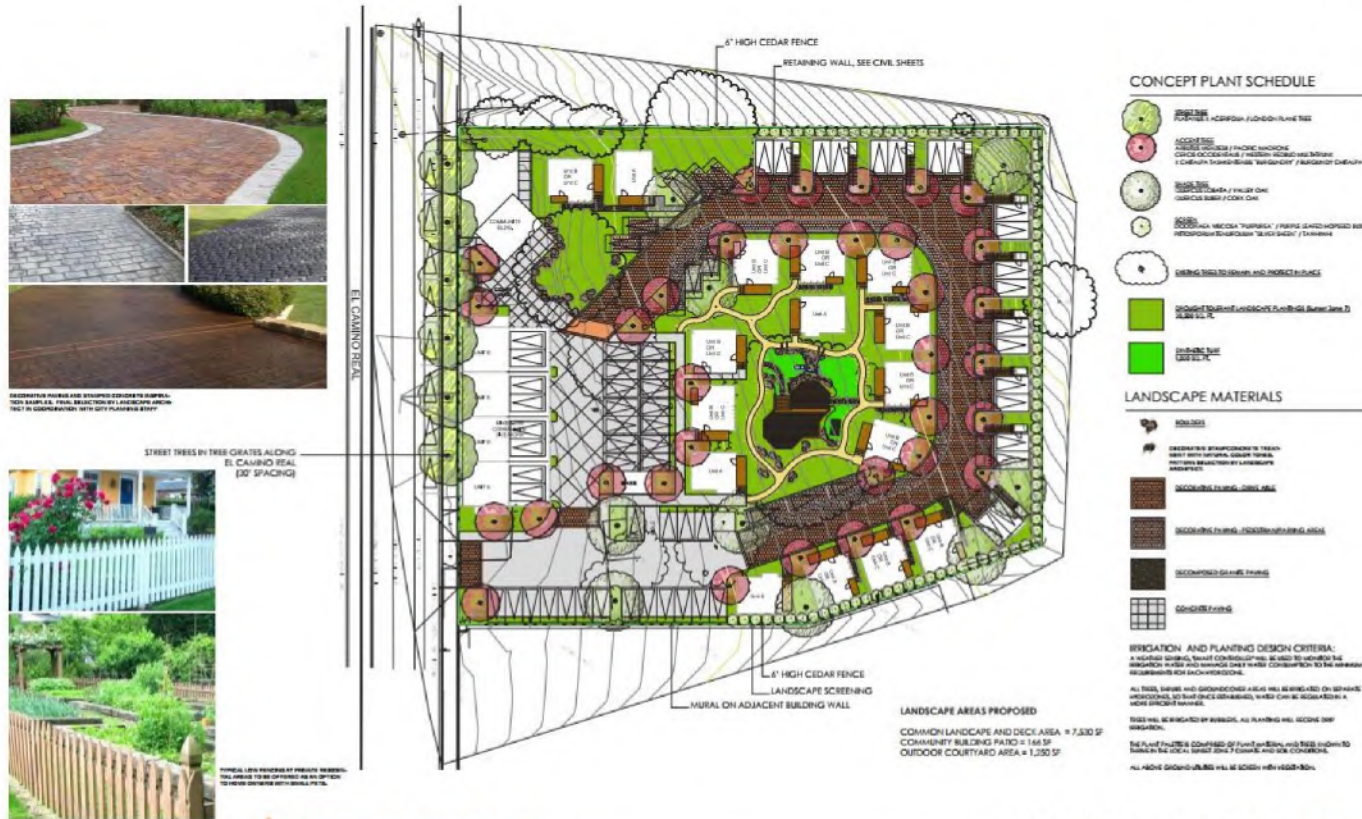
ITEM NUMBER: B-1

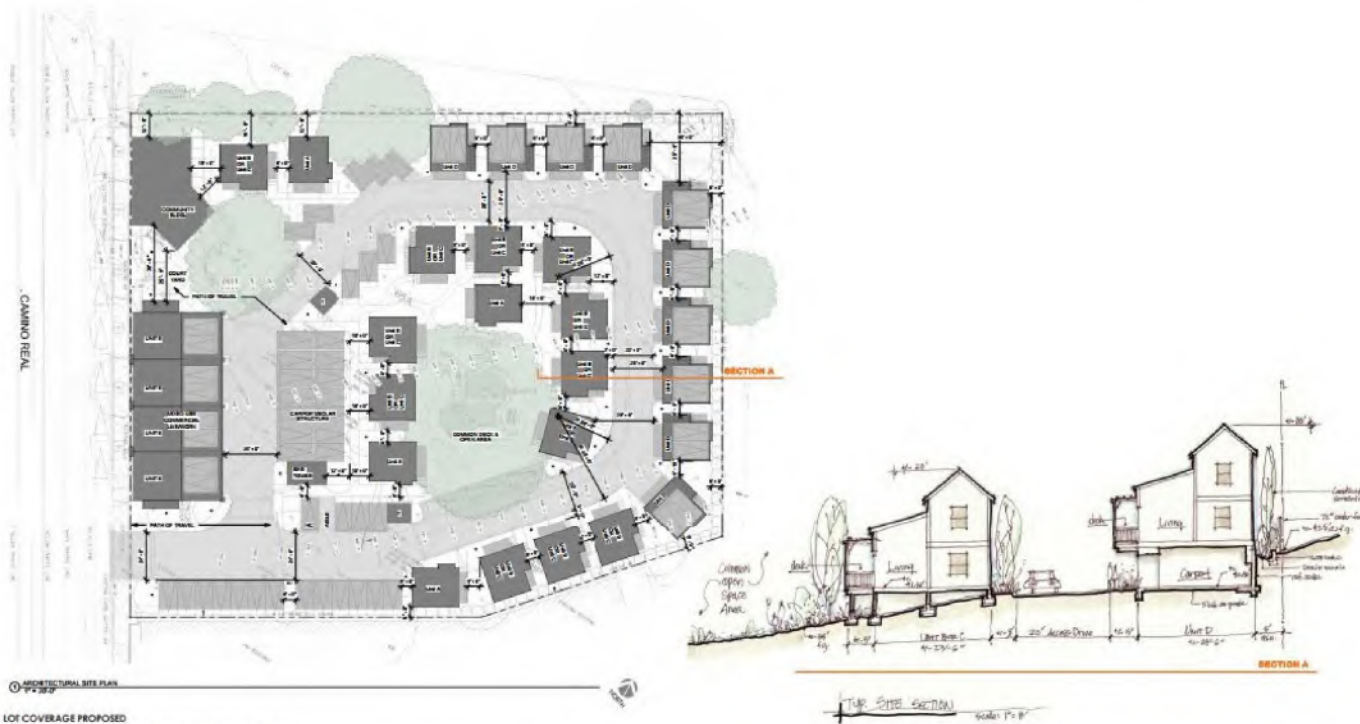
DATE: 11/12/19

ATTACHMENT: 2B

<p><u>Mitigation Measure 5.b.1</u>: Design an appropriate Phase II archaeological sampling strategy.</p>	<p>GP</p>	<p>PS, BS, CE</p>	<p>5.b.1</p>
<p><u>Mitigation Measure 5.b.2</u>: Monitoring of all earth disturbance by a qualified subsurface archaeologist and native monitor during construction activities.</p>	<p>GP</p>	<p>PS, BS, CE</p>	<p>5.b.2</p>
<p><u>Mitigation Measure 5.b.3</u>: Cultural soils must remain on site of they are moved and/or disturbed.</p>	<p>GP</p>	<p>PS,BS,CE</p>	<p>5.b.3</p>
<p><u>Mitigation Measure 6.b.1</u>: The grading permit application plans shall include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system during and after construction. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer at the time of Building Permit application.</p>	<p>BP, GP</p>	<p>PS, BS, CE</p>	<p>6.b.1</p>
<p><u>Mitigation Measure 6.c.1</u>: A soils report shall be required to be submitted with a future building permit by the building department.</p>	<p>BP,GP</p>	<p>PS,BS,CE</p>	<p>6.c.1</p>
<p><u>Mitigation Measure 7.b.1</u>: Per the Phase I Environmental Site Assessment, further investigation of the former commercial building area is necessary to better determine if the site had been adversely impacted by previous auto garage or painting use</p>	<p>BP</p>	<p>PS</p>	<p>7.b.1</p>
<p><u>Mitigation Measure 8.e.f.1</u>: The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders</p>	<p>GP</p>	<p>PS, BS, CE</p>	<p>8.e.f.1</p>
<p><u>Mitigation Measure 11.d.1</u>: All construction activities shall comply with the City of Atascadero Noise Ordinance for hours of operation, and as follows: Construction activities shall be limited to the following hours of operation:</p> <ul style="list-style-type: none"> • 7 a.m. to 7 p.m. Monday through Friday • 9 a.m. to 6 p.m. Saturday • No construction on Sunday <p>Further, particularly loud noises shall not occur before 8 a.m. on weekdays and not at all on weekends. The Community Development Director upon a determination that unusually loud construction activities are having a significant impact on the neighbors may modify the hours of construction.</p> <p>Failure to comply with the above-described hours of operation may result in withholding of inspections and possible construction prohibitions, subject to the review and approval of the Community Development Director.</p> <p>A sign shall be posted on-site with the hours of operation and a telephone number of the person to be contacted in the event of any violations. Staff shall approve the details of such a sign during the Grading Plan/Building Permit review process.</p>	<p>BP, GP</p>	<p>PS, BS, CE</p>	<p>11.d.1</p>

<p>Mitigation Measure 13.1: Project Road and Landscape Maintenance and Emergency Services Funding:</p> <p>The emergency services and road maintenance costs of the project shall be 100% funded by the project in perpetuity. The service and maintenance cost may be funded through a benefit assessment district or other mechanism established by the developer subject to City approval. The funding mechanism must be in place prior to or concurrently with acceptance of the any final maps. The funding mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any final map. The administration of the above mentioned funds and the coordination and performance of maintenance activities shall be by the City</p> <ul style="list-style-type: none"> a) All Atascadero Police Department service costs to the project. b) All Atascadero Fire Department service costs to the project. c) All streets, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, and sewer mains within the project. d) All parks, trails, recreational facilities and like facilities. e) All open space and native tree preservation areas. f) All drainage facilities and detention basins. g) All common landscaping areas, street trees, medians, parkway planters, manufacture slopes outside private yards, and other similar facilities. h) All drainage facilities and detention basins. i) All common landscaping areas, street trees, medians, parkway planters, manufacture slopes outside private yards, and other similar facilities. 	<p>BP, GP</p>	<p>PS, BS, CE</p>	<p>13.1</p>
<p>Mitigation Measure 15.a: The project shall pay Development Impact Fee per the Circulation System of Atascadero. These fees based on the City Development Impact Fee Schedule and shall be paid prior to any building permit issued on the property.</p>	<p>BP</p>	<p>PS, BS, CE</p>	<p>15.a</p>





ARCHITECTURAL SITE PLAN
11-1319

LOT COVERAGE PROPOSED

21,000 SF BUILDING FOOTPRINT / 1.71 AC OR 74,487.60 SF = 0.28 OR 38%

MAX. COVERAGE ALLOWED 50%



GRAND OAKS PASEO

4711 EL CAMINO REAL, ATASCADERO, CA. 93422

HORIZONTAL CONTROL PLAN A1

1637-01-1919 SEPTEMBER 04, 2019 DRC REVIEW STUDY

ITEM NUMBER: B-1
 DATE: 11/12/19
 ATTACHMENT: 2C



① UNIT A - 1 BEDROOM

AREA CALC - UNIT A - 1 BEDROOM	
NAME	AREA
UNIT A - GROUND FLOOR	471 SF



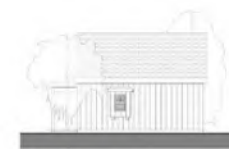
① FRONT ELEVATION



① LEFT ELEVATION



① REAR ELEVATION



① RIGHT ELEVATION

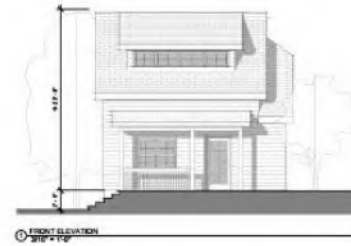


UNIT B-1 UPPER FLOOR
312' x 1'-0"



UNIT B-1 LOWER FLOOR
312' x 1'-0"

AREA CALCS - UNIT B-1 BEDROOM	
NAME	AREA
UNIT B-1 GROUND FLOOR - 1 BEDROOM	428 SF
UNIT B-1 UPPER FLOOR - 1 BEDROOM	285 SF
	713 SF



FRONT ELEVATION
312' x 1'-0"



LEFT ELEVATION
18' x 1'-0"



REAR ELEVATION
18' x 1'-0"



RIGHT ELEVATION
18' x 1'-0"



AREA CALC - UNIT B - 2 BEDROOM	
NAME	AREA
UNIT B - UPPER FLOOR - 2 BEDROOM	155 SF
UNIT B - GROUND FLOOR - 2 BEDROOM	258 SF
	713 SF





UNIT C-2 BEDROOM
312' x 12'



UNIT C
312' x 12'

AREA CALC - UNIT C-2 BEDROOM	
NAME	AREA
UNIT C - GROUND FLOOR	458 SF
UNIT C - UPPER FLOOR	363 SF



FRONT ELEVATION
312' x 12'



LEFT ELEVATION
18' x 12'



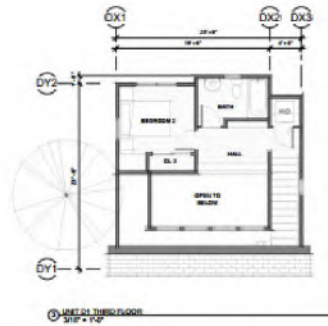
REAR ELEVATION
18' x 12'



RIGHT ELEVATION
18' x 12'

AREA CALC - UNIT D - 2 BEDROOM	
FLOOR	AREA
UNIT D - THIRD FLOOR	235 SF
UNIT D - SECOND FLOOR	215 SF
	184 SF

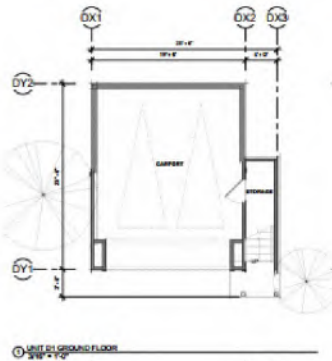
AREA CALC - UNIT D UNCONDITIONED - 2 BEDROOM	
FLOOR	AREA
UNIT D - CARPORT	158 SF
UNIT D - TRUSS BACK	74 SF
UNIT D - DECK	84 SF
	187 SF



