



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

HOW TO SUBMIT PUBLIC COMMENT:

To provide written public comment, please email comments to:

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

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

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

AMERICAN DISABILITY ACT ACCOMMODATIONS:

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

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

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



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, January 11, 2024
2:00 P.M.**

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

CALL TO ORDER

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

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

- 1. APPROVAL OF THE SEPTEMBER 14, 2023 DRAFT MINUTES**
- 2. APPROVAL OF THE 2024 MEETING SCHEDULE**

DEVELOPMENT PROJECT REVIEW

3. 5730 EL CAMINO REAL

The proposed project includes a request to construct one (1) 3-story mixed-use building with a total of eight (8) dwelling units and ground floor commercial uses and one (1) 3-story mixed-use building with an upper story ADU and ground floor commercial use on APN 031-181-055. The project will be constructed in accordance with California Density Bonus Law and will be eligible for a maximum three development concessions.



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



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

Scan This QR
Code with your
smartphone to
view DRC Website



Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE23-0109)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, January 25, 2024, at 2:00 p.m.

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



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



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

Scan This QR
Code with your
smartphone to
view DRC Website





CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, September 14, 2023 – 2:00 P.M.
City Hall, Room 306 (and virtual)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Funk called the meeting to order at 2:04 p.m.

ROLL CALL

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

Absent: None

Others Present: Recording Secretary, Annette Manier

Staff Present: Phil Dunsmore, Community Development Director
Nick DeBar, Public Works Director/City Engineer
IT Director, Luke Knight
Kelly Gleason, Senior Planner
Sam Mountain, Assistant Planner
Margo Ezcurra, Planning Intern

Others Present: Steve Ross, Montage Development
Thom Jess, Arris Studio Architects
Various members of the public

APPROVAL OF AGENDA

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

Motion passed by 5:0 by a roll call vote.

PUBLIC COMMENT

Frank and Sue were going to speak on Zoom, but cancelled their raised hand.
Chairperson Funk closed the Public Comment period.

COMMITTEE BUSINESS

Election of Vice Chairperson.

Committee Member Dariz volunteered to be the Vice Chairperson.

MOTION: By Committee Member Dariz and seconded by Committee Member van den Eikhof to elect Committee Member Dariz as Vice Chairperson.

Motion passed by 5:0 by a roll call vote.

CONSENT CALENDAR**1. APPROVAL OF THE AUGUST 10, 2023 DRAFT MINUTES**

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

Motion passed 5:0 by a roll call vote.

DEVELOPMENT PROJECT REVIEW**2. 7740 MIRA FLORES FENCE**

The proposed project includes a request to build a 6 ft. wooden fence and legalize an existing 6 ft. fence at 7740 Mira Flores on APN 031-104-025.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE23-0055)

EX PARTE

Chairperson Funk stated that she visited the site today, and briefly met the owner who showed her where the fence would be located.

Planner Mountain presented the staff report. Planner Mountain and Director DeBar answered questions from the Committee. Planner Mountain stated that there are no issues with the City Engineer with vehicular sight lines. Director DeBar requested a clarifying condition be added to ensure that the culvert is accessible by Public Works.

PUBLIC COMMENT

The following members of the public spoke during public comment: Michael Ahart.

Chairperson Funk closed the Public Comment period.

MOTION:

By Committee Member Schmidt and seconded by Committee Member Dariz to approve the project as amended by staff with the following modification:

- If for some reason the fence is damaged or removed, the property owner will need to contact Public Works to meet onsite to rebuild the fence. The fence may be in the City's road right-of-way. Today's approval does not constitute this fence being grandfathered in, nor approved in its present location.

Motion passed 5:0 by a roll call vote.

3. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW MIXED-USE DEVELOPMENT AT DOVE CREEK

The proposed project includes a request for a mixed-use development containing commercial spaces, food court, short-term rentals, and residential units on APN 045-331-014.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (DEV23-0079)

Planner Gleason presented the staff report, and stated that this project will also be heard by Planning Commission and City Council.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairperson Funk received a campaign donation from someone with a financial interest in the project; however, it does not rise to the level of affecting her participation. She also heard this item prior to DRC at the Council level. She has been part of discussions of various iterations of this project at DRC and City Council.

Committee Member Schmidt was present at previous hearings on the Dove Creek project.

All other Committee members had no ex parte.

Planner Gleason, Director Dunsmore and Director DeBar answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Steve Ross who provided a presentation (Exhibit A), George Wong, Josh Hawley, Madin Moskovich, Pam

Miramonte, Amanda, Nancy Buckley, John Tucker (via Zoom), and Laura Cerpada (via Zoom).

Chairperson Funk closed the Public Comment period.

Items of Discussion were as follows:

- ✓ Parking, especially on Cashin and Bliss.
- ✓ Privacy for residents.
- ✓ Amenities for kids.
- ✓ Transient population at night.
- ✓ Traffic and safety.
- ✓ Need for grocery store.
- ✓ Noise (if outdoor venue) and after-hours noise.
- ✓ Stage & TV's, restrictions forthcoming.
- ✓ Condos – low income or affordable housing.
- ✓ Street lights/safety.
- ✓ Design considerations to minimize overlook.
- ✓ Extra wear and tear should not be put on existing Dove Creek roads & parks.
- ✓ Increased traffic on El Camino Real and Huerto Way.
- ✓ Crosswalk to El Camino Real to Paloma.
- ✓ Speed limits.
- ✓ Phasing/Timeframe for construction.
- ✓ Absolute – are we mandated to entertain this project?
- ✓ HOAs and inner access consideration.

Director DeBar and Thom Jess answered questions that arose during public comment.

Chairperson Funk adjourned the meeting at 4:50 p.m. for a break.

Chairperson Funk called the meeting back to order at 4:56 p.m. with all present.

Chairperson Funk reopened public comment.

PUBLIC COMMENT

The following member of the public spoke during public comment: Josh Hawley.

Director Dunsmore addressed comments raised during public comment.

Chairperson Funk closed the Public Comment period.

The Committee made the following recommendations (in red):

- 1. Location of commercial marketplace relative to the intersection.**
Committee members were in support of the location, but an option to place the commercial section on the corner was also mentioned by one committee member.
- 2. Gateway landscaping/signage**

Some ideas from Committee members included being in favor of the sign, while some would like to see the larger gateway aspect in conjunction with the corner commercial area. Another idea was to see a nicely landscaped area on the corner. The Committee suggested that more ideas could be brought forward. There is also a concern about graffiti, and that when the designs come in, to take that into consideration.

3. Commercial Market Design Concept – Overall Design Them

The Committee supports agrarian and farmhouse (not shipping containers).

4. Height/massing

Some ideas from the Committee included being in support of more massing, at the commercial area, but were ok with the current scale. The Committee agreed that there is a need for food (there is no grocery store in walking distance), and the commercial aspect must be neighborhood-serving.

5. Courtyard design features

The Committee was in favor of the inner courtyard layout and outdoor covered area. The applicant could find a different layout and be more visible from the road (to highlight the commercial use). There was a concern that it may get too hot during summer. The Committee would like the applicant to take this into consideration when thinking about the shading and ventilation. The Committee also recommended adding outdoor BBQ areas, spaces to be kid sensitive-friendly, and areas for people to sit and have conversations. Applicant should also be attentive to sight lines at driveways and entries.

6. Pedestrian Connections

The Committee recommended that the neighborhood paseo bridge have good site lines, look into adding speed control, and include a shortcut across Cashin. The Committee was in favor of the designed connections to El Camino Real, because this is a plus being next to the bus stop.

7. Neighborhood Compatibility-Height and Scale of residential buildings

The Committee agreed that the residential buildings are well-oriented, and the 2-story scale on Cashin is favorable. The Committee recommended that visibility to Bliss be analyzed to encourage taller and denser landscaping for privacy and management of sight lines.

MOTION:

By Committee Member Dariz and seconded by Committee Member Schmidt to endorse the design as recommended by staff, with the feedback received today, and move the project on to Planning Commission.

Motion passed 5:0 by a roll call vote.

PUBLIC COMMENT

None

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for September 28, 2023, but we currently do not have any items ready for that meeting, so it may be cancelled.

Director Dunsmore gave an update on upcoming General Plan workshops.

ADJOURNMENT – 5:38 p.m.

The next regular meeting of the DRC is scheduled for Thursday, September 28, 2023.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

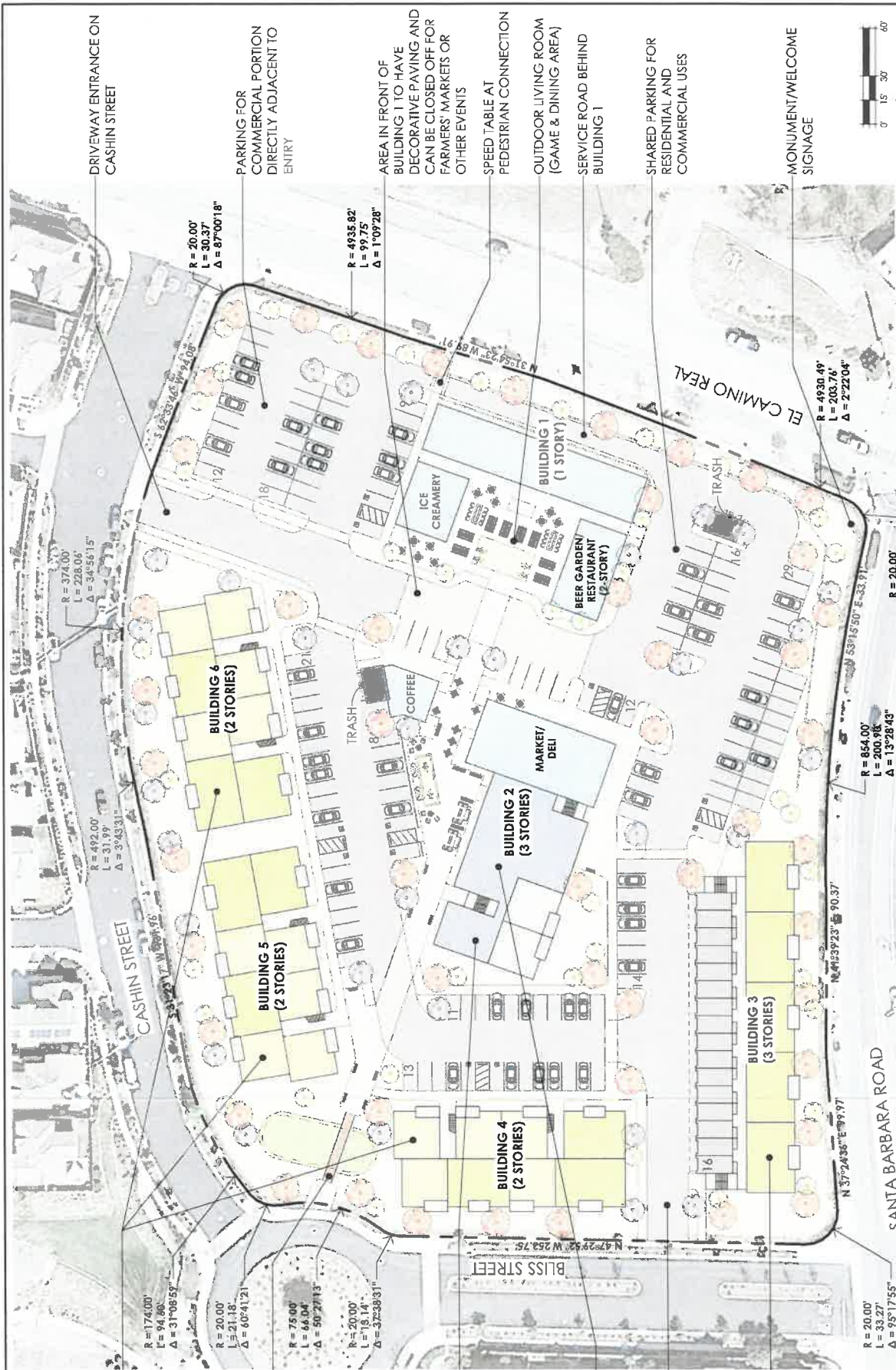
The following exhibit is available in the Community Development Department:
Presentation by Arris Studio Architects

Exhibit A
DRC Mtg of 9-14-23



Dove Creek
Mixed-Use
Atascadero, CA

Page: JULY 17, 2023
Title: A3.0



DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE

2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIOTRETION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

∞

ON-SITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

DATE: 04/01/2024
 NORTH: NORTH

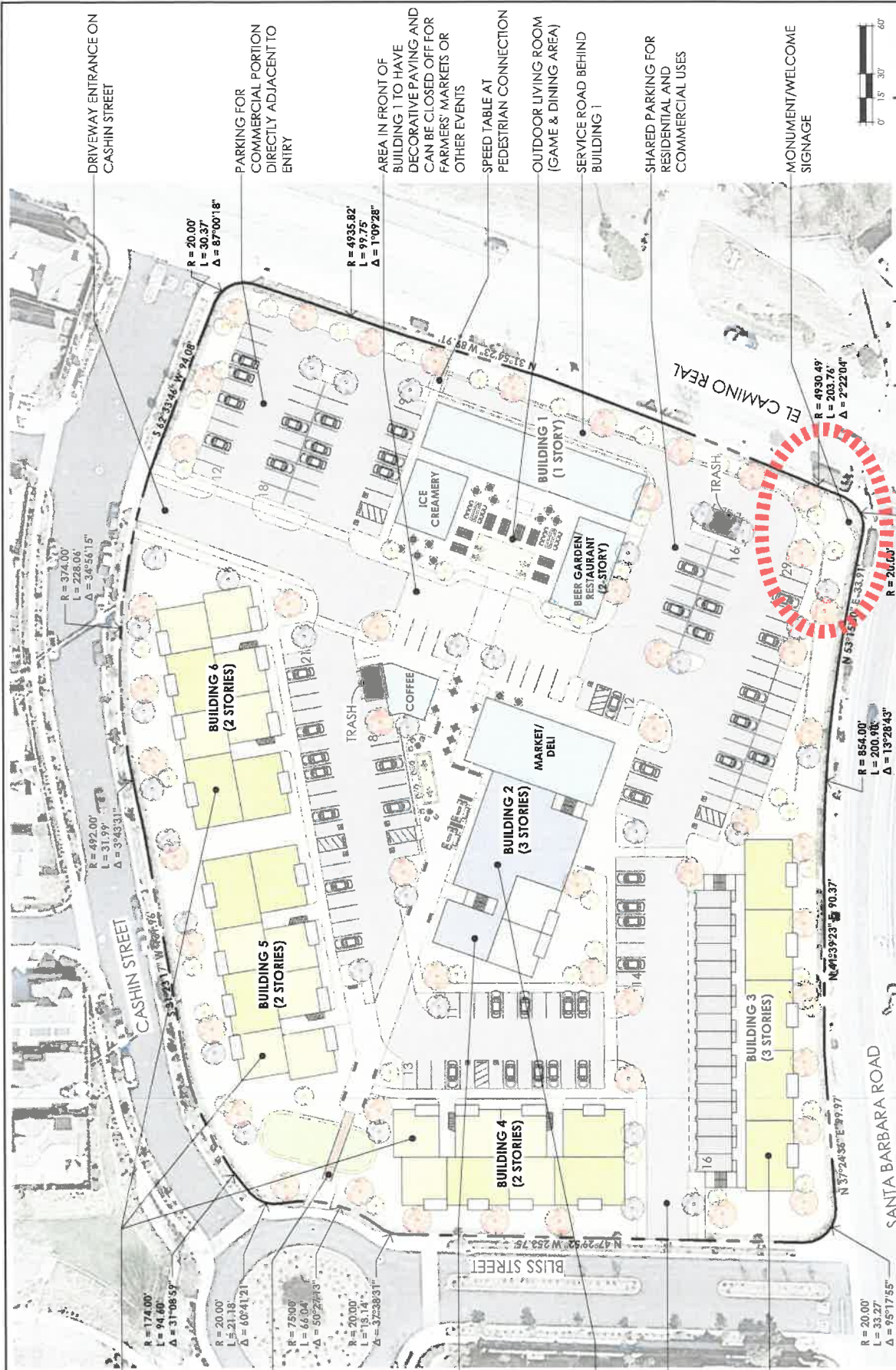
Artis
 CIVIL ARCHITECTURE

DATE: SEPTEMBER 12, 2023
 SHEET: A2.1
 PROJECT: DOVE CREEK MIXED-USE
 SCALE: 1/8" = 1'-0"

A2.1
 CONCEPTUAL SITE PLAN

Dove Creek Mixed-Use
 ATASCADERO, CA

PROPOSED ARCHITECTURAL SITE PLAN



2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIOTENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON 2ND FLOOR

DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE



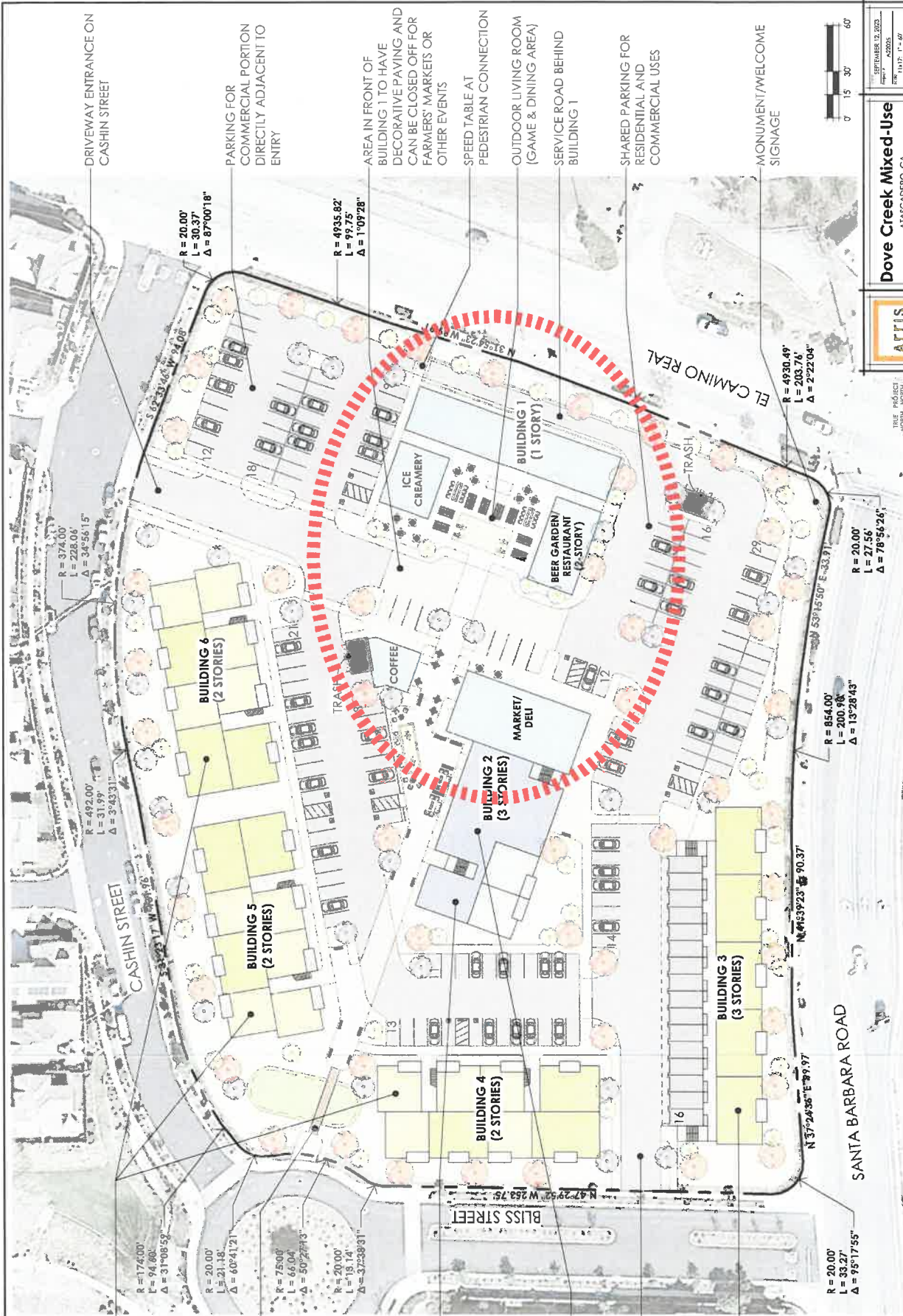
DATE: SEPTEMBER 15, 2023
 PROJECT: DOVE CREEK MIXED-USE
 SHEET: A2.1
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]