UNIT D SECOND FLOOR
SHP - P2



UNIT D FRONT ELEVATION
SHP - P2



UNIT D GROUND FLOOR
SHP - P2



UNIT D SECOND FLOOR
SHP - P2



UNIT D LEFT ELEVATION
SHP - P2



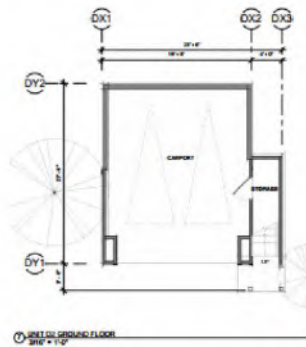
UNIT D REAR ELEVATION
SHP - P2

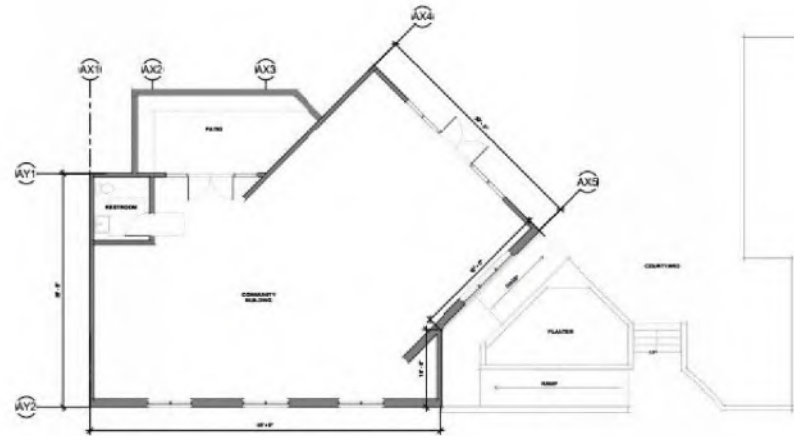


UNIT D RIGHT ELEVATION
SHP - P2

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AREA CALCS - UNIT D - 3 BEDROOM	
FLOOR	AREA
UNIT D - SECOND FLOOR	819 SF
UNIT D - THIRD FLOOR	870 SF
AREA CALCS - UNIT D UNCONDITIONED - 3 BEDROOM	
FLOOR	AREA
UNIT D - CARPORT	408 SF
UNIT D - ENTRY DECK	85 SF
UNIT D - DECK	54 SF
	857 SF





AREA SIZES - TYPICAL UNIT	
USE	AREA
COMMUNITY BUILDING	1827 SF

© 2019 RRM

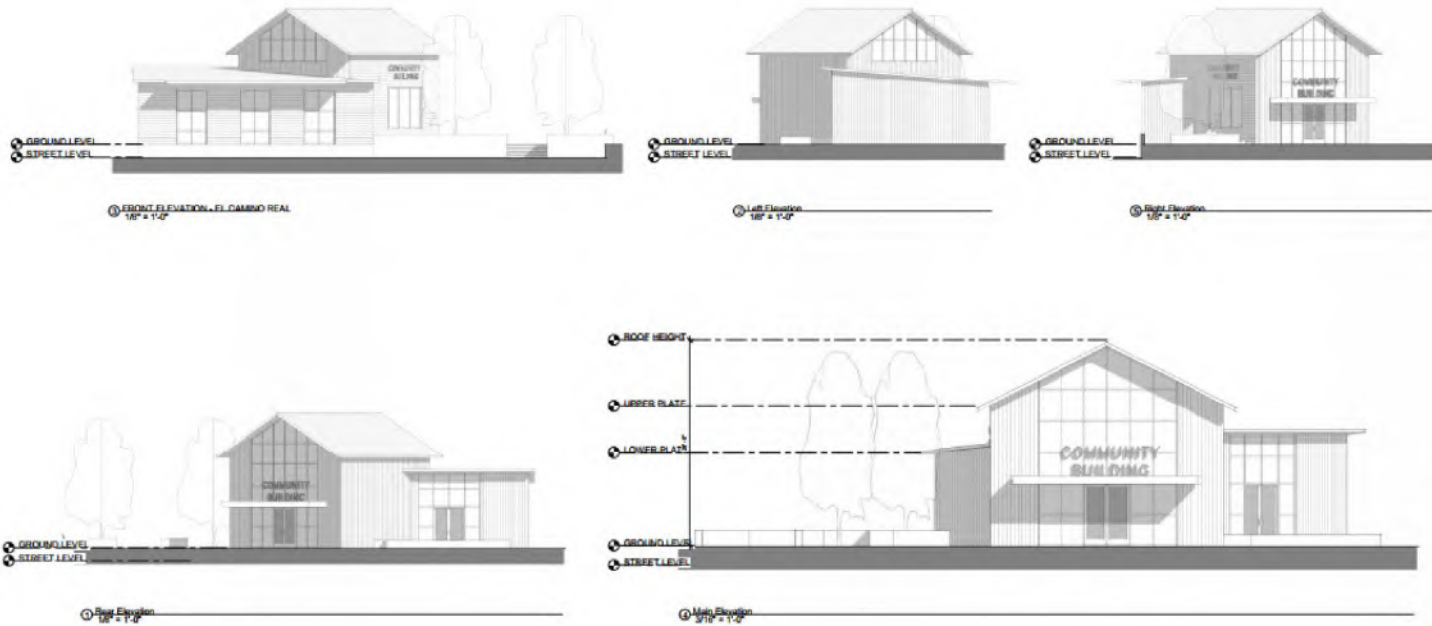


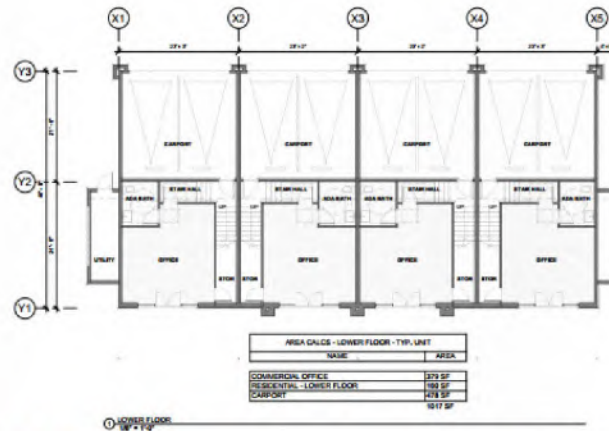
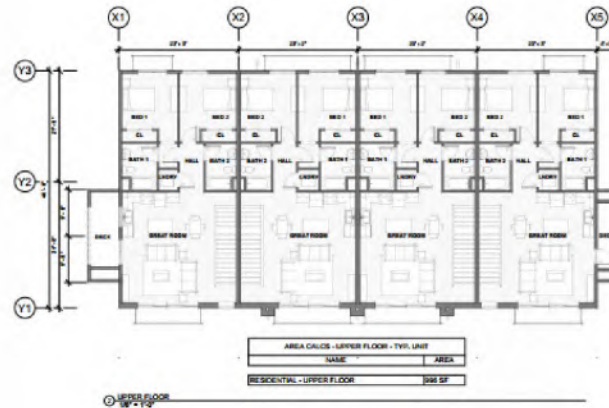
GRAND OAKS PASEO
4711 EL CAMINO REAL, ATASCADERO, CA. 93422

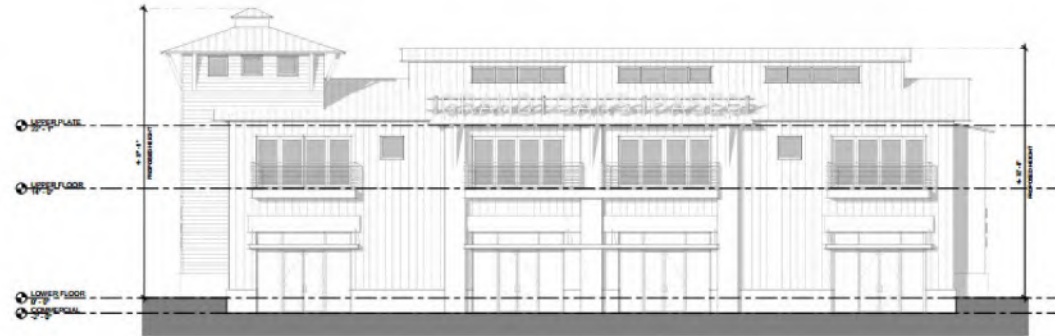
COMMUNITY BUILDING - FLOOR PLAN A3.1



1627-01-LP19 SEPTEMBER 04, 2019 DRC REVIEW STUDY







1 EL CAMINO REAL ELEVATION
25'-0" = 1" = 0"

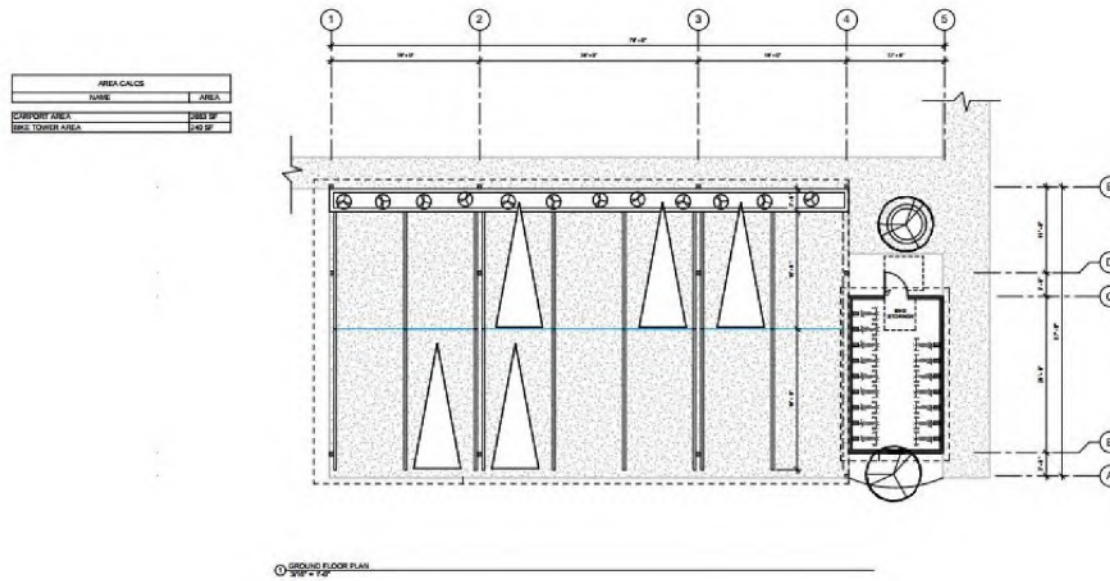


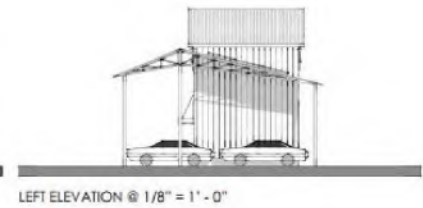
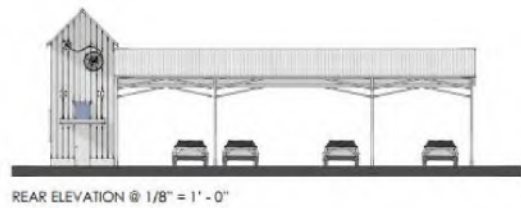
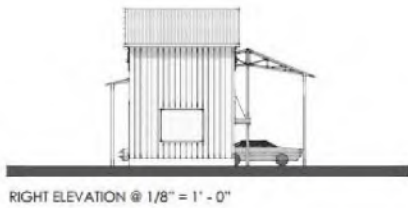
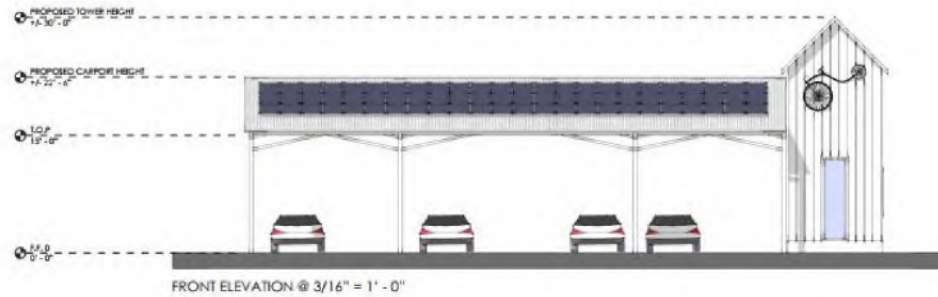
2 FRONT ELEVATION
1/8" = 1" = 0"

3 REAR ELEVATION
1/8" = 1" = 0"

4 LEFT ELEVATION
1/8" = 1" = 0"

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SCHEME 1



EXTERIOR SIDING: FLAGSTONE



FRONT DOOR: KELLY-ANCOORE - KS10-3 BEAR HUG



WINDOW FRAME: ANDERSEN - WHITE 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - WHITE



AIP SPANS NU-WAVE CORRUGATED
 COLOR: METALLIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 2



EXTERIOR SIDING: CYPRESS



FRONT DOOR: KELLY-ANCOORE - KMS26-1 KEY KEEPER



WINDOW FRAME: ANDERSEN - WHITE 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - GOLDEN AMBER



AIP SPANS NU-WAVE CORRUGATED
 COLOR: METALLIC SILVER

DECK

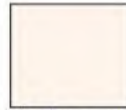


TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 3



EXTERIOR SIDING: REDWOOD



FRONT DOOR: KELLY-ANCOORE - KMH43-2 CITY DISTILLER



WINDOW FRAME: ANDERSEN - WHITE 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - PEWTER GRAY



AIP SPANS NU-WAVE CORRUGATED
 COLOR: METALLIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 4



EXTERIOR SIDING: SNOW

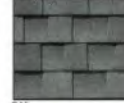


FRONT DOOR: KELLY-ANCOORE - KMS43-6 GRILL MASTER



WINDOW FRAME: ANDERSEN - WHITE 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - CHARCOAL