PROPOSED ARCHITECTURAL SITE PLAN

Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN

A2.1



2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORETENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON 5TH FLOOR

DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE





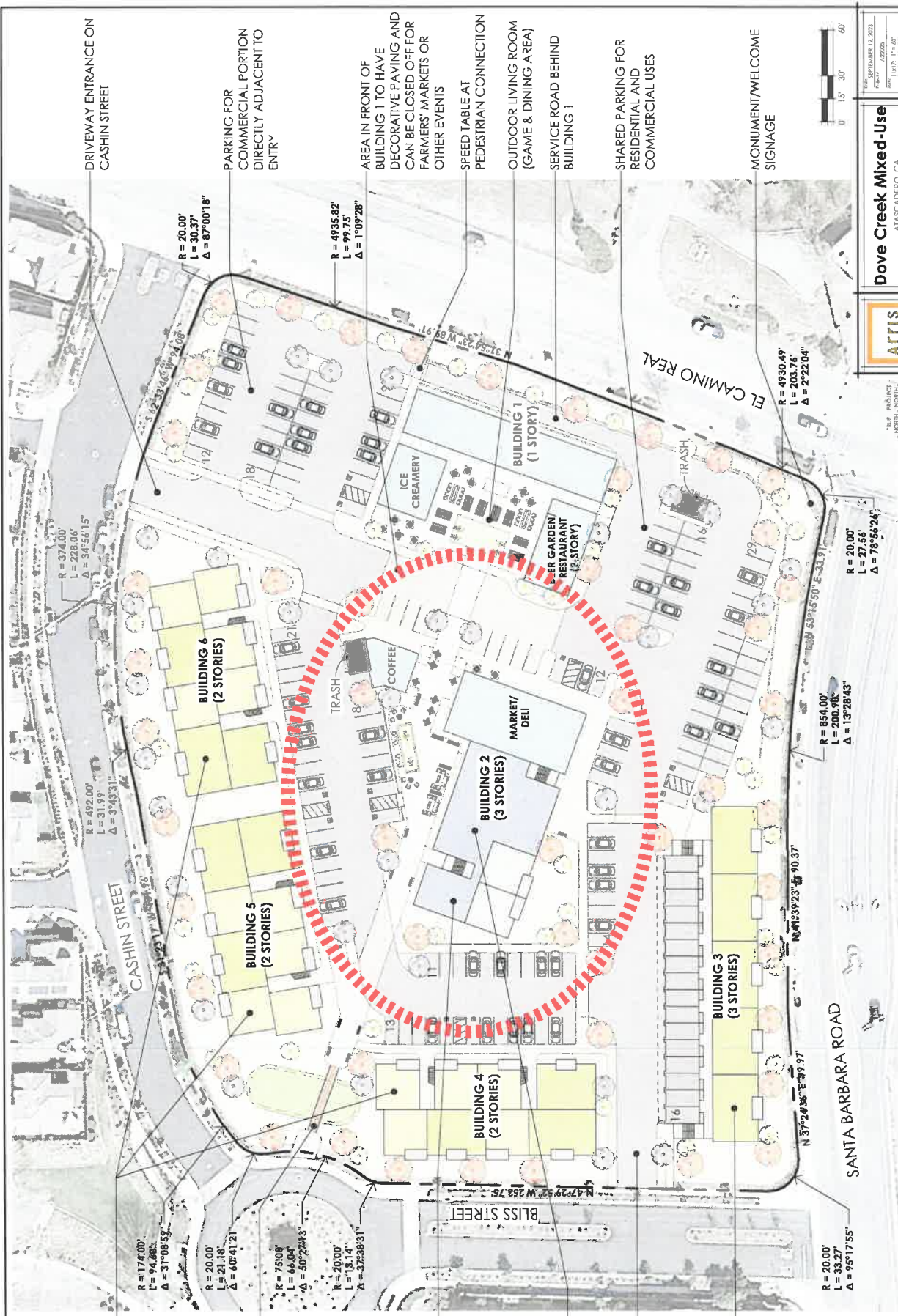
 THE PROJECT: NORTH NORTH

Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN

SEPTEMBER 12, 2023
 SHEET: A2.01
 DATE PLOTTED: 11-29-23
 DRAWN BY: JLS

A2.1

PROPOSED ARCHITECTURAL SITE PLAN



2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORETENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

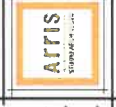
SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE

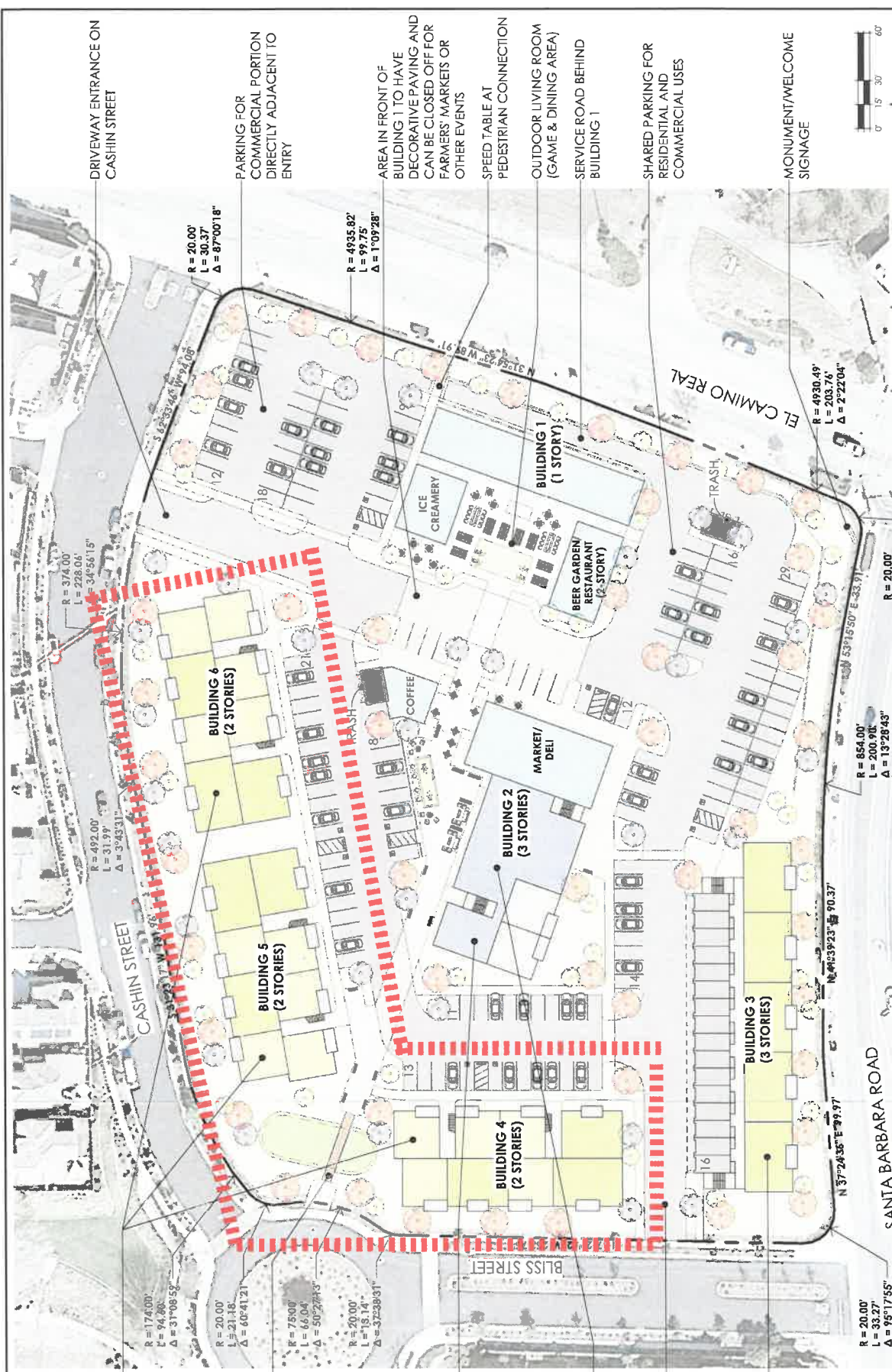


DATE: SEPTEMBER 17, 2023
 PROJECT: DOVE CREEK MIXED-USE
 LOCATION: ATASCADERO, CA
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



A2.1
 CONCEPTUAL SITE PLAN

PROPOSED ARCHITECTURAL SITE PLAN

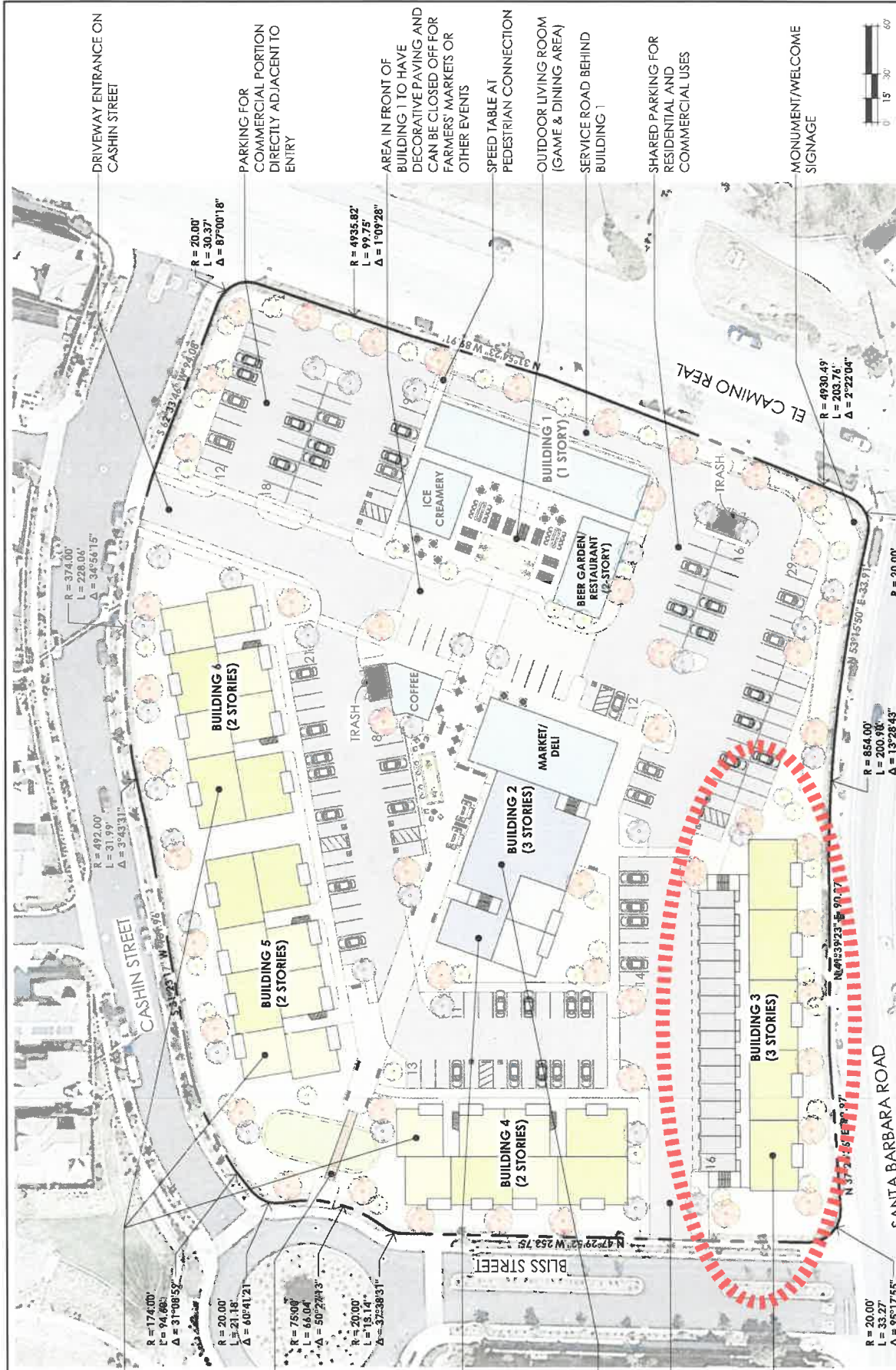


- 2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS
- PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORETENTION AREA
- 3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS
- ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)
- DRIVEWAY ENTRANCE ON BLISS STREET
- 3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR
- DRIVEWAY ENTRANCE ON CASHIN STREET
- PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY
- AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS
- SPEED TABLE AT PEDESTRIAN CONNECTION
- OUTDOOR LIVING ROOM (GAME & DINING AREA)
- SERVICE ROAD BEHIND BUILDING 1
- SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES
- MONUMENT/WELCOME SIGNAGE

SEPTEMBER 15, 2023
 PROJECT ADDRESS
 SHEET NO. 11.07, 11.08, 11.09
 SCALE: 1" = 30'
A2.1
Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN



PROPOSED ARCHITECTURAL SITE PLAN



DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE

2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORETENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR



SEPTEMBER 12, 2023
PROJECT: A22023
SHEET: 11/27 OF 47
SCALE: 1" = 30'

Dove Creek Mixed-Use
ATASCADERO, CA
CONCEPTUAL SITE PLAN



DATE PLOTTED: 9/12/23
PLOTTER: HP DesignJet T1100

R = 374.00'
L = 220.04'
Δ = 34°54'15"

R = 20.00'
L = 30.37'
Δ = 87°00'18"

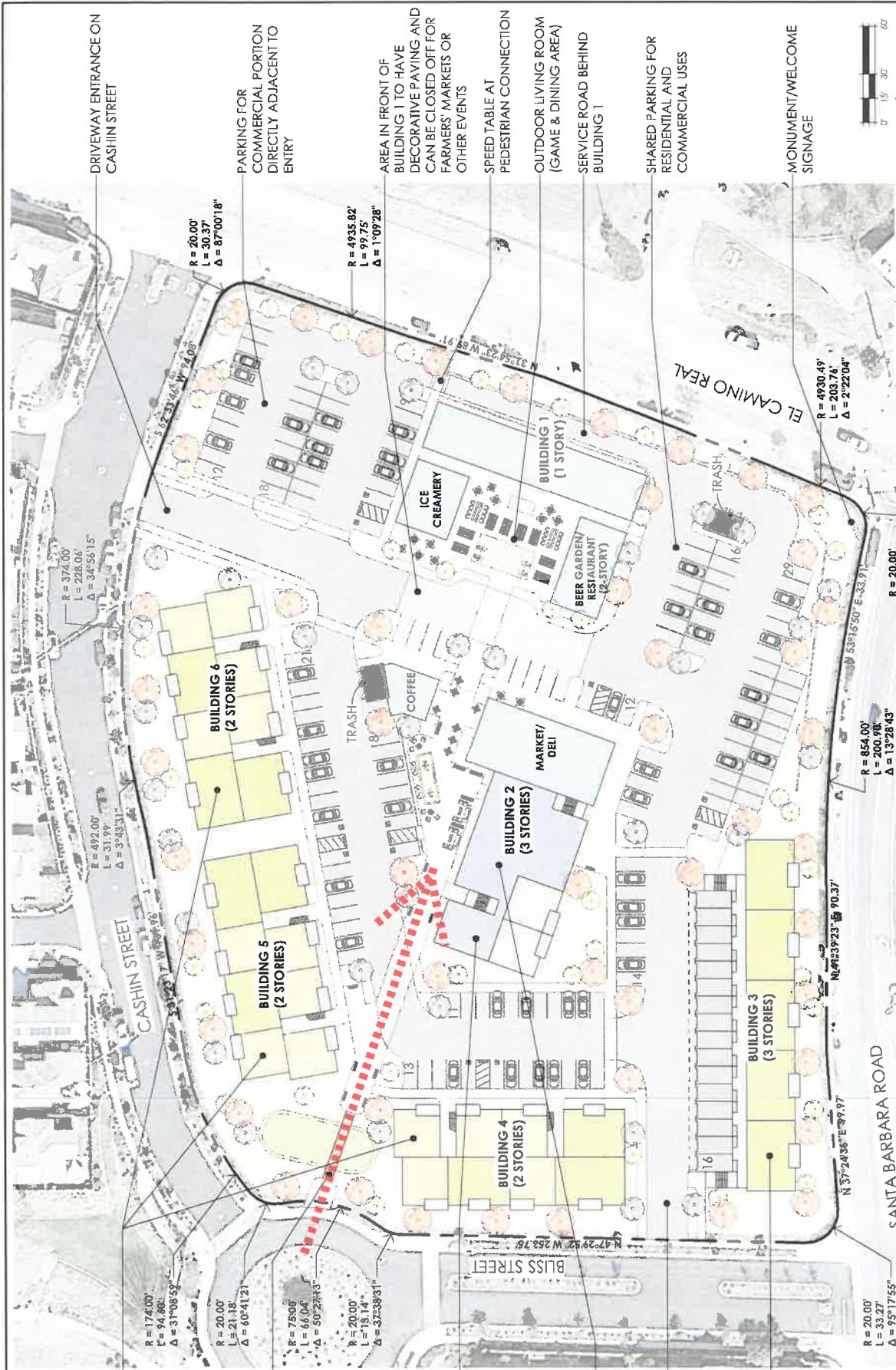
R = 4935.82'
L = 99.75'
Δ = 1°00'28"

R = 4930.49'
L = 203.76'
Δ = 2°22'04"

R = 20.00'
L = 27.56'
Δ = 78°56'28"

R = 854.00'
L = 200.98'
Δ = 13°28'43"

R = 20.00'
L = 53.27'
Δ = 95°17'55"



DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORETENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR



SEPTEMBER 12, 2023
 Project: A22023
 Date: 11/17/23
 Scale: 1/4" = 1'-0"

Dove Creek Mixed-Use
 ATASCADERO, CA

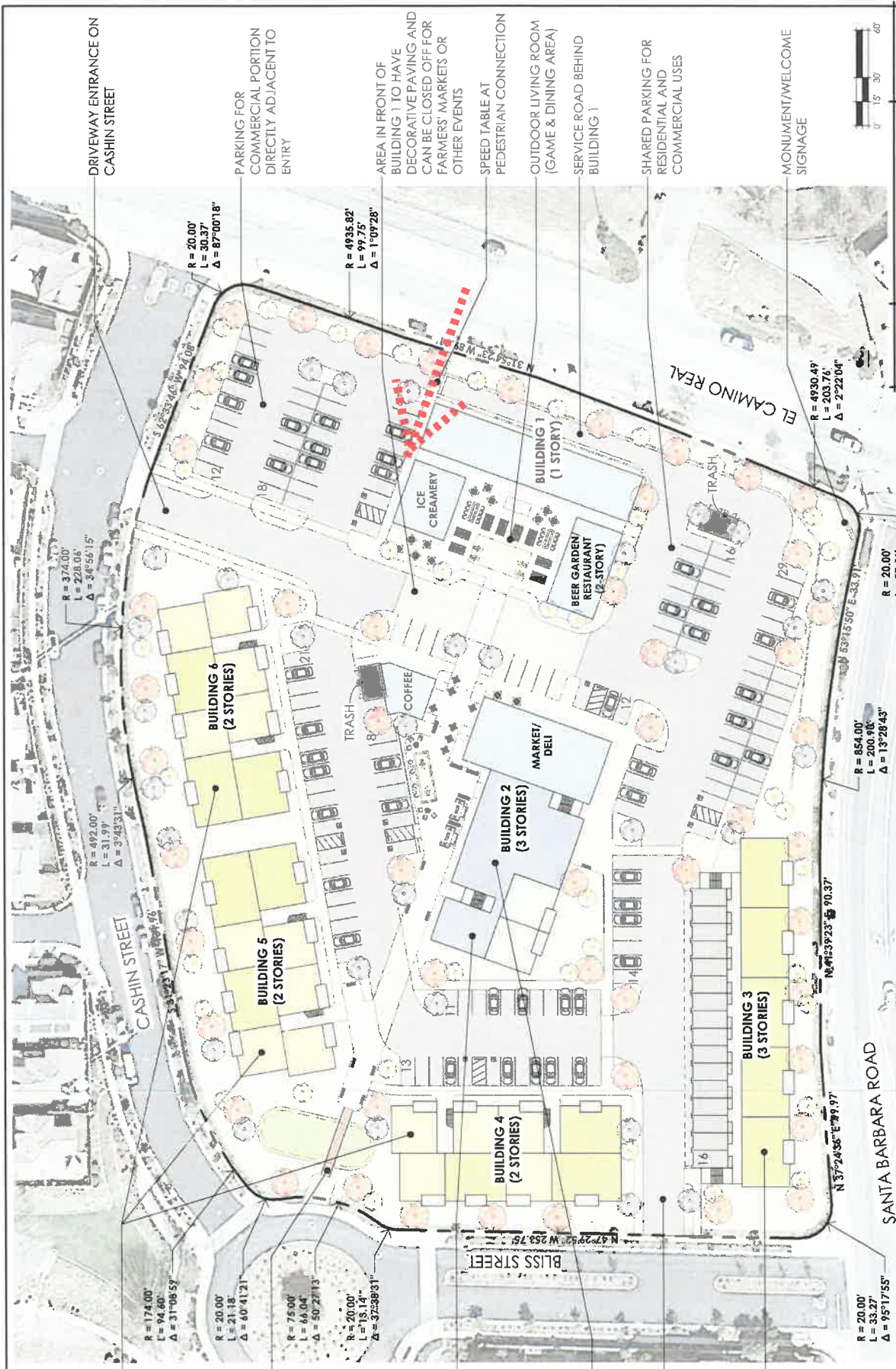
ARTIS
 ARCHITECTS

CONCEPTUAL SITE PLAN

A2.1



PROPOSED ARCHITECTURAL SITE PLAN



- 2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS
- PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORIENTATION AREA
- 3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS
- ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)
- DRIVEWAY ENTRANCE ON BLISS STREET
- 3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