AIP SPANS NU-WAVE CORRUGATED
 COLOR: METALLIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 5



EXTERIOR SIDING: MARIGOLD

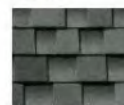


FRONT DOOR: KELLY-ANCOORE - KMH43-4 FOREST FLOOR



WINDOW FRAME: ANDERSEN - WHITE 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - SLATE



AIP SPANS NU-WAVE CORRUGATED
 COLOR: METALLIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

COMMUNITY BUILDING

EXTERIOR WALL



LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FR



WINDOW FRAME: ANDERSEN: BLACK; 100 SERIES



STOREFRONT: KAWNEER: #29 - BLACK

ROOFING



ROOFING: MCCLROY: SLATE GRAY STANDING SEAM

BASE/WAINSCOT



CONCRETE: BOARDFORM

LIVE/WORK BUILDING

EXTERIOR WALL



ASP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FR



WINDOW FRAME: ANDERSEN: BLACK; 100 SERIES



STOREFRONT: KAWNEER: #29 - BLACK

ROOFING



ROOFING: MCCLROY: SLATE GRAY STANDING SEAM

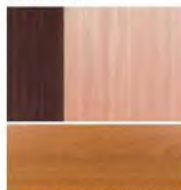
BASE/WAINSCOT



CONCRETE: BOARDFORM

CARPORT / BIKE TOWER

EXTERIOR WALL



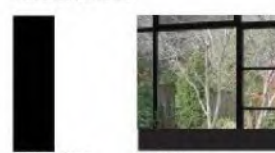
LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FR

ROOFING



ASP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

WINDOWS / EXT. FRAME



STRUCTURAL FRAME: BLACK METAL

STOREFRONT: KAWNEER: #29 - BLACK

BASE/WAINSCOT



CONCRETE: BOARDFORM

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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 ~~forty (40)~~ thirty (30) residential units ~~along with eight thousand six hundred sixty-four (8,664) square feet of commercial space.~~ The development standards contained within the master plan of development document (~~CUP-2005-0170~~), 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 (~~TTM-2005-0076 TR 3141~~) and any subsequent amendments for the site shall be consistent with ~~CUP-2005-0170~~ 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) Residential multifamily (second floor only);~~
- ~~(2) Broadcast studios;~~
- ~~(3) Building materials and hardware (indoor only);~~
- (4) Food and beverage retail sales;
- (5) Furniture, home furnishings and equipment;
- (6) General merchandise stores;
- (7) Mail order and vending;
- (8) Temporary or seasonal sales;
- (9) Financial services;
- ~~(10) Health care services;~~
- (11) Offices;
- ~~(12) Small scale manufacturing;~~
- (13) Temporary offices;

- (149) Personal services;
- (1510) Light repair services;
- (1611) Membership organizations;
- ~~(17) Horticultural specialties;~~
- ~~(18) Schools—business and vocational;~~
- (1912) Business support services, where all areas of use are located within a building;
- ~~(20) Farm equipment and supplies (indoor only);~~
- ~~(21) Funeral services;~~
- ~~(22) Schools;~~
- ~~(23) Utility service center;~~
- (2413) Libraries and museums;
- (2514) Temporary events.
- ~~(15) Tasting Room~~
- ~~(16) Artisan Foods and Products~~
- ~~(17) Small Family Day Care~~
- ~~(18) Research and development~~
- ~~(19) Printing and Publishing~~

(i) The conditional uses will be ~~consistent with those listed for the underlying Commercial Retail Zone~~ as follows:

- (1) Public Assembly and Entertainment
- (2) Microbrewery/Brewpub
- (3) Schools—business and vocational;
- (4) Schools;

~~(j) All residential and commercial uses shall be consistent with the requirements of the underlying zoning district except as allowed by the master plan of development. 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.~~

(kl) 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.



Contact:

Jack Phelan, PhD
Jeff Landon
Ted Lawton

Address:

242 El Dorado Way
Pismo Beach, CA 93449

Regarding: Grand Oaks Paseo – Project Narrative

Date: November 5, 2019

Grand Oaks Paseo

A Mixed Use Residential Live/Work Community

4711 El Camino Real, Atascadero, CA

PROJECT DESCRIPTION:

The proposed Project is a mixed-use residential community which includes 26 detached single-family residential units, 4 live-work units, and an approximately 1900 square foot community building. Located along El Camino Real, the live work units will front the street with a ground floor office space and will create an urban streetscape interface along the El Camino Real Corridor.

The proposed project is intended to provide 100% of the units as moderate priced (or below) “for-sale” housing by design and includes a tentative tract map of 32 lots (26 single family lots, four (4) Live-work mixed use lots, one (1) commercial parcel and one (1) common area parcel).

The Project design strives to preserve the heritage oaks on the property and create an agrarian and colonial cottage character that aligns with Atascadero’s history. The site design includes the central open space area for community activities and opportunities for the residents to engage socially.

Project Summary: The following table includes the detailed summary of the project

PROJECT ADDRESS:	4711 El Camino Real	Atascadero, CA	APN	029-271-001
PROJECT PLANNER	Kelly Gleason, Senior Planner	(805) 470-3448	kgleason@atascadero.org	
APPLICANT	Ted Lawton, Cal Coastal Holdings, LLC			
PROPERTY OWNER	John Williams, The Acacias Development, LLC			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Residential Multi-family (RMF), General Commercial (GC)	Residential Multi-Family (RMF-20), Commercial (CR), PD-27 (Planned Development #27)	1.71 acres	Vacant infill site previously commercial and residential	Mixed-use Planned Development moderate priced (26 single family detached Residential units with community building and 4 Commercial/ Residential Live/Work residences)

Project History

The “Grand Oaks Paseo” Mixed-use Planned Development project site was approved by the City Council as Planned Development #27 in 2008. The project was approved for a mixed-use residential project. It was not constructed. The approved project includes the following components:

- multi-family condo units (40)
- 8,000 square-feet of commercial

The proposed Project includes the following modifications to the previous planned development approval: a decrease in total density from 40 condo units to 26 detached “cottage sized” single family residential units, a 1900 sf community building, and 4 Live-work units with approximately 2200 sf of commercial office space. The Project also includes a carport/bike parking structure which will support community solar panels.

Project Objective

The core project objective is to provide moderately priced “for sale” housing (rather than apartment rental housing options) by design to allow for attainable home ownership as a benefit to the residents and community of Atascadero. Because the Project is designed to be moderately priced, the project effectively complies with the State Density bonus law. Certain benefits are afforded projects which include at least 10% of the units as moderately priced units. By design Grand Oaks Paseo exceeds this minimum. This will require specific exceptions to development standards such as lot sizes, setbacks, parking standards, etc. Hence the proposal is to amend the previously approved site-

specific Planned Development (PD #27.) The Planned Development Overlay allows for deviation in the City's standards for setbacks, heights, parking, etc. in exchange for project benefits that have been established by the City Council. The project strives to both meet a specific housing need without cumbersome financial subsidies, deed restrictions, etc. and achieve a thoughtful mid-block commercial component along the El Camino Real corridor.

Project Concept

The proposed site plan is the result of an intentional effort to work with the natural site terrain, preserve the Heritage Oaks and to create a sense of place and community within the context of the General Plan and Zoning for the site which calls for a mixed-use community, by integrating the commercial – residential in such a way that Grand Oaks Paseo becomes a destination where residents experience a strong sense of community artfully integrated into the El Camino Real commercial corridor. The project's commercial live-work units on the El Camino Real commercial corridor are part of the *Grand Oaks Paseo* community. Also proposed is a community building (approximately 1900 sf) that is situated on the site to visually integrate with the commercial street frontage along the corridor. Within the interior of the community there are shared amenities and common space such as walking paths, community gardens, fire-pits, bocci court, BBQ and picnic areas with shade covered decks and seating areas for gathering and relaxation.

The Project also strives toward sustainability with the provision of covered parking with solar panels, on site storm water retention and other site development features such as drought tolerant landscape and permeable surfaces.

Mid-Block Commercial

Recognizing the limited viability for mid-block retail commercial uses along this reach of the El Camino Real corridor, the commercial component of this project provides 4 live-work spaces for the City of Atascadero and a community building that will serve to economically benefit the residents and their guests at the Grand Oaks Paseo development. The live-work space is a modernized concept of the individual professional work space attached to owner/operator living quarters. Live-work is designed to provide an efficient workspace for small business and individual owner operators, while reducing the combined monthly cost of living and workspace rents/ownership. The workspace portion of the live-work units fronts El Camino Real and the living space is located above the workspace.

The Grand Oaks Paseo Live Work commercial space is located both mid-block and at the northern end of the El Camino Real corridor and could potentially prove difficult to lease to local retail/restaurant businesses. The live-work component of this project both integrates the commercial component into the overall community and sets up a well-positioned opportunity for successful office use.

The 4 live-work units provide approximately 4,000 SF of living space and 2,200 SF of office space. These 4 units will benefit the community as they reduce the necessity to commute, provide savings to operator which produces more economically viable business, reduction of commercial space vacancy, and provides attainable housing. Live-work units provide a clear differentiation between work area and living area unlike home offices and provides a clear commercial frontage to El Camino Real.

In addition, along the El Camino Real frontage there is an approximately 1900 SF community building managed by the homeowners association to provide scheduled programming activities which may include live music, art shows, poetry readings, crafts, classes, workshops etc. for the residents and their guests.

Affordable Housing

Grand Oaks Paseo project will provide an affordable home ownership opportunity and solution that meets state and county affordable housing standards for moderate priced "for sale" housing while also creating a highly desirable community focused on sustainability and quality of living. As noted above, the Project is designed to be 100% moderately priced "for sale" housing. As a result, the project effectively complies with the State Density bonus law. Under this law, certain benefits are afforded projects which include a minimum of 10% of the units as moderately priced units. By design Grand Oaks Paseo exceeds this minimum.

Achieving an affordable design solution is accomplished by providing an alternative housing product to today's common affordable housing solutions. This means that each component of the project is designed to be affordable and provide attainable "work force" housing to compete with market rate prices while fostering local economic benefits of home ownership. This is in contrast to today's common affordable housing solution which is typically met with affordable apartment developments which are often owned by out of town operators/companies. The out of town apartment operator drains the equity from both the local economy and the working-class resident who must deal with the stress of providing for his/her family in this high cost rental market and must compete with constant force of inflationary housing cost.

The main economic driving force impacting the affordability of housing on the Central Coast is the availability and type of housing which drives up the overall cost of housing in comparison to the average working adults proportionate individual take home pay. This cost is exceeding approximately 60% to 70% or residents' current wages, which exceeds the national average by more than a factor of 8 according to a recent study provided by the Joint Center of Housing Studies research center at Harvard University which has completed a comprehensive price to income ratio analysis.

The proposed Project's preliminary sales price per unit is at or below the current May 6 2019 county affordable housing standards. This is illustrated in the chart below:

Affordable Housing Standards (SLO May 6th,2019)		Grand Oaks Paseo - Sales Prices			
Unit Size (Bedrooms)	Moderate Income	1bed/1bth (475 SF)	2bd/2bth (713 SF)	3bd/2bth (827 SF)	Live/Work 2bd/2bth (1,500 SF)
Studio	\$ 280,000.00				
1	\$ 323,000.00	\$275,000.00			
2	\$ 366,000.00		\$335,000.00		\$365,000.00
3	\$ 409,000.00			\$375,000.00	
4	\$ 444,000.00				

Site Plan and Parking

The proposed project is designed to meet the state’s moderate-income housing index with all the units. Therefore, the project complies with the State Density bonus provisions which set specific parking requirements for projects providing 10% or more of moderate priced units. The project is in compliance with current state parking requirements as part of the PD approval. These include the following:

- One Bedroom Unit – 1 parking stall
- Two to Three Bedroom Unit – 2 parking stalls

As such, the project will accept the 10% moderate income housing requirement and will strive to provide moderate income pricing for ALL units

Landscaping

The Grand Oaks Paseo strives to enhance the character and quality of the development by creating a landscape that respects the climate and natural features of the site. Drought tolerant landscaping and Mediterranean plant species will enhance landscape and respect the nature of oak woodland habitat. Common open space areas, including the space adjacent to the Community building, preserve the existing heritage oak trees and focus community gathering and engagement under the large canopies. Typical private yards for the single family cottages are very limited with the reduced lot and home sizes, therefore, the central community gathering areas promote social engagement and interaction which are important key principles in creating a sense of place and established community pride. The common open space area includes shared amenities, such as community gardens along walking paths, fire pits, BBQ and picnic areas on raised decks under the oak trees, and seating areas. The natural slope of the site provides an opportunity for a hill slide and bouldering area for kids and adults to stop and play. The common area plaza adjacent to the Community building provides a shared community space for residents and their guests to enjoy the multi-use community building and flexible use space outside under a large oak tree canopy. A raised deck provides the opportunity for community engagement and respite under the shade and overlook onto the plaza below. Each cottage will include a planter box for

growing fresh produce in addition to communal planter boxes. Sharing produce, cut flowers, and ownership of these beds will enhance the social equity and sense of community important to the Grand Oaks Paseo neighborhood. The perimeter of the project landscaping will provide vines and columnar shrubs to help screen and soften the edges adjacent to fences and retaining walls.

Mural

The neighboring commercial building to the south of the project lies on the property line, creating a large wall that could be difficult to screen. The Grand Oaks Paseo concept is to turn this wall into an opportunity, creating a beautiful mural the community can be proud of. It is the intent of the project proponents to engage the adjoining building/property owner to collaborate on this opportunity, securing their approval. This mural provides the opportunity for community engagement and an art piece to celebrate the Atascadero community history, the heritage oak trees, and the regions cultural history.

HOA/CCR's

The onsite common areas including the green spaces, pathways, decks, community building, gardens, firepits, streets, and street lighting shall be maintained by the residential Homeowners Association (HOA). The proposed HOA monthly fees are to be set as low as possible to minimize the residence overall cost of housing and will be well below the national average. The HOA will also allow an opportunity for the residents to participate in the monthly care and maintenance sharing program for the common areas to reduce their individual monthly HOA payments.

The community Covenants, Conditions and Restrictions (CCRs) will focus on providing for a safe, clean, intentional community centered around home ownership with the goal of maintaining owner occupied housing while enhancing the community's property value and overall quality of life. The CCRs will require that the purchase, sale, and transfer of any residential properties to be owner occupied.

For further questions and comments please feel free to contact our team at: ted@calcoastalslo.com, cell: 415.987.6928.

Respectfully,

Ted Lawton
Managing Partner

Cal Coastal Properties, INC
Cal Coastal Holding, LLC

CA BRE: 01862677 | CA GC: 994293
Cell: 415.987.6928 | Office: 805.242.6202
Email: ted.calcoastalslo.com | www.calcoastalproperties.com

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ATTACHMENT:

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Office: 2550 Tienda Place • Arroyo Grande, CA 93420 • (805) 474-8013
Mail: P.O. Box 414 • Arroyo Grande, CA 93421
E-Mail: Dave@AceCertifiedTreeCare.com • Web: <http://acecertifiedtreecare.com>



09-02-19

Cal Coast Properties, Inc.
242 El Dorado Wy.
Pismo Beach, CA 93449
805-215-2703 cell

jack@calcoastalslo.com

Ted@calcoastalslo.com

Certified Arborist's Report

This report is to give information about the Mature Oak Trees on the project relating to their place in the future of the development project. Some questions to be answered are whether they are healthy enough to remain in the project and whether they will be structurally sound enough to remain with the risk of breakage or failure at an acceptable level for the developer and the future residents.

Subject description and health comments:

4711 El Camino Real, Atascadero, CA

I came to the site to assess these trees for the first time on May 25th of 2019 and again on August 30th 2019. There are 5 Coast Live Oaks in various sizes which will be identified and numbered as part of this report. Each will be given size numbers, the first of which being the size of the trunk in inches at breast height, followed by the spread of the foliage crown in feet, and finally a number describing the fullness of the leaf crown in a percentage. To give an example, a leaf crown that would let almost no light through to the soil underneath with the sun overhead would be given a value of 100%.

#1- 20/50/80-Has a leaning trunk and carries its crown weight on one side of the tree. These are concerns that need to be addressed.

#2-32/120/80-Healthy tree, no major concerns.

#3-31/70/90-Same

#4-44/140/75-Carries its crown weight on one side of the tree.

#5-54/120/65-Needs weight reduction and cabling.

Each of these Oaks show signs of drought stress and beetle attacks from prior years. Insect problems observed including boring beetles and leaf chewing or sucking insects were minimal as of this assessment.

Future health outlook, importance to the development and community.

Most of the Oaks are apparently in fair to good health and have a good chance to survive the effects of construction. They will need to have their care and maintenance budgeted and financed before, during and at after construction. They will receive the most effective care by a Certified Arborist or other credentialed expert using sound arboricultural principles in order to help them meet the challenges of withstanding the effects of construction while staying as healthy as possible. These expenses will be necessary to help insure against the chance of unexpected costs of treating for disease, removing trees due to death of a tree or other failure, and to prevent damage to infrastructure and hardscape. The result of proper tree care related to development is the retention of and many times increase in property values for the developer, the resident and neighborhood and the entire neighborhood.

Maintenance costs for monitoring, root and crown pruning and other tree health activities after construction is complete are estimated at about \$ 1,000.00 per tree per year for the first 2 years after construction and about \$ 800.00 per tree per year for the following 8 years, depending on yearly precipitation, and rate of growth and health. These cost estimates can be adjusted for inflation to create estimates for each successive decade.

Conclusion: All of the trees will need proper pruning and other care to allow for the best chance to withstand the challenges of development that will take place around them. These Oaks have the potential to last many decades to provide quality of life benefits such as cooling the areas around them, providing wildlife habitat, overall beauty and the sense of well-being that trees always provide, along with many other benefits that people take for granted.



Trees #1-3. The tree on the left has two trunks growing next to each other.



Trees # 4 and 5.



ITEM NUMBER:

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DATE:

11/12/19

ATTACHMENT:

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September 2, 2019

Jack Phelan
Email Transmittal

Phase II Evaluation of CA-SLO-2425 located at 4711 El Camino Real in Atascadero, California.

Dear Mr. Phelan:

This letter is intended to document that Albion Environmental, Inc. (Albion) is under contract to conduct a Phase II cultural resource evaluation of CA-SLO-2425 within the parcel located at 4711 El Camino Real, Atascadero, (APN 029-271-001) where the owner plans to construct 26 detached one- and two-story single-family micro homes and a two-story mixed-use/multi-family building, as well as eight condos/stacked flats and eight tuck-under parking stalls. Since the project requires permits from the County of San Luis Obispo, the project is subject to Environmental Review under the California Environmental Quality Act (CEQA) and therefore an archaeological study is required prior to completion of your application for permits.

A recent Phase I surface survey conducted by CCARC, produced positive results and identified a previously recorded archaeological site, CA-SLO-2425. CA-SLO-2425 was recorded in 2005, as a precolonial midden, including flakes and burned mammal bone. Previous archaeologists conducted an Extended Phase I study of the Project Area, producing positive results from the excavation of one shovel test probe and recommended a Phase II subsurface investigation of the site within the Project Area. CCARC recommended additional archaeological studies to better ascertain the nature of the archaeological deposit and to determine its appropriate treatment under CEQA.

In August, Albion conducted a Phase II subsurface investigation within the Project Area. The purpose of the proposed Phase II study is to evaluate if CA-SLO-2425 is eligible for inclusion in the California Register of Historical Resources (CRHR) as it manifests within Project Area. Albion's evaluation study includes 1) an investigation of the subsurface archaeological deposit within the subject parcel to assess site integrity, 2) laboratory analysis of artifacts to assess the site's eligibility for inclusion in the CRHR, and 3) an assessment of impacts to the site from the proposed construction project. Albion has completed all fieldwork associated with the Phase II evaluation. The excavations recovered materials associated with the early to post-mid 20th century use of the property. Laboratory analysis, background research, field methods, results, and eligibility recommendations are being compiled into a technical report.

In summary, within the current Project Area the deposit at CA-SLO-2425 does not contain a discrete temporal component, and it appears to have no or very limited depositional integrity, which are important factors related to its significance under CEQA guidelines. Albion's study revealed a highly disturbed archaeological deposit consisting of early to mid-20th century refuse mixed with modern

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Santa Cruz, CA 95062

(831) 469-9128 Santa Cruz
(805) 592-2222 San Luis Obispo

albionenvironmental.com

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ALBION
Phase II Evaluation of CA-SLO-2425 at 4711 El Camino Real, Atascadero, California

September 2, 2019

debris. It is Albion's judgement that this small and disturbed American Period deposit does not provide data pertaining to local/regional research questions and therefore CA-SLO-2425 within the Project has not yielded, or is not likely to yield, information important in prehistory or history. For these reasons, it is Albion's recommendation that the portion of CA-SLO-2425 within the proposed Project Area is considered not eligible for listing in the CRHR under criterion D. Therefore, no additional archaeological studies are recommended.

Based on these findings, it is Albion's judgment that the development of 4711 El Camino Real will not cause an adverse effect to a historical resource, and no further archaeological study is recommended. However, since the subject parcel is located within a known archaeological site, there is still potential for intact archaeological deposits or important archaeological features to exist within and near CA-SLO-2425. Therefore, it is Albion's judgement that a project specific Archaeological Monitoring Plan should be developed and implemented to help guide the development Project should any significant archaeological deposits be uncovered during construction. Moreover, it is Albion's judgement that a qualified archaeologist monitor all initial ground-disturbing activities associated with the development project in a manner outlined in the Archaeology Monitoring Plan.

Please contact me at (805) 592-2222 if you have any questions or need any additional information.

Sincerely,



Reilly Murphy, MA, RPA
Principal
Albion Environmental, Inc.
3563 Sueldo Street, Suite P
San Luis Obispo, CA 93401
RMurphy@AlbionEnvironmental.com

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TOTAL SHEETS: 32	

PROJECT STYLE / DESIGN INTENT

Whether it is seeing the first-time buyers in the Grand Oaks Paseo micro community enjoying the central green in the shade of the grand oak or working in the community garden, the project vision is to create a live/work mixed-use, micro home community in the City of Atascadero, CA. The project style is designed to inspire to colonial-cottage style influences for the residential micro units while the commercial live work mixed-use building and community building fronting along El Camino Real is styled in a contemporary agrarian vernacular.



PROJECT DESCRIPTION

The proposed project is a mixed-use residential community which includes 26 detached single-family residential units, 4 live-work units, and a community building. Located along El Camino Real, the live work units will front the street with a ground floor office space and will create an urban streetscape interface along the El Camino Real Corridor. The proposed project is intended to provide a minimum 10% of the units as moderate priced "for-sale" housing by design and includes a tentative tract map of 32 lots (26 single family lots, four (4) live-work mixed use lots, one (1) commercial parcel and one (1) common area parcel). The Project design strives to preserve the heritage oaks on the property and create an agrarian and colonial cottage character that aligns with Atascadero's history. The site design includes the central open space area for community activities and opportunities for the residents to engage socially.

PROJECT STATISTICS

PROJECT ADDRESS:	4711 EL CAMINO REAL ATASCADERO, CA 93422
APN:	029-271-001
LOT AREA:	1.71 ACRES (74,055 SF)
GENERAL PLAN DESIGNATIONS:	GENERAL COMMERCIAL (FRONT OF PROPERTY) HIGH DENSITY RESIDENTIAL (BACK OF PROPERTY)
ZONING:	COMMERCIAL RETAIL (CR) - 0.79 ACRES (FRONT OF PROPERTY) RESIDENTIAL MULTI-FAMILY (RMF-20) - 0.92 ACRES (BACK OF PROPERTY) PLANNED DEVELOPMENT OVERLAY ZONE NO.27 (PD27)
AFFORDABLE DENSITY PROPOSED	10% MODERATE-INCOME UNITS GOV. CODE 65915 (d)(A)
NUMBER OF DEVELOPER INCENTIVES OR CONCESSIONS:	THE INCENTIVE OR CONCESSION PROPOSED TBD IN COORDINATION WITH CITY STAFF PROJECT ZONING REVIEW. TYPE OF INCENTIVE OR CONCESSION ANTICIPATED ARE REDUCTION IN SITE DEVELOPMENT STANDARDS SUCH AS MIN. LOT SIZE OR A MODIFICATION OF ZONING OR ARCHITECTURAL DESIGN REQUIREMENTS, SUCH AS A REDUCTION IN SETBACK OR ALLOWABLE BUILDING HEIGHT REQUIREMENT S.
CURRENT USE:	VACANT LOT
ADJACENT USE:	COMMERCIAL RETAIL, CHURCH, AUTO DETAILING/SALES, SINGLE-FAMILY RESIDENTIAL
MIN. LANDSCAPE COVERAGE REQUIRED:	25% FOR MULTIFAMILY ZONES AND 10% FOR COMMERCIAL ZONES
MAX. LOT COVERAGE ALLOWED:	50%
SITE AVERAGE SLOPE:	9.6%
ALLOWABLE DENSITY (TITLE 9-3.252):	1.71 ACRES X 20 UNITS = 34 UNITS
DENSITY BONUS (TITLE 9-3.803):	10% MODERATE-INCOME UNITS = 5% DENSITY BONUS (34 UNITS X 10% = 34 UNITS)
MAX. ALLOWABLE BUILDING HEIGHT (TITLE 9-4.113):	(CR) 35-FEET, (RMF) 30-FEET (2-STORY MAX.)
MAX. ALLOWABLE LOT COVERAGE (TITLE 9-3.262):	(RMF) 50%
PROPOSED MIN. DISTANCE BETWEEN RESIDENTIAL BUILDINGS	6-FEET (SHALL COMPLY WITH CALIF. RES. CODE MIN. STANDARDS)
PROPOSED MIN. DISTANCE BETWEEN COMMERCIAL BUILDINGS	10-FEET (SHALL COMPLY WITH CALIF. BLDG. CODE MIN. STANDARDS)
PROPOSED EL CAMINO REAL SETBACK	0-FEET (ENCROACHMENT OF OVERHEAD CANOPIES ALONG EL CAMINO REAL WITH CITY APPROVAL)
PROPOSED YARD SETBACK ALONG NEIGHBORING PROPERTIES	5-FEET (SHALL COMPLY WITH CRC & CBC MIN. STANDARDS)
PARKING REQUIRED:	1 ON-SITE PARKING SPACE FOR STUDIO AND ONE-BEDROOM UNITS; 2 ON-SITE PARKING SPACES FOR TWO AND THREE-BEDROOM UNITS; INCLUSIVE OF HANDICAPPED AND GUEST PARKING. SEE ADJACENT PARKING SUMMARY
BICYCLE PARKING PROVIDED:	SHORT-TERM BICYCLE PARKING (1 BACK WITH APPROX. 5 BICYCLES) LONG-TERM BICYCLE TOWER (APPROX. 30 BICYCLES)

DWELLING UNIT & PARKING SUMMARY

(26) SFR MICRO UNITS AND COMMUNITY BLDG.
MIN. REQ.: 1 STALL PER ONE BEDROOM, 2 STALLS PER 2 OR 3 BEDROOM.

REQUIRED: 52 SPACES
PROPOSED: 58 SPACES

(4) LIVE/WORK UNITS (COMMERCIAL OFFICE + RESIDENCE)
MIN. REQ.: 1 STALL PER 400 SF OF FLOOR AREA; COMMERCIAL OFFICE
MIN. REQ.: 2 STALLS PER 2 BEDROOM DWELLING UNIT

REQUIRED: 4 SPACES FOR COMMERCIAL OFFICE
(+/- 1,520 SF COMMERCIAL/400) PLUS 8 SPACES FOR LIVE WORK
RESIDENCES (2 PER UNIT) = 12 SPACES
PROPOSED: = 12 SPACES (INCLUSIVE OF ONE ADA COMPLIANT STALL)

TOTAL ON-SITE PARKING REQUIRED: 64
TOTAL ON-SITE PARKING PROVIDED: 70

TOTAL DENSITY UNITS ALLOWED: 36
TOTAL DENSITY UNITS PROVIDE: 30

NOTE: PER STATE CODE SECTION, ON-SITE SPACES MAY BE PROVIDED THROUGH TANDEM OR UNCOVERED PARKING, BUT NOT ON-STREET PARKING. REQUESTING THESE PARKING STANDARDS DOES NOT COUNT AS AN INCENTIVE OR CONCESSION.