- DRIVEWAY ENTRANCE ON CASHIN STREET
- PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY
- AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS
- SPEED TABLE AT PEDESTRIAN CONNECTION
- OUTDOOR LIVING ROOM (GAME & DINING AREA)
- SERVICE ROAD BEHIND BUILDING 1
- SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES
- MONUMENT/WELCOME SIGNAGE

SEPTEMBER 12, 2022
 SHEET NO. 02025
 SCALE: 1" = 30'
 DATE: 11.17.21
 DRAWN: T-37
 CHECKED: T-37
 PROJECT: A2.1



15' 30' 60'
 0' 15' 30' 60'

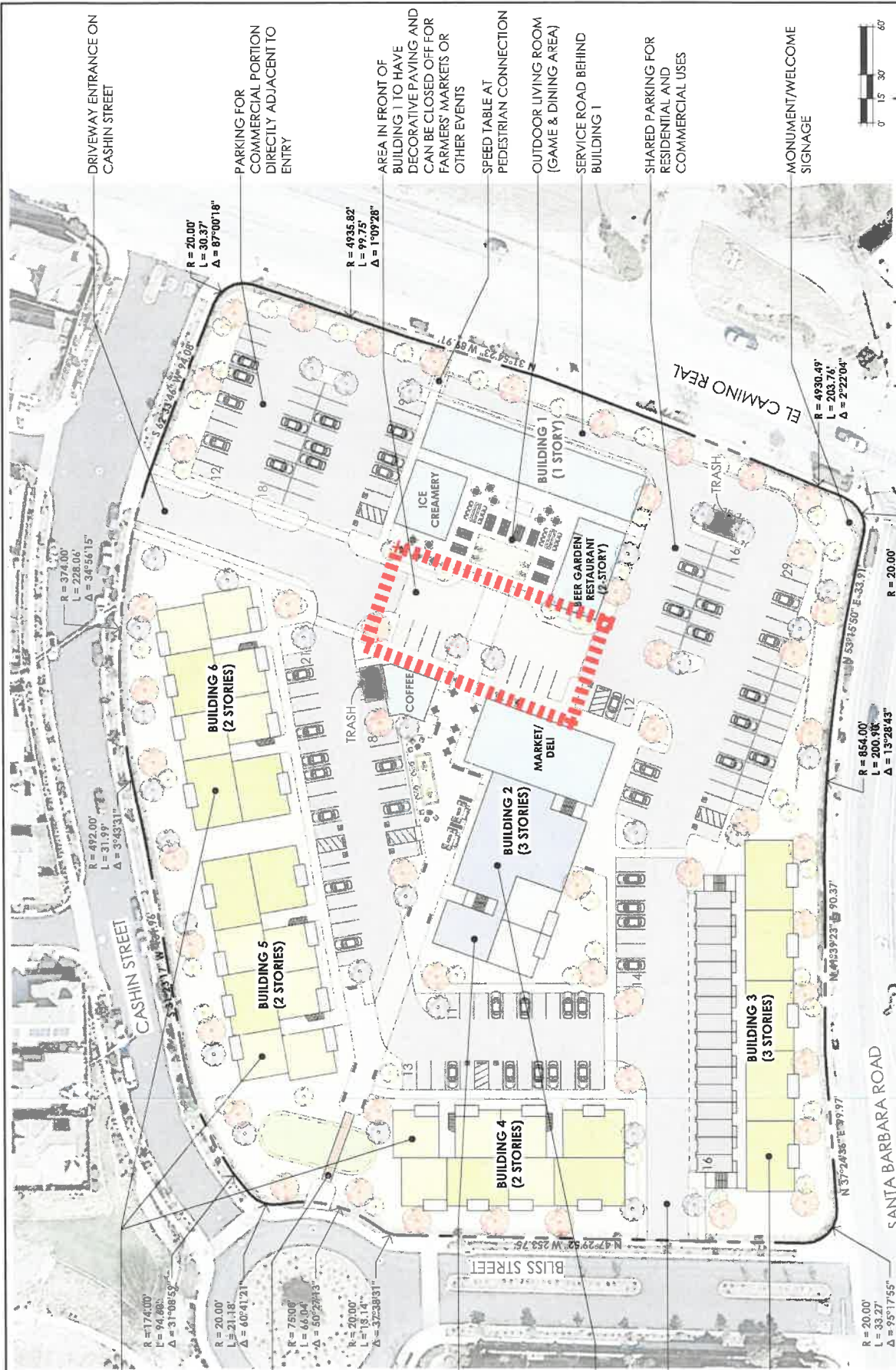
NORTH
 NORTH
 NORTH

CONCEPTUAL SITE PLAN

Dove Creek Mixed-Use
 ATASCADERO, CA

A2.1

PROPOSED ARCHITECTURAL SITE PLAN



2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIOTENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE



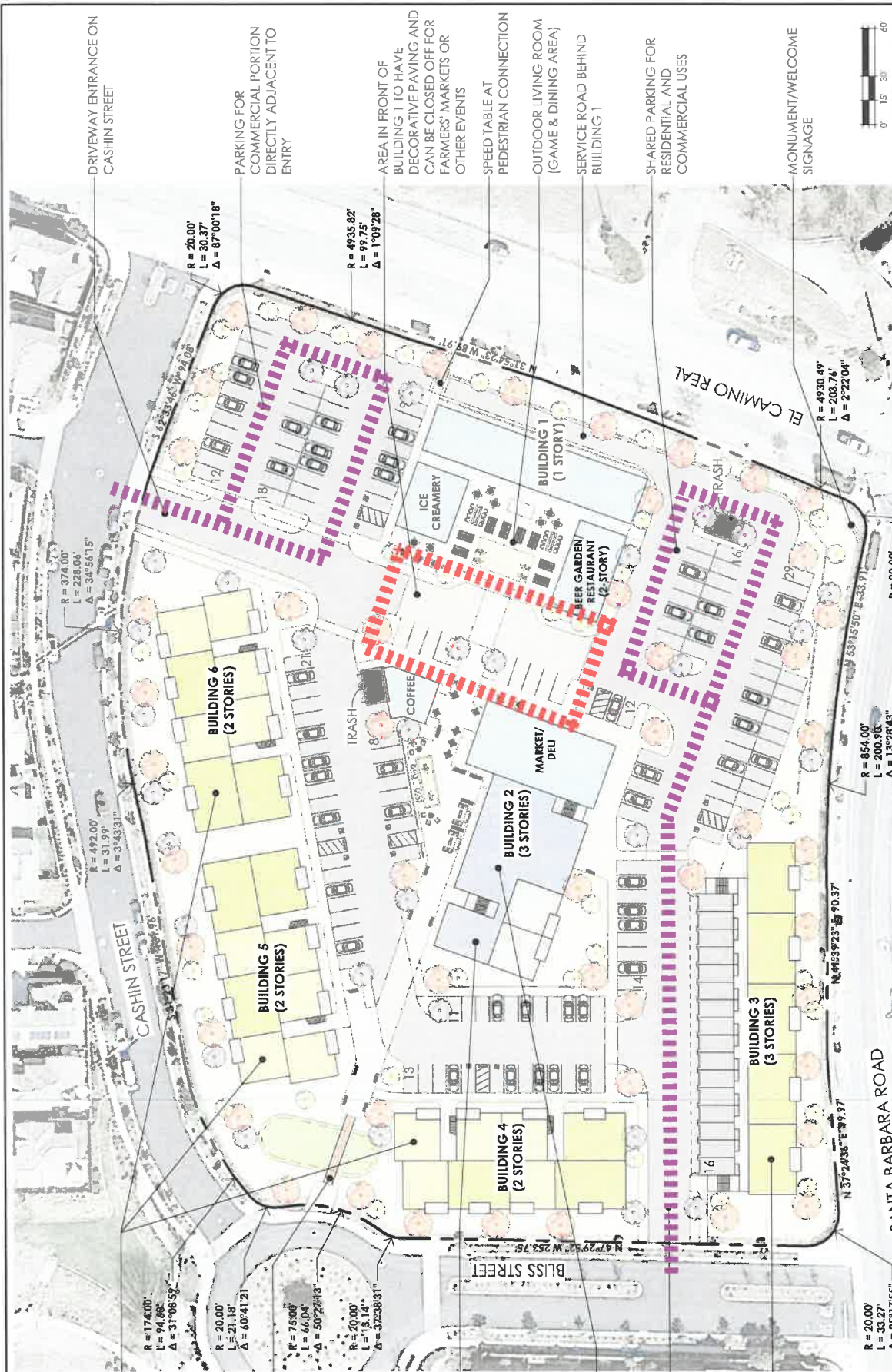
PREPARED BY: **ARTIS**
 ARCHITECTS
 1000 S. GARDEN ST., SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.944.1111
 WWW.ARTISARCHITECTS.COM

Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN

A2.1



PROPOSED ARCHITECTURAL SITE PLAN



2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER STORETENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ON-SITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

DRIVEWAY ENTRANCE ON CASHIN STREET

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

SPEED TABLE AT PEDESTRIAN CONNECTION

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SERVICE ROAD BEHIND BUILDING 1