GRAND OAKS PASEO
4711 EL CAMINO REAL, ATASCADERO, CA. 93422

TITLE SHEET T1

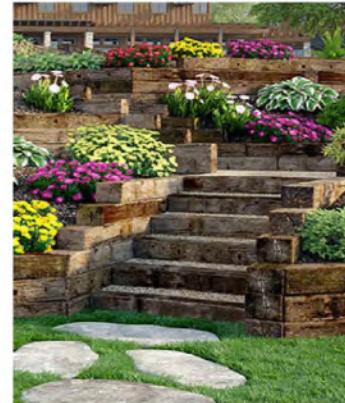
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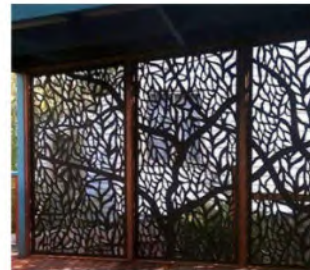


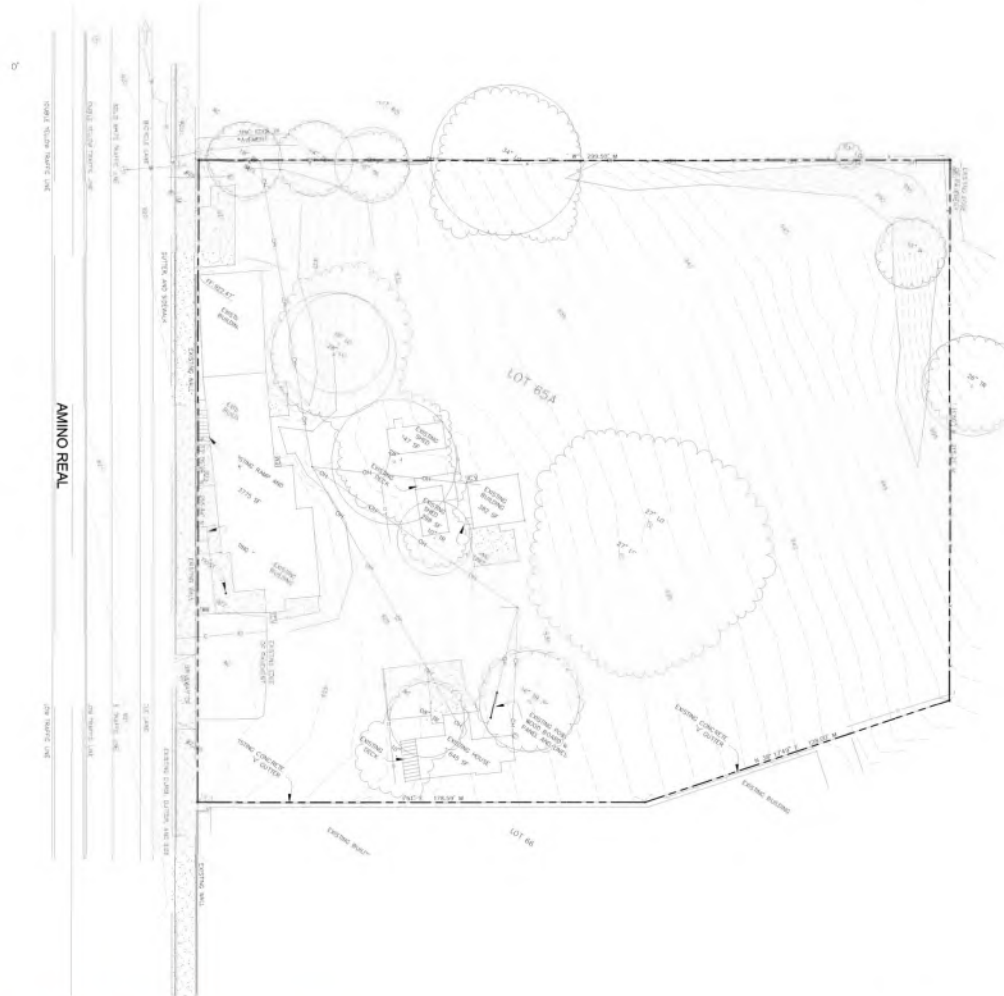












Supplemental Information Packet

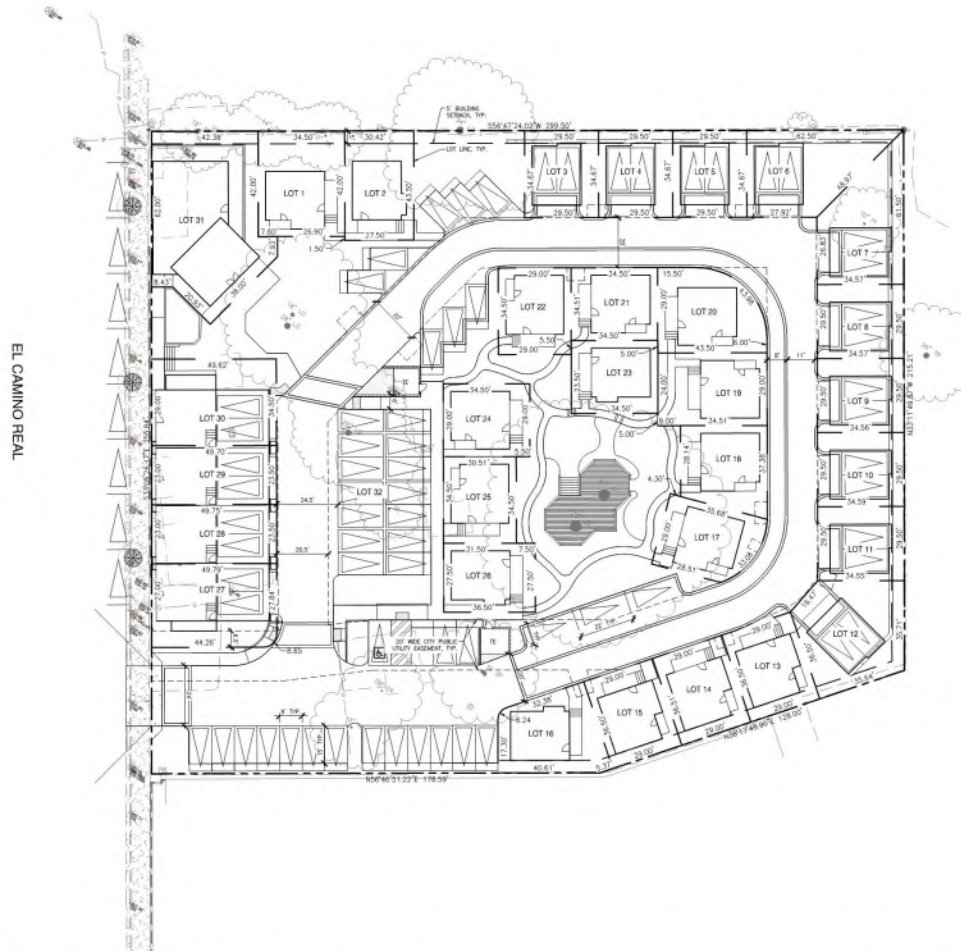
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DATE: 10/10/23

ITEM NUMBER: B-1

DATE: 11/12/19

ATTACHMENT: 7



DEVELOPER INFORMATION

TED LANTIER | ZOFF LONDON
 REAL ESTATE PROFESSIONALS
 1411 EL CAMINO REAL, ATASCADERO, CA 93422
 PH: 415.867.4000 | OFFICE: 415.867.4000
 EMAIL: TED.LANTIER@ZOFFLONDON.COM | WWW.ZOFFLONDON.COM

PARCEL INFORMATION

ADDRESS: 4111 EL CAMINO REAL, ATASCADERO, CA 93422
 APN: 025-271-001
 SIZE: 34,955 SF = 1.79 ACRES
 AVERAGE SLOPE: 9.6%

LOT SUMMARY:

- 1-26: SINGLE FAMILY RESIDENTIAL
 MIN. LOT SIZE = 900 SF²
- 27-30: LIVE/WORK
 MIN. LOT SIZE = 900 SF²
- 31: COMMERCIAL
 LOT SIZE = 2300 SF²
- 20: COMMON LOT FOR FIRE ACCESS, PARKING, OPEN SPACE, DRAINAGE AND UTILITIES

SHEET INDEX

- WVMS-0 - VESTING TENTATIVE TRACT MAP
- WVMS-1 - DRIVING AND DRAINAGE PLAN
- WVMS-2 - SITE CROSS SECTIONS
- WVMS-3 - UTILITY PLAN



Revision: 1: 10/10/23 - INITIAL SITE PLAN
 2: 11/12/19 - SITE PLAN REVISIONS
 3: 05/10/18 - DRG REVISION SITE PLAN SET
 4: 03/10/18 - DRG SET - NEW SITE PLAN
 5: 01/10/18 - CITY PREVIEW REVISIONS

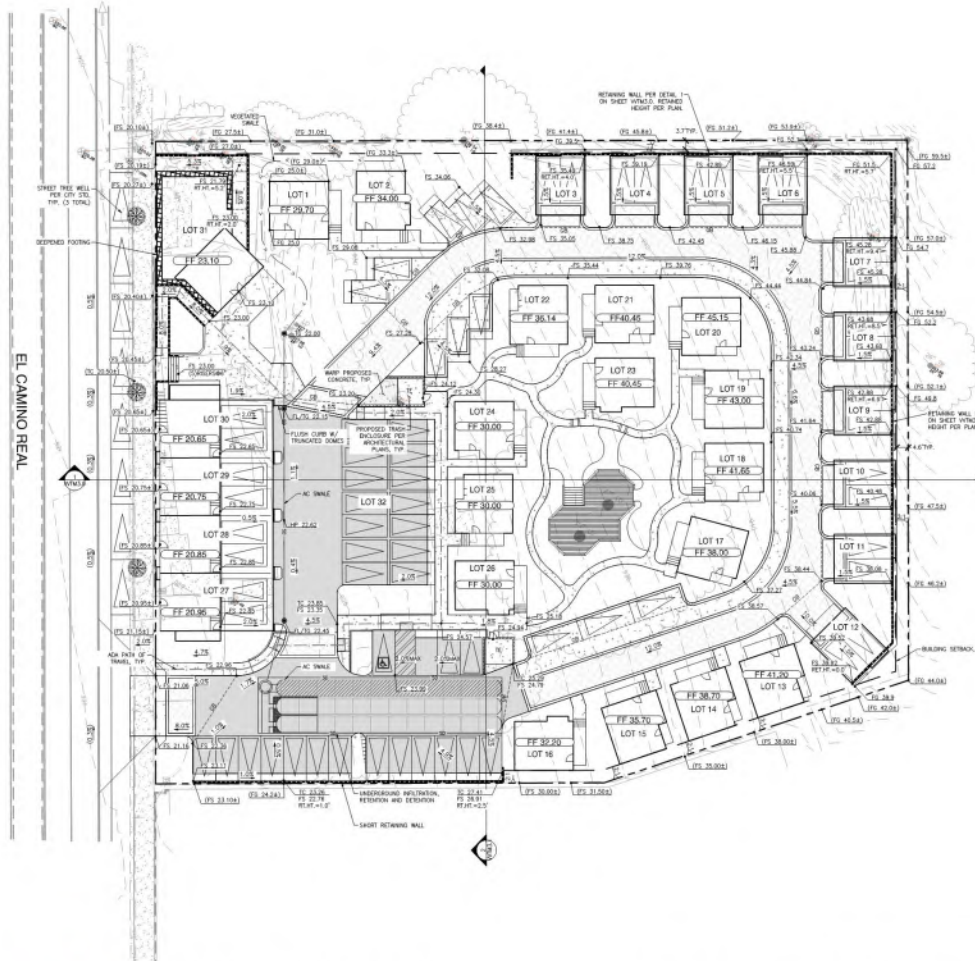
W WALSH
 ENGINEERING
 WALSHENGINEERING.NET (805) 319-4948
 1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

GRAND OAKS PASEO
 4711 EL CAMINO REAL, ATASCADERO, CA. 93422

VESTING TENTATIVE TRACT MAP

VTTM1.0

1627-01-LP19 AUGUST 30, 2019



DEVELOPER INFORMATION

TSJ LANTON | JEFF LANTON
 24 LAMAR, SUITE 101
 CA 94040, BERKELEY, CA 94704
 TEL: 415.867.8028 | OFFICE: 925.242.6222
 EMAIL: TSJ@CALCALIFORNIA.COM | WWW.CALCALIFORNIA.COM

PARCEL INFORMATION

ADDRESS: 4711 EL CAMINO REAL, ATASCADERO, CA 93422
 AREA: 10.02 AC
 LOTS: 36
 AVERAGE SLOPE: 9.4%

IMPERVIOUS AREA SUMMARY

IMPERVIOUS AREAS:	10,540 SF
PAVED AREAS:	8,820 SF
BUILDING COVER:	18,320 SF
TOTAL IMPERVIOUS AREA:	37,680 SF
PERVIOUS PAVED AREA:	8,330 SF

POST CONSTRUCTION REQUIREMENTS/STORMWATER

- PERFORMANCE REQUIREMENTS 1, 2, 3 AND 4.
- RUNOFF REDUCTION INCORPORATE PERVIOUS PAVED AND PAVED AREA.
- QUALITY TREATMENT INCORPORATE SWALE, ASSOCIATED WITH PERVIOUS PAVED SECTION FOR FILTERING AND RUNOFF TREATMENT.
- RETENTION & INFILTRATION INCORPORATE PERVIOUS PAVED SECTION WITH ROCK STORAGE SUB LAYER FOR STORAGE AND INFILTRATION, INCORPORATE UNDERGROUND CHAMBER STORAGE AND FILTRATION FACILITY.
- PAVING MANAGEMENT & DETENTION INCORPORATE UNDERGROUND CHAMBER STORAGE AND INFILTRATION FACILITY WITH METEORED OUTLET STRUCTURE TO MATCH PRE-PROJECT RUNOFF.

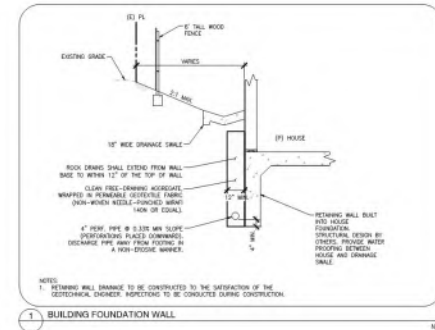
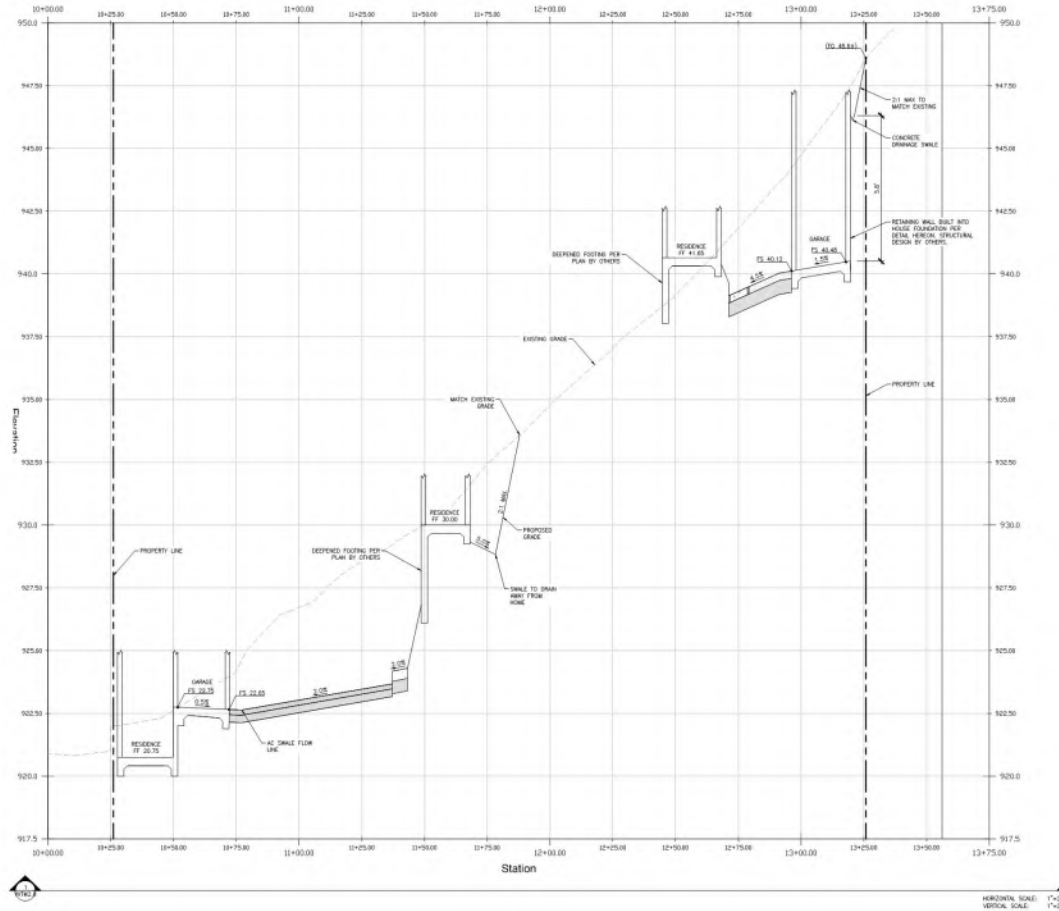
UTILITIES

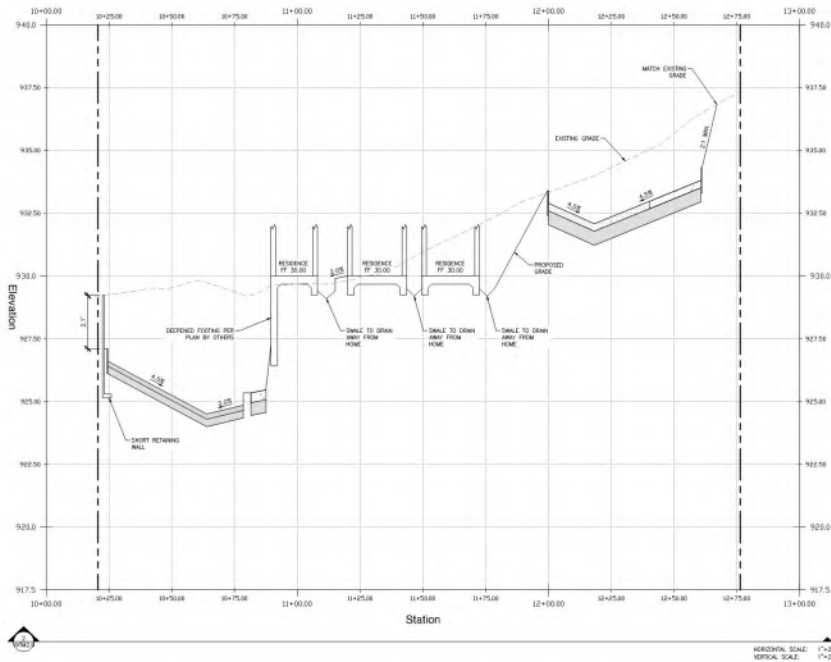
- 8" DRAIN - 60' MINIMUM
 - 30" - SOUTHERN CALIFORNIA GAS
 - ELECTRICAL - PACIFIC GAS & ELECTRIC
 - SEWER - CITY OF ATASCADERO
 - WATER - ATASCADERO METROPOLITAN WATER COMPANY
- WATER SYSTEM NOTES:
 1/2" DIAMETER WATER MAINS PER ATASCADERO MISC. 170
 21" WATER MAINS PER ATASCADERO MISC. 170
 WASH BASIN RESIDENTIAL CESSPO W/TS WILL BE SUBMITTED PER SR 7

GENERAL NOTES

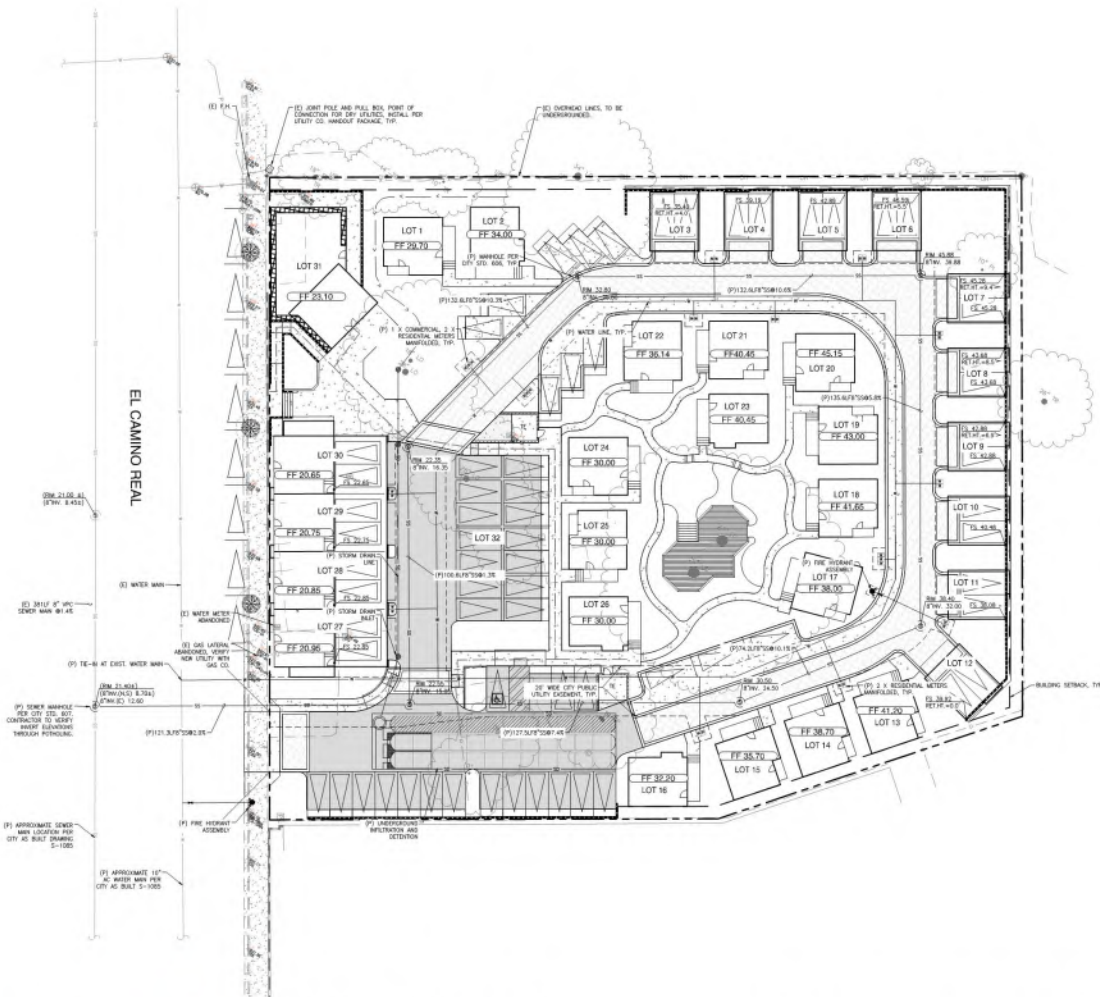
- ALL CLEARING, DRUSHING, USE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERING SHALL OCCUR BEFORE ANY AND ALL WORK SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- CONCRETE TO COMPLY WITH DOW 3884 - SLOPE PERVIOUS GRASSES AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE PERVIOUS GRASSES AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PREVENT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROXIMATE ACROSSING METHOD OF DIVERTING CHANNEL AWAY FROM FOUNDATIONS WITH THE USE OF TRAPLES, SLOPE AS 2% UNLESS OTHERWISE NOTED. PLAIN GRASSING SHALL BE DIRECTED TO DOWNHILL AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
- PROPOSED ELEVATIONS SHALL HAVE 50% ADDED TO THEM TO REFLECT TRUE ELEVATIONS RELATED TO THE PROJECT BENCHMARK. PLAIN ELEVATIONS WERE SIMPLIFIED FOR CLARITY.







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DEVELOPER INFORMATION
 TEO MARTIN | JEFF LINDON
 CALIFORNIA PROFESSIONAL LANDSCAPE ARCHITECTS
 CA REG. C000277 | CA DC REGARDS
 CELL: 415.887.8028 | OFFICE: 925.243.0225
 EMAIL: TEO@CALCALIFORNIA.COM | WWW.CALCALIFORNIA.COM

PARCEL INFORMATION
 ADDRESS: 4711 EL CAMINO REAL, ATASCADERO, CA 93422
 APN: 021-021-020
 LOT 7
 ACRES: 1.75
 AVERAGE SLOPE: 9.4%

IMPERVIOUS AREA SUMMARY

IMPERVIOUS AREAS:	16,540 SF
PAVED AREAS:	8,820 SF
BUILDING COVER:	13,320 SF
TOTAL IMPERVIOUS AREA:	38,680 SF
PERVIOUS PAVED AREA:	8,820 SF

- POST CONSTRUCTION REQUIREMENTS/STORMWATER**
- PERFORMANCE REQUIREMENTS 1, 2, 3 AND 4.
 - RUNOFF REDUCTION INCORPORATE PERVIOUS PAVED IN PAVED AREA.
 - QUALITY TREATMENT INCORPORATE SWALE, BIORETENTION, PERVIOUS PAVED SECTION FOR PERVIOUS AREAS AND PERVIOUS PAVED AREAS.
 - PERVIOUS PAVED SECTION WITH ROCK STORAGE SUB LAYER FOR STORAGE AND INFILTRATION, INCORPORATE UNDERGROUND CHANNEL STORAGE AND FILTRATION FACILITY.
 - RAIN MANAGEMENT & DETENTION, INCORPORATE UNDERGROUND CHANNEL STORAGE AND INFILTRATION FACILITY WITH METEORIC OUTLET STRUCTURE TO MATCH PRE-PROJECT RUNOFF.

- UTILITIES**
- 8" DRAIN - 80% CEMENT
 - 30" - SOUTHERN CALIFORNIA GAS
 - ELECTRICITY - PACIFIC GAS AND ELECTRIC
 - SEWER - CITY OF ATASCADERO
 - WATER - ATASCADERO METROPOLITAN WATER COMPANY
- WATER SYSTEM NOTES:**
 1" PER 1" WATER MAINS PER ATASCADERO NO. 130
 2" PER 2" WATER MAINS PER ATASCADERO NO. 130
 3" PER 3" WATER MAINS PER ATASCADERO NO. 130
 4" PER 4" WATER MAINS PER ATASCADERO NO. 130

- UTILITY GENERAL NOTES**
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL ASSETS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED (317) LOCATIONS BY OBSERVATION OR PENETRATION METHOD. VERIFY THE DEPTHS OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD OBSERVATION.
 - PROPOSED ELEVATIONS SHALL HAVE 0.00' ADDED TO THEM TO REFLECT TRUE ELEVATIONS RELATED TO THE PROJECT BENCHMARK. PLUMB ELEVATIONS WERE SIMPLIFIED FOR CLARITY.
 - ALL WATER AND SEWER CROSSINGS SHALL CONFORM TO CITY STD. 002.





DECORATIVE PAVING AND STAMPED CONCRETE INSPIRATION SAMPLES. FINAL SELECTION BY LANDSCAPE ARCHITECT IN COORDINATION WITH CITY PLANNING STAFF.

STREET TREES IN TREE GRATES ALONG EL CAMINO REAL (30' SPACINGS)



TYPICAL LOW FENCING AT PRIVATE RESIDENTIAL AREAS TO BE OFFERED AS AN OPTION TO HOME OWNERS WITH SMALL PETS.



CONCEPT PLANT SCHEDULE

- STREET TREE
PLATANUS & ACER/PLAIA / LONDON PLANE TREE
- ACCENT TREE
ARBUS VIRENS / PACIFIC MADROSE
CERIS OCCIDENTALE / WESTERN REDBUD HALETHRUM
& CHITALPA TACHYSPRETES /BURGUNDY /BURGUNDY CHITALPA
- SHADE TREE
GUEBOSILOBATA / VALLEY OAK
GUEBOSILOBATA / COOK OAK
- SCREEN
ESCHOLARIA VISCOSA / PURPUREA / PURPLE LEAFED HORSEBUSH
PROSPERATA TENIFOLIUM / SILVER SHEEN / TAWHAWHE
- EXISTING TREES TO REMAIN AND PROTECT IN PLACE
- DROUGHT TOLERANT LANDSCAPE PLANTINGS (Sunset Zone 7)
20,000 SQ. FT.
- SYNTHETIC TURF
1000 SQ. FT.

LANDSCAPE MATERIALS

- BOLLARDS
- DECORATIVE STAMP CONCRETE TREATMENT WITH NATURAL COLOR TONES. PATTERN SELECTION BY LANDSCAPE ARCHITECT.
- DECORATIVE PAVING - DRIVE ABLE
- DECORATIVE PAVING - PEDESTRIAN/PARKING AREAS
- DECOMPOSED GRANITE PAVING
- CONCRETE PAVING

IRRIGATION AND PLANTING DESIGN CRITERIA:
A WEATHER SENSING "SMART CONTROLLER" WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDRICONE.