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE



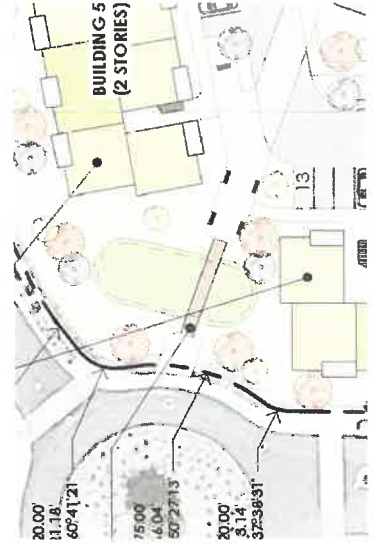
SEPTEMBER 12, 2023
 PROJECT: A2023
 SHEET: 1 OF 60
 DATE: 09/12/23

Dove Creek Mixed-Use
 ATASCADERO, CA

A2.1
 CONCEPTUAL SITE PLAN



PROPOSED ARCHITECTURAL SITE PLAN



PEDESTRIAN CONNECTION TO NEIGHBORHOOD

	Dove Creek Mixed-Use Atascadero, CA		DATE: JUN 17, 2023 DRAWN BY: [blank] CHECKED BY: [blank]
	A3.1		



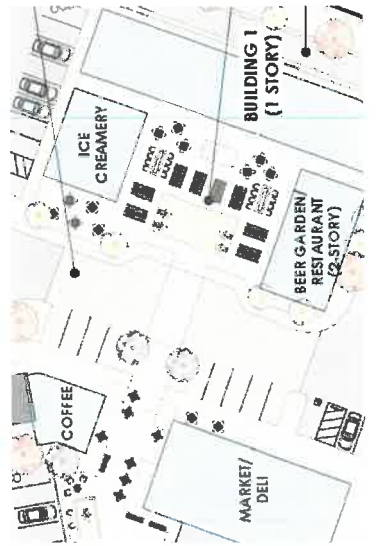
OUTDOOR COURTYARD AT PEDESTRIAN PATH



Dove Creek
Mixed-Use
ATASCADERO, CA

DATE: JULY 17, 2023

A3.2

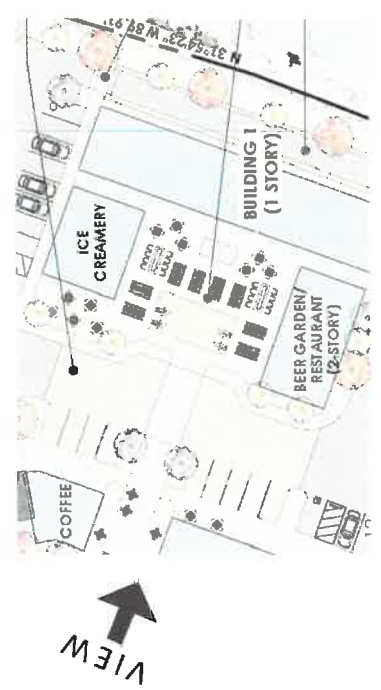


FARMER'S MARKET AT COMMERCIAL BUILDING

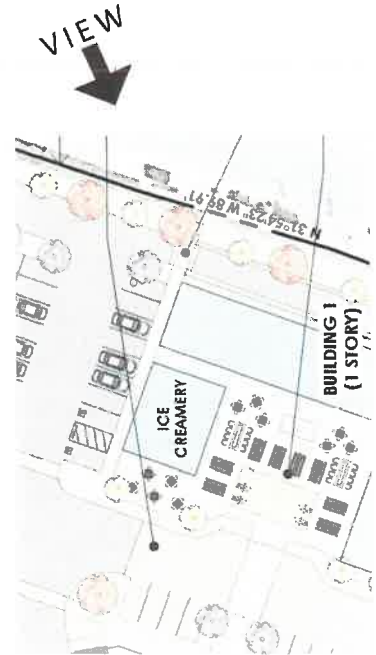
	DATE: JULY 17, 2023 TIME: 1:00 PM DRAWING NO.:
	Dove Creek Mixed-Use ATASCADERO, CA A3.3



OUTDOOR LIVING ROOM



	DATE: JULY 17, 2020 DRAWN BY:
	PROJECT: A3.4 LOCATION: ALICEDALE, CA



PEDESTRIAN CONNECTION AT EL CAMINO REAL

	DATE: 08/17/2023 DRAWN BY:
	PROJECT: Dove Creek Mixed-Use LOCATION: Atascadero, CA
A3.5	



VIEW FROM EL CAMINO REAL & SANTA BARBARA ST.



Dove Creek
Mixed-Use
Atascadero, CA

DATE: JUN 17, 2023
SCALE:
DRAWN BY:

A3.0



Design Review Committee
2024 Draft Meeting Schedule

Community Development Department

MEETING DATES
January 11 January 25
February 15 February 29
March 14 March 28
April 11 April 25
May 16 May 30
June 13 June 27
July 11 July 25
August 15 August 29
September 12 September 26
October 10 October 24
November 14 November 28
December 12

Meetings are held on the 2nd and 4th Thursdays of the month at 2:00 p.m. at City Hall, 6500 Palma Ave., Atascadero in Room 306. If the room changes, it will be posted on the agenda.

t:\~ design review committee\meeting schedules\2024 meeting schedule.docx

Working together to **serve**, build **community** and enhance **quality of life**.



Atascadero Design Review Committee

Staff Report – Community Development Department

La Moda Downtown Mixed-Use **5730 El Camino Real**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
01/11/2024	Erick Gomez	Max Zappas	PRE23-0109	
RECOMMENDATION				
<p><i>Staff Recommends to the DRC:</i></p> <p>1. Review the conceptual renderings and provide recommendations for any potential design modifications.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
5730 El Camino Real, Atascadero, CA 93422	Downtown (D)	Downtown Commercial (DC)	030-818-055	0.202 acres
PROJECT DESCRIPTION				
<p>A new mixed-use development is proposed on a vacant infill lot at 5730 El Camino Real in the downtown. One (1) main 3-story mixed use building with a total of eight (8) dwelling units and 2,176 square foot ground floor commercial tenant space and one (1) secondary 3-story mixed use building with an upper story ADU and a 438 SF ground floor commercial tenant space is proposed on the site. The project is utilizing State Density Bonus Law and is eligible for three concessions in exchange for the provision of affordable units.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class <u>32</u> CEQA Guidelines § 15332	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

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

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

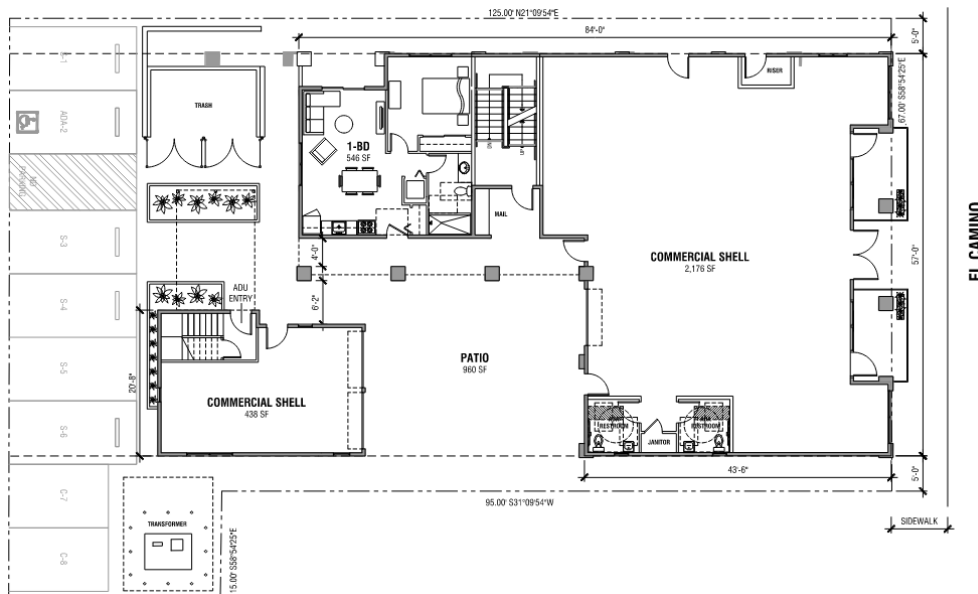
DISCUSSION:

Project Description / Summary

Max Zappas, the applicant, requests design review of a proposed mixed-use development on an infill lot in the downtown. The project site fronts El Camino Real and has access off the City alley in the rear. The proposed project consists of two-buildings with an aggregate footprint of approximately 4,570 square feet (SF) which includes one (1) 2,176 SF commercial tenant space, one (1) 438 SF commercial tenant space, one 960 SF patio area, and a total of nine (9) dwelling units. The project design is based on the historic movie theatre building that once occupied the property. The project qualifies for three (3) concessions consistent with the State Density Bonus program. Requested concessions are discussed below.

Site Design and Floor Plan Layout

The Project reimagines its predecessor development, the Atascadero Playhouse / La Moda Theatre, as a mixed-use, courtyard style development with two mixed-use buildings that will partially enclose an inner patio.



SITE AND FIRST FLOOR PLAN

The primary structure will be a three-story building that will include a 2,176 SF of ground floor commercial tenant space fronting El Camino Real and eight (8) apartment units ranging from 546 SF to 1,230 SF. The 546 SF unit will be an accessible unit located on the ground floor behind the commercial space and will not be visible from El Camino Real. A secondary three-story building is located toward the rear of the parcel and will include a 438 SF ground floor commercial tenant space with a second/third story Accessory Dwelling Unit. Access from El Camino Real to the rear building will be via a 5-foot pathway within the side setback area. A 960 SF patio area will be enclosed by the two structures and be available for use by the future commercial tenants. A trash enclosure with



decorative gates is proposed near the rear of the parcel and will be served from the alley. A condition has been included that the applicant receive confirmation from Atascadero Waste Alternatives that the proposed enclosure can accommodate trash, recycling, and organic waste, as required.

In order to ensure flexibility in potential tenants for the primary commercial space, a condition has been included to include a chase from the ground floor to the roof to accommodate ductwork needed for the installation of restaurant equipment. This condition is not included for the rear building as the commercial space is too small to accommodate a restaurant with full kitchen service.