ALL TREES, SHRUBS AND GROUP-COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDRICONS, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

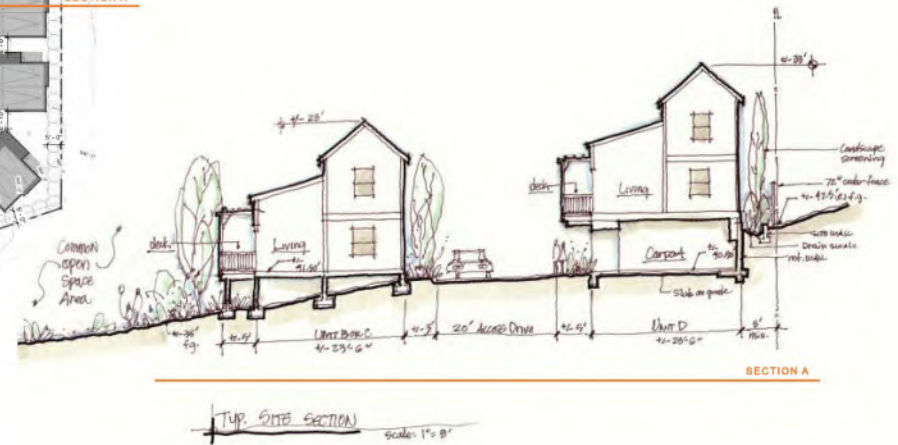
TREES WILL BE IRRIGATED BY BUBBLERS. ALL PLANTING WILL RECEIVE DRIP IRRIGATION.

THE PLANT PALETTE IS COMPOSED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL SUNSET ZONE 7 CLIMATE AND SOIL CONDITIONS.

ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

LANDSCAPE AREAS PROPOSED

- COMMON LANDSCAPE AND DECK AREA = 7,530 SF
- COMMUNITY BUILDING PATIO = 1,66 SF
- OUTDOOR COURTYARD AREA = 1,250 SF



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

LOT COVERAGE PROPOSED

21,000 SF BUILDING FOOTPRINT / 1.71 AC OR 74,487.60 SF = 0.28 OR 28%.

MAX. COVERAGE ALLOWED 50%



GRAND OAKS PASEO
 4711 EL CAMINO REAL, ATASCADERO, CA. 93422

HORIZONTAL CONTROL PLAN A1

1627-01-UP19 SEPTEMBER 04, 2019 DRC REVIEW STUDY



① UNIT A - 1 BEDROOM
 3/16" = 1'-0"

AREA CALCS - UNIT A - 1 BEDROOM	
NAME	AREA
UNIT A - GROUND FLOOR	471 SF
	471 SF



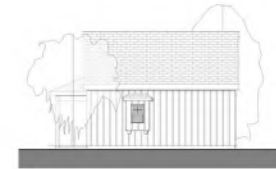
① FRONT ELEVATION
 3/16" = 1'-0"



② LEFT ELEVATION
 1/8" = 1'-0"

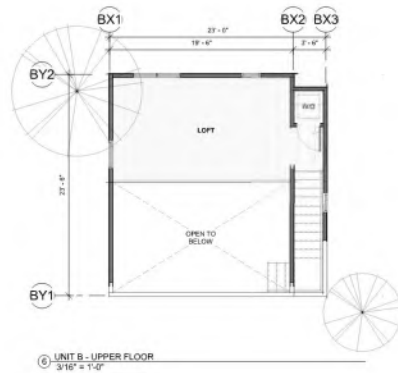


③ REAR ELEVATION
 1/8" = 1'-0"



④ RIGHT ELEVATION
 1/8" = 1'-0"

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6 UNIT B - UPPER FLOOR
 3/16" = 1'-0"



5 UNIT B - LOWER FLOOR
 3/16" = 1'-0"

AREA CALCS - UNIT B - 1 BEDROOM	
NAME	AREA
UNIT B - GROUND FLOOR - 1 BEDROOM	456 SF
UNIT B - UPPER FLOOR - 1 BEDROOM	255 SF
	713 SF



1 FRONT ELEVATION
 3/16" = 1'-0"



2 LEFT ELEVATION
 1/8" = 1'-0"

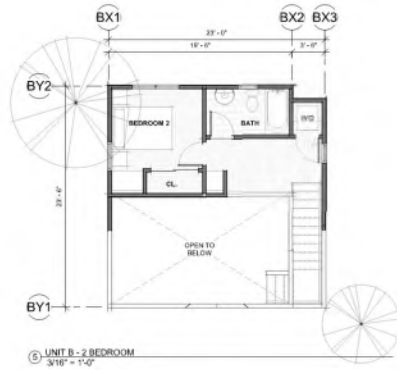


3 REAR ELEVATION
 1/8" = 1'-0"



4 RIGHT ELEVATION
 1/8" = 1'-0"

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⑤ UNIT B - 2 BEDROOM
 3/16" = 1'-0"



⑥ UNIT B - 2 BEDROOM
 3/16" = 1'-0"

AREA CALCS - UNIT B - 2 BEDROOM	
NAME	AREA
UNIT B - UPPER FLOOR - 2 BED/BATH	255 SF
UNIT B - GROUND FLOOR - 2 BED/BATH	458 SF
	713 SF



① FRONT ELEVATION
 3/16" = 1'-0"



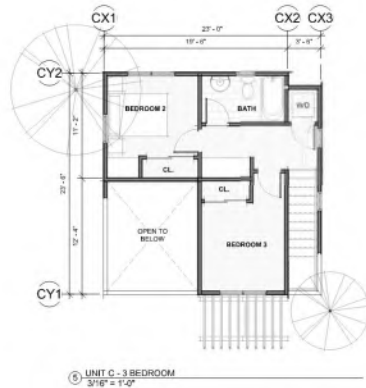
② LEFT ELEVATION
 1/8" = 1'-0"



③ REAR ELEVATION
 1/8" = 1'-0"



④ RIGHT ELEVATION
 1/8" = 1'-0"



UNIT C - 3 BEDROOM
 3/16" = 1'-0"



UNIT C
 3/16" = 1'-0"

AREA CALCS - UNIT C - 2 BEDROOM	
NAME	AREA
UNIT C - GROUND FLOOR	458 SF
UNIT C - UPPER FLOOR	369 SF
	827 SF



FRONT ELEVATION
 3/16" = 1'-0"



LEFT ELEVATION
 1/8" = 1'-0"



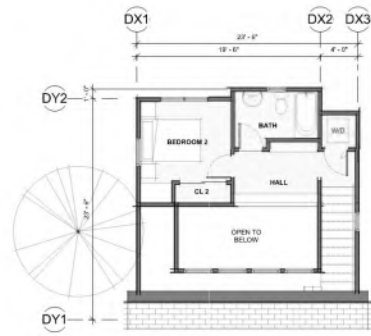
REAR ELEVATION
 1/8" = 1'-0"



RIGHT ELEVATION
 1/8" = 1'-0"

AREA CALCS - UNIT D - 2 BEDROOM	
FLOOR	AREA
UNIT D - THIRD FLOOR	265 SF
UNIT D - SECOND FLOOR	519 SF
784 SF	

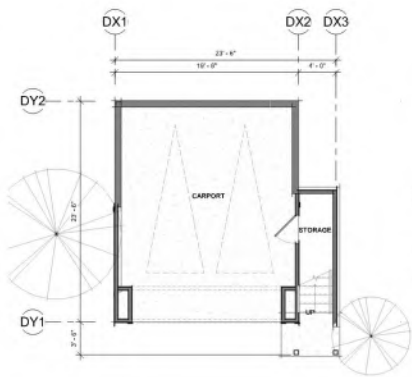
AREA CALCS - UNIT D UNCONDITIONED - 2 BEDROOM	
FLOOR	AREA
UNIT D - CARPORT	458 SF
UNIT D - ENTRY DECK	45 SF
UNIT D - DECK	64 SF
567 SF	



③ UNIT D1 THIRD FLOOR
3/16" = 1'-0"



④ UNIT D1 FRONT ELEVATION
3/16" = 1'-0"



① UNIT D1 GROUND FLOOR
3/16" = 1'-0"



② UNIT D1 SECOND FLOOR
3/16" = 1'-0"



⑤ UNIT D1 LEFT ELEVATION
1/8" = 1'-0"

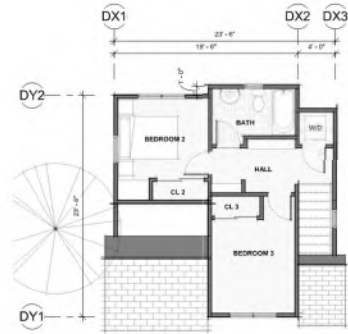


⑦ UNIT D1 REAR ELEVATION
1/8" = 1'-0"



⑥ UNIT D1 RIGHT ELEVATION
1/8" = 1'-0"

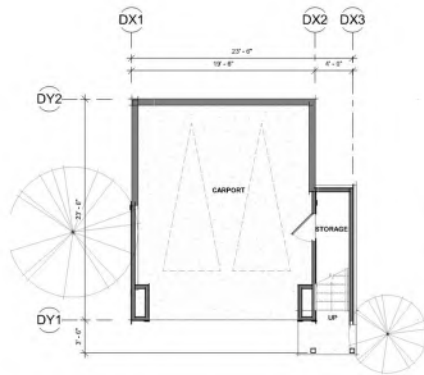
AREA CALCS - UNIT D - 3 BEDROOM	
FLOOR	AREA
UNIT D - SECOND FLOOR	516 SF
UNIT D - THIRD FLOOR	378 SF
	899 SF
AREA CALCS - UNIT D UNCONDITIONED - 3 BEDROOM	
FLOOR	AREA
UNIT D - CARPORT	458 SF
UNIT D - ENTRY DECK	45 SF
UNIT D - DECK	84 SF
	587 SF



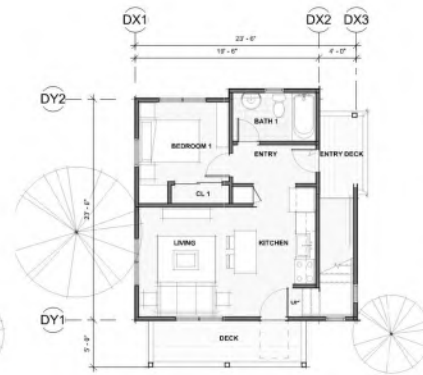
5 UNIT D2 THIRD FLOOR
 3/16" = 1'-0"



4 UNIT D2 FRONT ELEVATION
 3/16" = 1'-0"



7 UNIT D2 GROUND FLOOR
 3/16" = 1'-0"



6 UNIT D2 SECOND FLOOR
 3/16" = 1'-0"



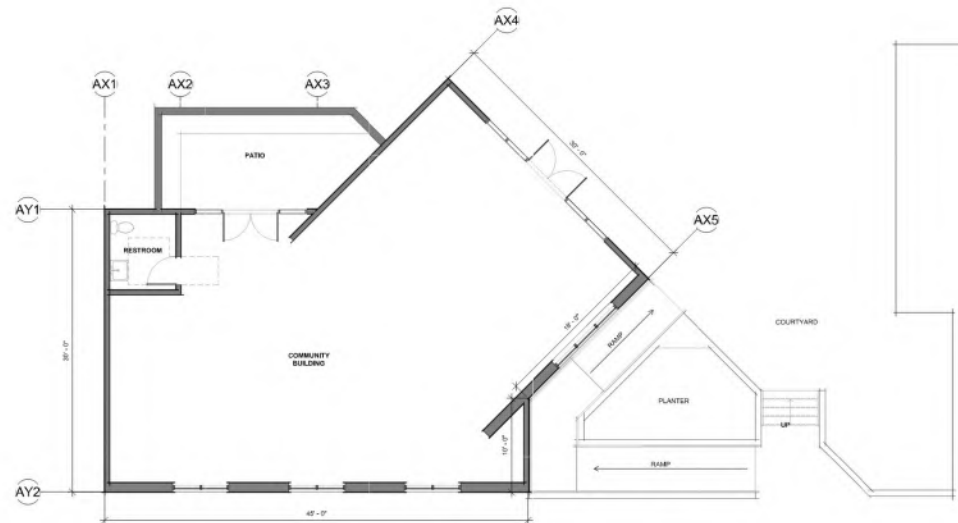
1 UNIT D2 LEFT ELEVATION
 1/8" = 1'-0"



2 UNIT D2 REAR ELEVATION
 1/8" = 1'-0"



3 UNIT D2 RIGHT ELEVATION
 1/8" = 1'-0"



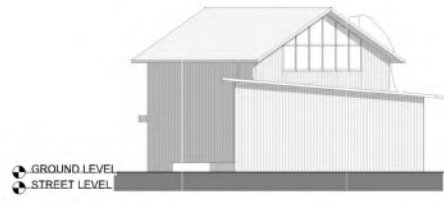
AREA CALCS - TYPICAL UNIT	
NAME	AREA
COMMUNITY BUILDING	11897 SF

1 GROUND LEVEL
 3/16" = 1'-0"





③ FRONT ELEVATION - EL CAMINO REAL
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



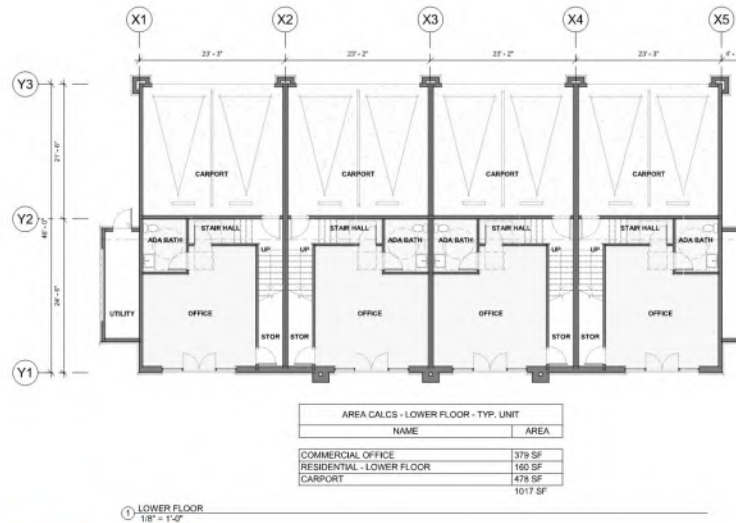
⑥ Right Elevation
1/8" = 1'-0"

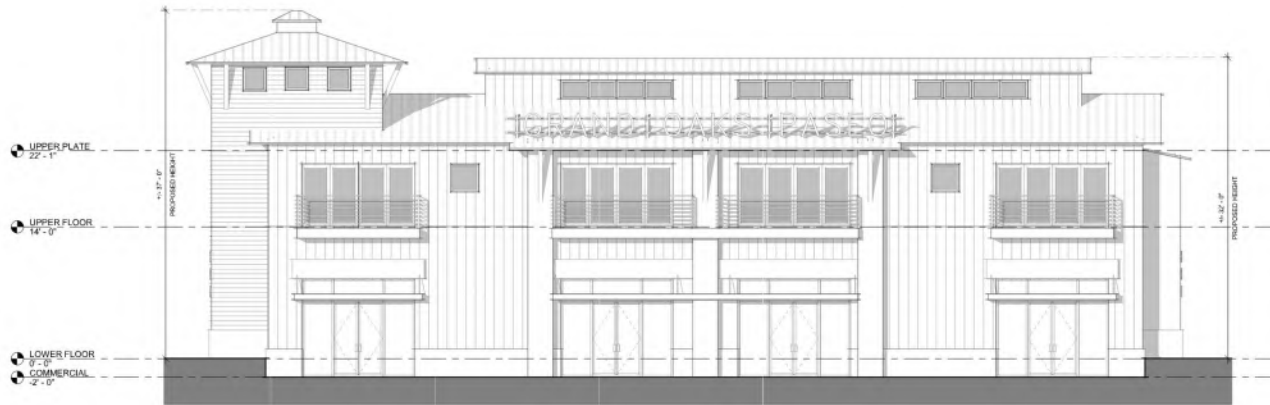


① Rear Elevation
1/8" = 1'-0"

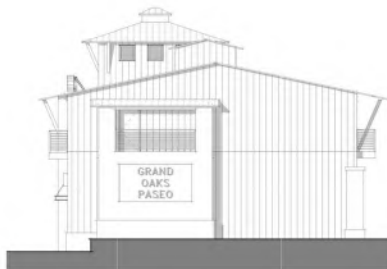


④ Main Elevation
3/16" = 1'-0"





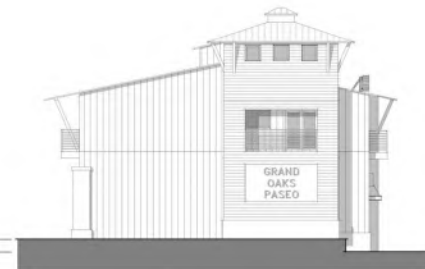
① EL CAMINO REAL ELEVATION
3/16" = 1'-0"



③ RIGHT ELEVATION
1/8" = 1'-0"

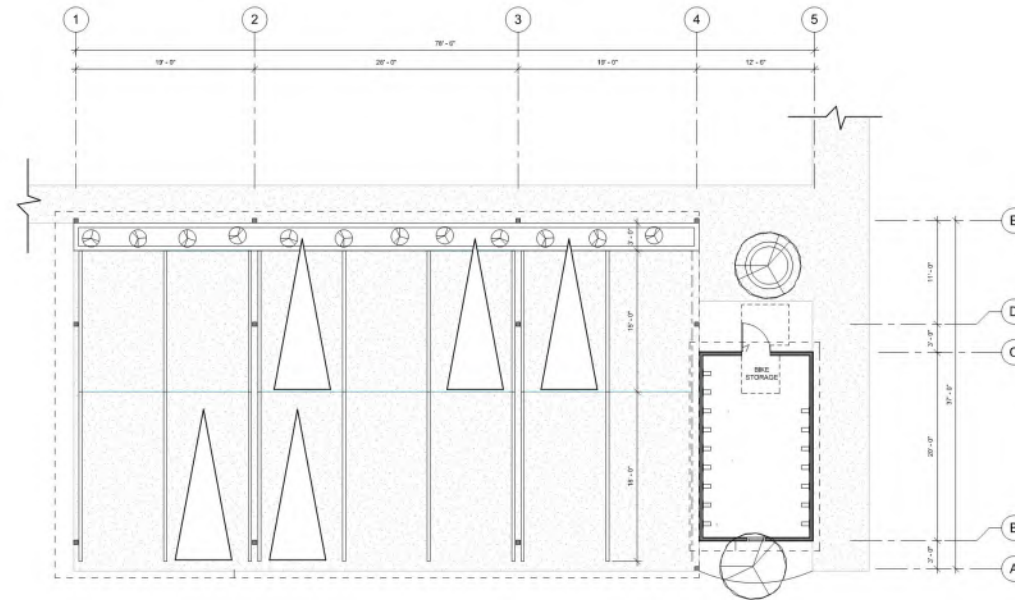


② REAR ELEVATION
1/8" = 1'-0"

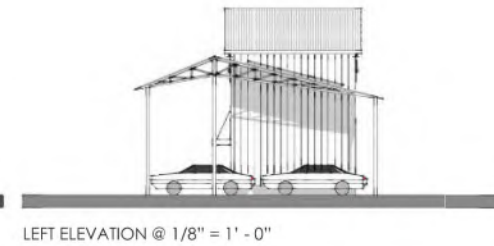
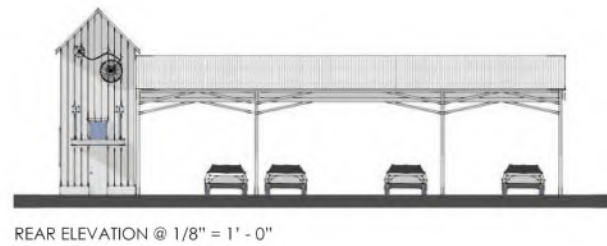
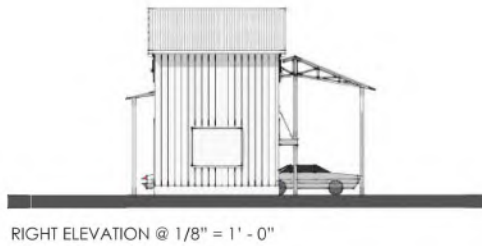
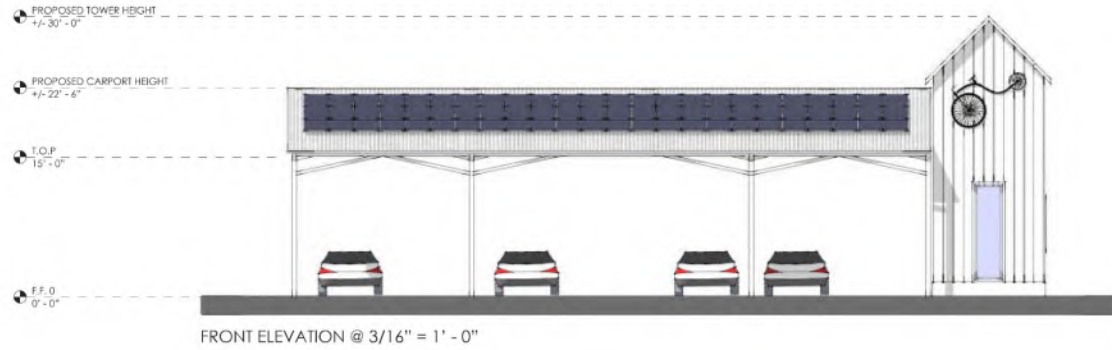


④ LEFT ELEVATION
1/8" = 1'-0"

AREA CALCS	
NAME	AREA
CARPORT AREA	2963 SF
BIKE TOWER AREA	240 SF



① GROUND FLOOR PLAN
3/16" = 1'-0"



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SCHEME 1



EXTERIOR SIDING: FLAGSTONE



FRONT DOOR: KELLY-MOORE - 4510-3 BEAR HUG



WINDOW FRAME: ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - WHITE



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 2



EXTERIOR SIDING: CYPRESS



FRONT DOOR: KELLY-MOORE - KM5286-1 KEY KEEPER



WINDOW FRAME: ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - GOLDEN AMBER



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 3



EXTERIOR SIDING: REDWOOD



FRONT DOOR: KELLY-MOORE - KM4941-2 CITY DWELLER



WINDOW FRAME: ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - FEWTER GRAY



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 4



EXTERIOR SIDING: SOUW



FRONT DOOR: KELLY-MOORE - KM5429-5 GRILL MASTER



WINDOW FRAME: ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - CHARCOAL



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

DECK

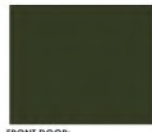


TREX: ENHANCE COMPOSITE DECKING - SADDLE

SCHEME 5



EXTERIOR SIDING: MARIGOLD



FRONT DOOR: KELLY-MOORE - KM4819-5 FOREST FLOOR



WINDOW FRAME: ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF: TIMBERLINE ULTRA HD - SLATE



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

DECK



TREX: ENHANCE COMPOSITE DECKING - SADDLE

COMMUNITY BUILDING

EXTERIOR WALL



LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FIR

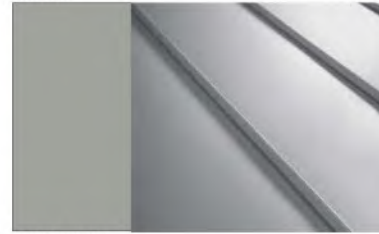


WINDOW FRAME: ANDERSEN: BLACK: 100 SERIES



STOREFRONT: KAWNEER: #29 - BLACK

ROOFING



ROOFING: MCELROY: SLATE GRAY STANDING SEAM

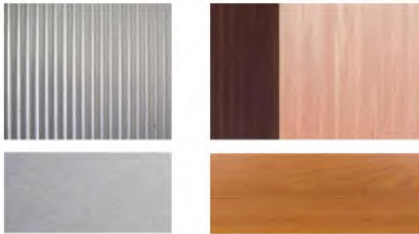
BASE/WAINSCOT



CONCRETE: BOARDFORM

LIVE/WORK BUILDING

EXTERIOR WALL



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FIR

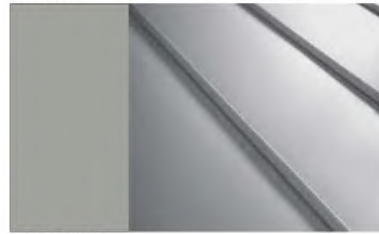


WINDOW FRAME: ANDERSEN: BLACK: 100 SERIES



STOREFRONT: KAWNEER: #29 - BLACK

ROOFING



ROOFING: MCELROY: SLATE GRAY STANDING SEAM

BASE/WAINSCOT



CONCRETE: BOARDFORM

CARPORT / BIKE TOWER

EXTERIOR WALL



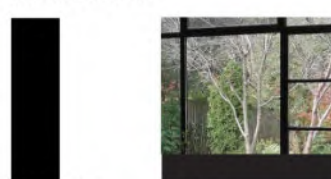
LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FIR

ROOFING



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

WINDOWS / EXT. FRAME



STRUCTURAL FRAME: BLACK METAL

STOREFRONT: KAWNEER: #29 - BLACK

BASE/WAINSCOT

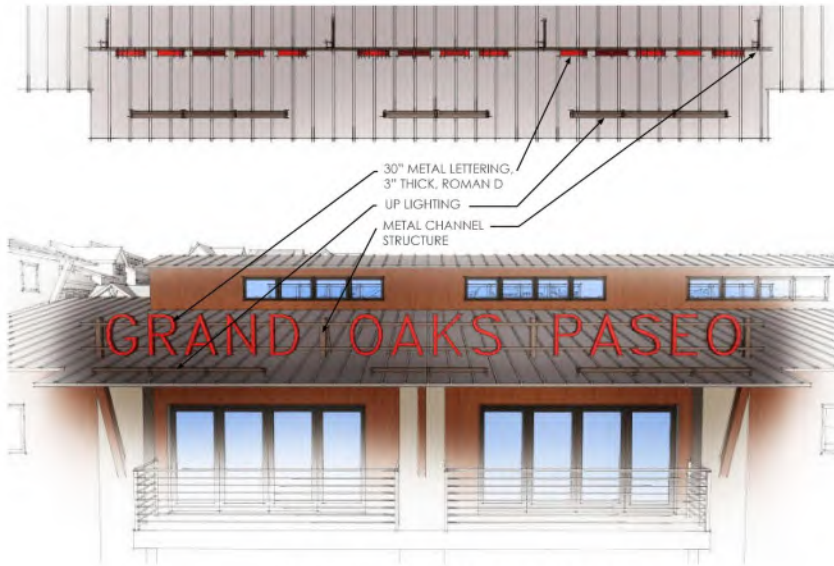


CONCRETE: BOARDFORM





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SIGN 1 MAIN PROJECT SIGNAGE

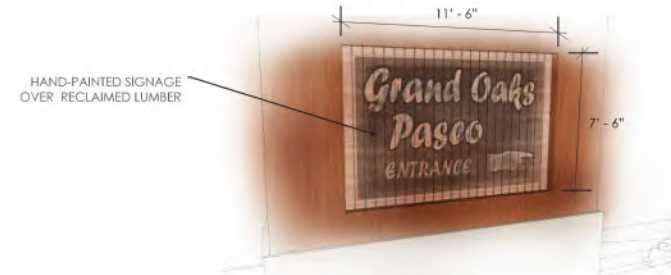
ALT FONTS

BAHNSCHRIFT

GRAND

GIL

GRAND



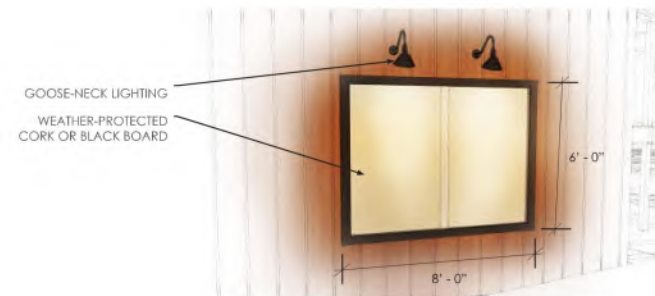
SIGN 3 LIVE-WORK BUILDING - RIGHT/LEFT



SIGN 4 TYP. COMMERCIAL ENTRY



SIGN 2 COMMUNITY CENTER



SIGN 5 COMMUNITY NEWS BOARD