The design provides for the installation of up to two street trees along El Camino Real. Landscape planters will also be placed near entry walkways at the rear of the parcel which will soften the massing of the smaller building and create a visual buffer for the trash enclosure. Eight off-street parking spaces are proposed at the rear of the parcel. Access to the off-street parking will be from Traffic Way via the City alley that runs eastward toward the property.

Architecture and Materials

The Project reflects an equivalent building typology to the old Atascadero Playhouse with added Art Deco elements that incorporate decorative black and gold metallic and ceramic finishes against an off-white stucco building. As an alternative, the applicant is also exploring replacing the Art Deco themed elements with more traditional accents such as terracotta tile roofing and iron or stucco balcony railings. A condition has been added to allow the Director to approve changes consistent with his alternative design theme should the applicant choose to incorporate these modified elements during project permitting.



Image of the Atascadero Playhouse (on the left) compared to the rendering proposed mixed use structure from El Camino Real.

The design of the primary building fronting El Camino Real will mirror the historic theatre and will include off white stucco exterior walls with a flat roof at a height of 45' and a 50' tower element at the center of the building façade with space for a vertical building name sign ("La Moda"). The design also incorporates a marquee-style awning over the main



entry with signage space for the primary ground floor commercial tenant. The project provides horizontal variation across the structure by recessing the portions of the walls with accessible residential balconies that include both recessed and projecting elements. The facades are balanced with careful consideration to window, door, and balcony placement. The large aluminum storefront windows facing El Camino Real are scaled appropriately to the building and provide a traditional downtown commercial façade. The secondary structure at the rear of the parcel utilizes materials and finishes consistent with the primary building.

Density Bonus and Concessions

Based on the 0.203-acre lot size of the subject site the site is permitted up to five (5) base density units. The project includes affordable units which allows the project to qualify for a 50% density bonus (additional 3 units) consistent with State Density Bonus Law. Under this provision, the applicant must provide *either* two (2) units for low-income occupants *or* one (1) unit for very low-income occupants.

In addition to the density bonus, State Law also requires the City to incentive the provision of affordable units by providing one or more “concessions” to each qualifying project. The concessions can be in the form of reduced or modified zoning standards, approval of mixed-use zoning, and/or other allowances with a direct nexus to cost reduction. Separate from these concessions, the State also provides more lenient parking standards for projects eligible for a Density Bonus. Under State Density Bonus Law, the project would require 11 parking spaces unless a concession is requested.

Based on the anticipated provision of two (2) units for low-income occupants *or* one (1) unit for very low-income occupants, the developer is eligible for three concessions. The following zoning standard concessions have been requested by the applicant and must be granted by the City upon approval of the project unless findings related to specific adverse safety impacts can be made:

- 1) Allow (8) parking spaces instead of the (11) spaces required by State Law.
- 2) Allow a 540 SF first floor accessible unit, more than the 500 SF floor area limit identified by City Zoning Regulations for ground floor units in the Downtown.
- 3) Allow a 50' maximum building height to accommodate the tower feature in excess of the 45' height limit identified by City Zoning Regulations for the Downtown Commercial Zone.

The provision of the Density Bonus and concessions described above are not at the discretion of the DRC as they will not result in substantial life safety impacts. They are to be ministerially granted based on the provision of the affordable units and compliance with State Law.

In addition to the base and bonus density units an Accessory Dwelling Unit, consistent with State ADU laws and the City ADU ordinance, is incorporated into the project.



DRC Discussion Items

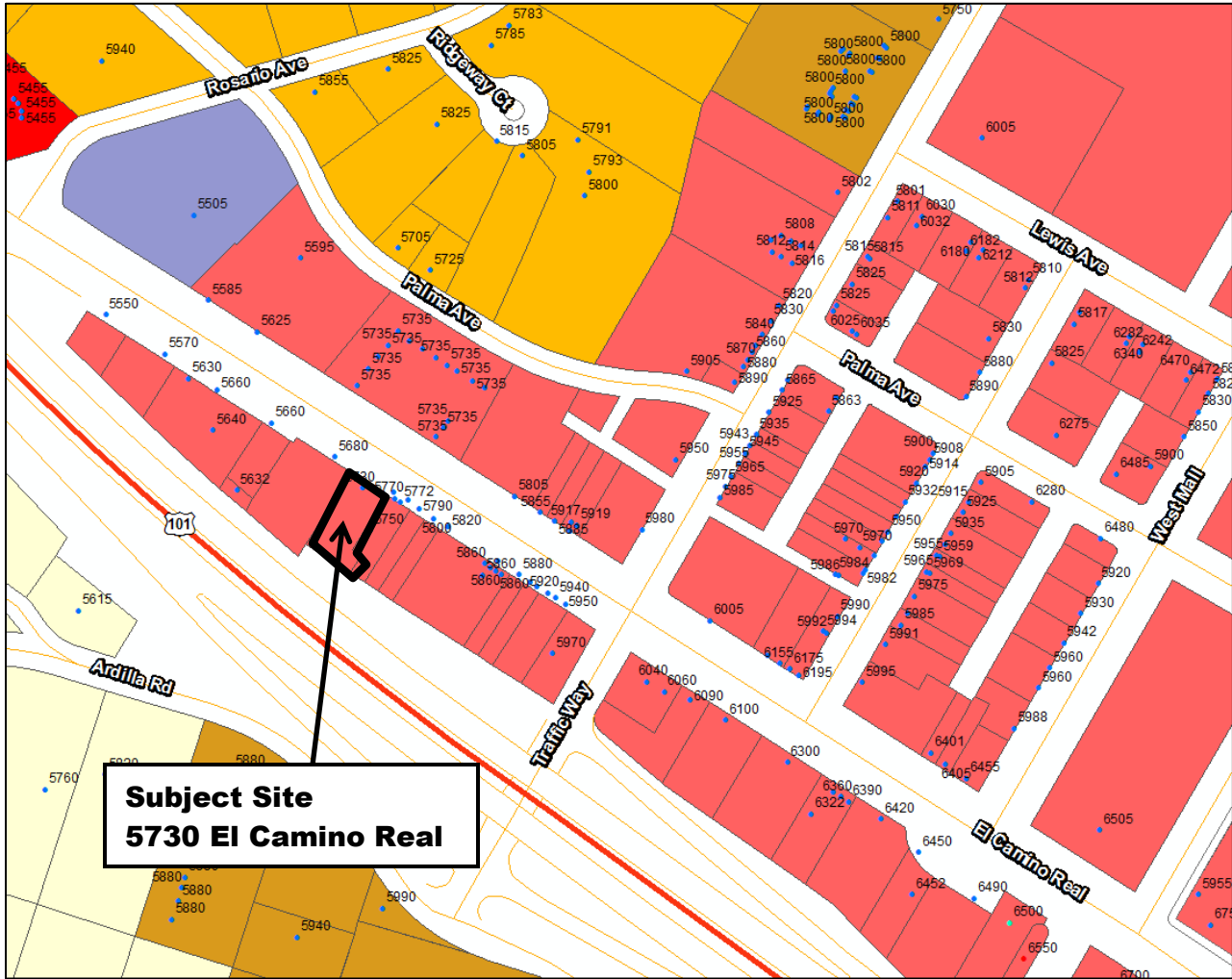
- Site Design
- Architectural Design and Materials

ATTACHMENTS:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Photo vacant lot
- Attachment 3: DRC Action Form
- Attachment 4: Proposed Preliminary Design Plans



Attachment 1: Zoning Map
PRE 23-0109



Attachment 2: Aerial Photo
PRE23-0109



**Attachment 3: DRC Action Form
PRE23-109**



**CITY OF ATASCADERO
Community Development Department**

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

DRC Action Form

Project #: PRE23-0109

Project Title: La Moda Mixed Use Development

Planner/ Project Manager: Erick Gomez

DRC Review Date(s): 01/11/2024

Final Action: DRC PC CC

Conditions & Recommendations:

1. Design of the facades and site shall be in substantial conformance with the project plans dated November 9, 2023, by Ten Over Studio.
2. The high-quality materials and design details identified on the preliminary plans shall be implemented during construction. Changes to materials / colors (such as roof tile and balcony materials and colors) determined to be minor by the Director may be allowed.
3. Project shall comply with all standards and code requirements of the Municipal Code and the California Building Code, including but not limited to the sign ordinance, landscape and fencing standards, lighting standards, multifamily development standards, and the Downtown Commercial zoning district standards. Approval of the preliminary design shall not constitute any waiver of code requirements.
4. Prior to Final Building Permit Issuance, a letter shall be provided from waste services confirming the ability to serve property with the proposed design.
5. Prior to the issuance of a building permit, the applicant shall provide a Stormwater Control Plan indicating how the City's Stormwater Post Construction requirements will be met with the Project.
6. The project shall tie into the sewer main in the alleyway unless deemed infeasible by the City Engineer.



7. Prior to issuance of Building permits, the applicant shall provide plans detailing the design for a shaft enclosure stemming from the interior of the primary commercial shell to the roof that is adequately sized to accommodate future installation of a Type 1 hood system and appurtenant equipment required for potential restaurant use.
8. Prior to the issuance of a building permit, the applicant will obtain an encroachment permit and enter into a long-term encroachment agreement for the patio areas, enclosures, or other long-term encroachments within the City right-of-way, subject to the approval of the City Engineer.
9. The owner/applicant must ensure that improvements in right-of-way do not prevent or impede an accessible path of travel.
10. Frontage improvements will be required consistent with City standard provide, and may include:
 - a. Curb, gutter, and sidewalk improvements as deemed appropriate by the City engineer.
 - b. Installation of street trees.
 - c. Potential relocation of the existing shared mailbox along El Camino Real.
11. The project is subject to State density Bonus law. In exchange for the identified concessions and a density bonus, the applicant shall deed restrict the affordable units at rates identified for a minimum of 55-years, or as otherwise permitted by government code. A deed restriction and affordable housing agreement must be recorded prior to issuance of final building permits.
12. All exterior lighting shall comply with municipal code for directional, shielded lighting and shall be dark sky compliant. Low level lighting such as festoon lighting shall be allowed in the inner patio.
13. Signage consistent with the Atascadero Municipal Code shall be allowed along the El Camino Real frontage for both commercial tenant spaces and both tenant spaces shall also be eligible for signage facing the rear alley. No cabinet signs shall be allowed. Signage associated with the 438 SF commercial space is allowed on the façade of the main building facing El Camino Real with the following limitations:
 - a. The signs shall be located on the southern corner of the facade adjacent to the proposed walkway.
 - b. The signs shall be limited to wall signs and projecting signs.
 - c. The signs shall be affixed at a height below the bottom of the proposed marquee awning.
14. Utility lines, including electric, telephone, communications, and street lighting, within or directly serving each subdivision, shall be placed underground. The developer is responsible for complying with this requirement without expense to the City, and shall make necessary arrangements with the utility company for the installation of the facilities. Appurtenances and associated equipment (e.g., boxes and meter cabinets) and concealed ducts in an underground system may be placed above ground, subject to the approval of the Community Development Director.
15. The fire connection shall be incorporated into building or located at the rear of the site.



16. Parking spaces shall provide 15-feet from the back of space to the curb. Wheel stops shall be eliminated in favor of raised curbs and flatwork.
17. No fencing or other permanent barrier shall be placed along the walkway parallel to the eastern property line that would preclude pedestrian access from El Camino Real to the inner patio area.
18. The projects residential density shall be consistent with the permissible maximum density at the time of building permit application(s).



**Attachment 4: Proposed Preliminary Design Plans (Dated 11/09/2023)
PRE23-0109**

See Attached





10

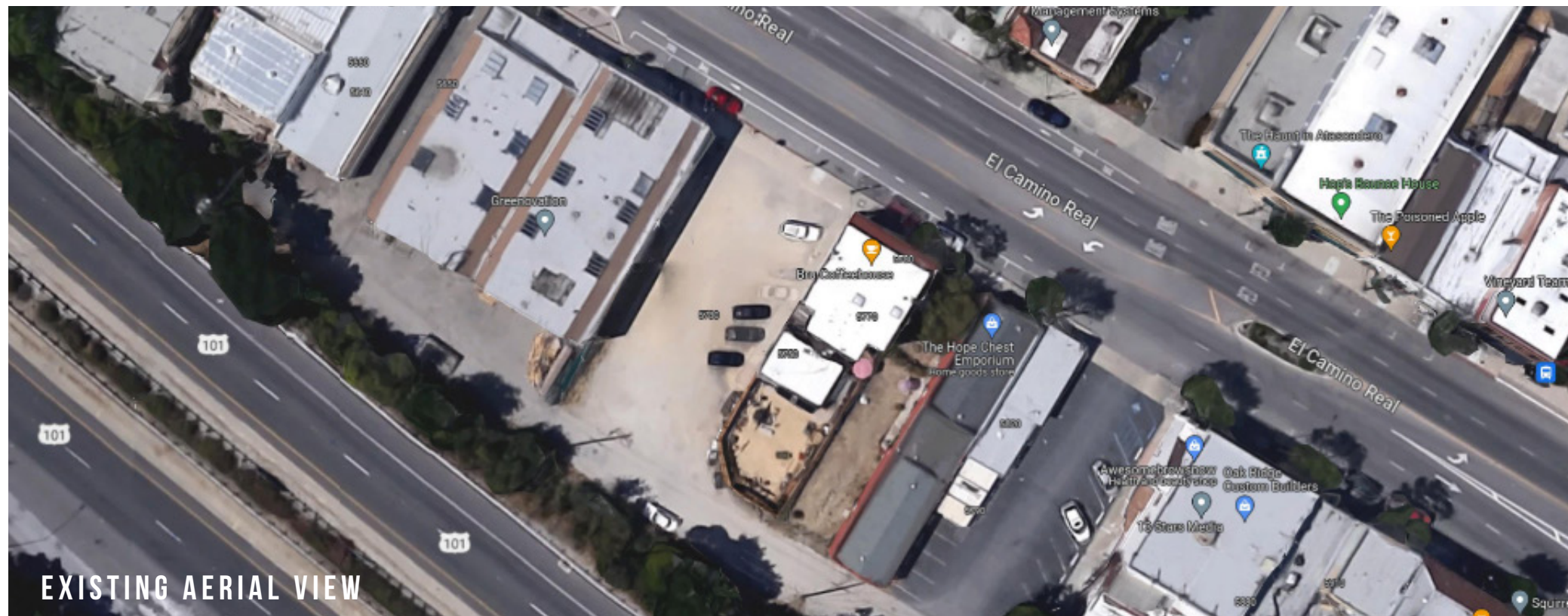
SCHEMATIC DESIGN PACKAGE, 11/09/23

5730 EL CAMINO REAL MIXED USE

Prepared by TEN OVER STUDIO



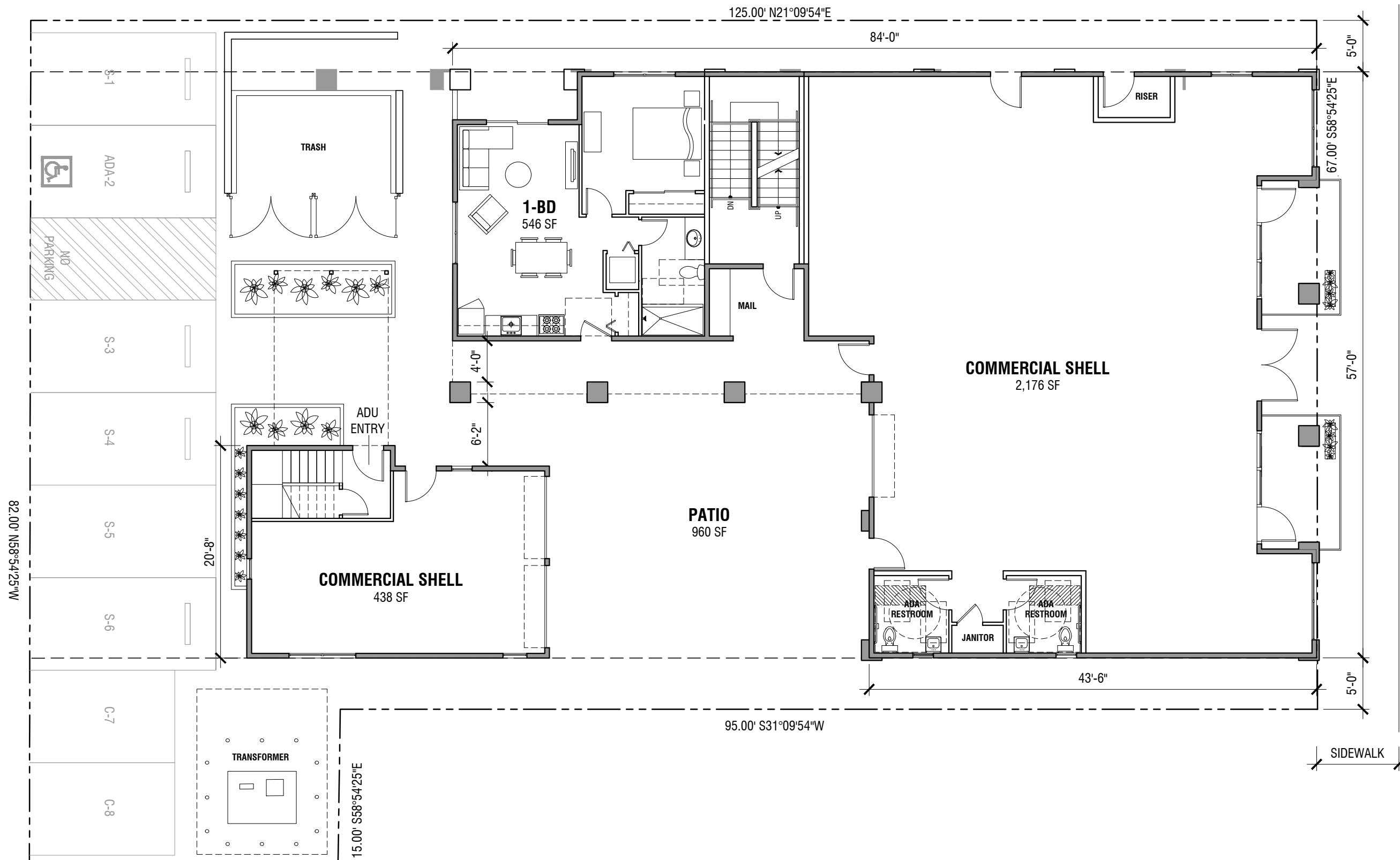
EXISTING STREET VIEW



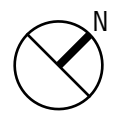
EXISTING AERIAL VIEW

LAND USE REQUIREMENTS

ADDRESS	5730 EL CAMINO REAL ATASCADERO, CA 93422		
APN	030-181-055		
ZONING	DC - DOWNTOWN COMMERCIAL		
SPECIFIC AREA DESIGN GUIDELINES	DOWNTOWN DESIGN GUIDELINES		
CURRENT USE	N/A		
PROPOSED USE	MULTIFAMILY - ALLOWED GENERAL RETAIL/EATING & DRINKING - ALLOWED		
ALLOWED USE IN ZONE	YES		
ENTITLEMENTS/USE PERMIT REQUIRED	YES		
LOT SIZE	.203 ACRES	8,825 SF	
BASE DENSITY	<i>ALLOWABLE</i>	24 UNITS/ACRE MIXED USE (4.87 UNITS)	
DENSITY BONUS		50% BONUS W/ 25% LOW INCOME OR 15% VERY LOW INCOME UNITS	
TOTAL DENSITY	<i>ALLOWABLE</i>	7.3 (ROUND UP TO 8 UNITS)	<i>PROPOSED</i> 8 UNITS
ADUS	<i>ALLOWABLE</i>	1 DETACHED ADU	<i>PROPOSED</i> 1 DETACHED ADU
INCENTIVES PURSUED			
HEIGHT LIMIT	<i>ALLOWABLE</i>	45'-0", 3 STORIES	<i>PROPOSED</i> 45'-0" 50'-0" TOWER ELEMENT
ADJACENT ZONES	<i>NORTH</i>	DC	
	<i>EAST</i>	DC	
	<i>SOUTH</i>	RIGHT OF WAY	
	<i>WEST</i>	DC	
SETBACKS	<i>FRONT</i>	NONE ALLOWED, EXCEPT FOR BUILDING INSETS DESIGNED TO ACCOMMODATE OUTDOOR EATING AND SEATING AREAS	
	<i>SIDE</i>	NONE REQUIRED	
	<i>REAR</i>	NONE REQUIRED	
PARKING DIMENSION	<i>STALL</i>	9' x 18' w/ 24'-0" AISLE 10' x 18' w/ 22'-0" AISLE 8' x 14' w/ 20'-0" AISLE COMPACT	

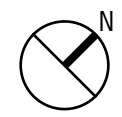
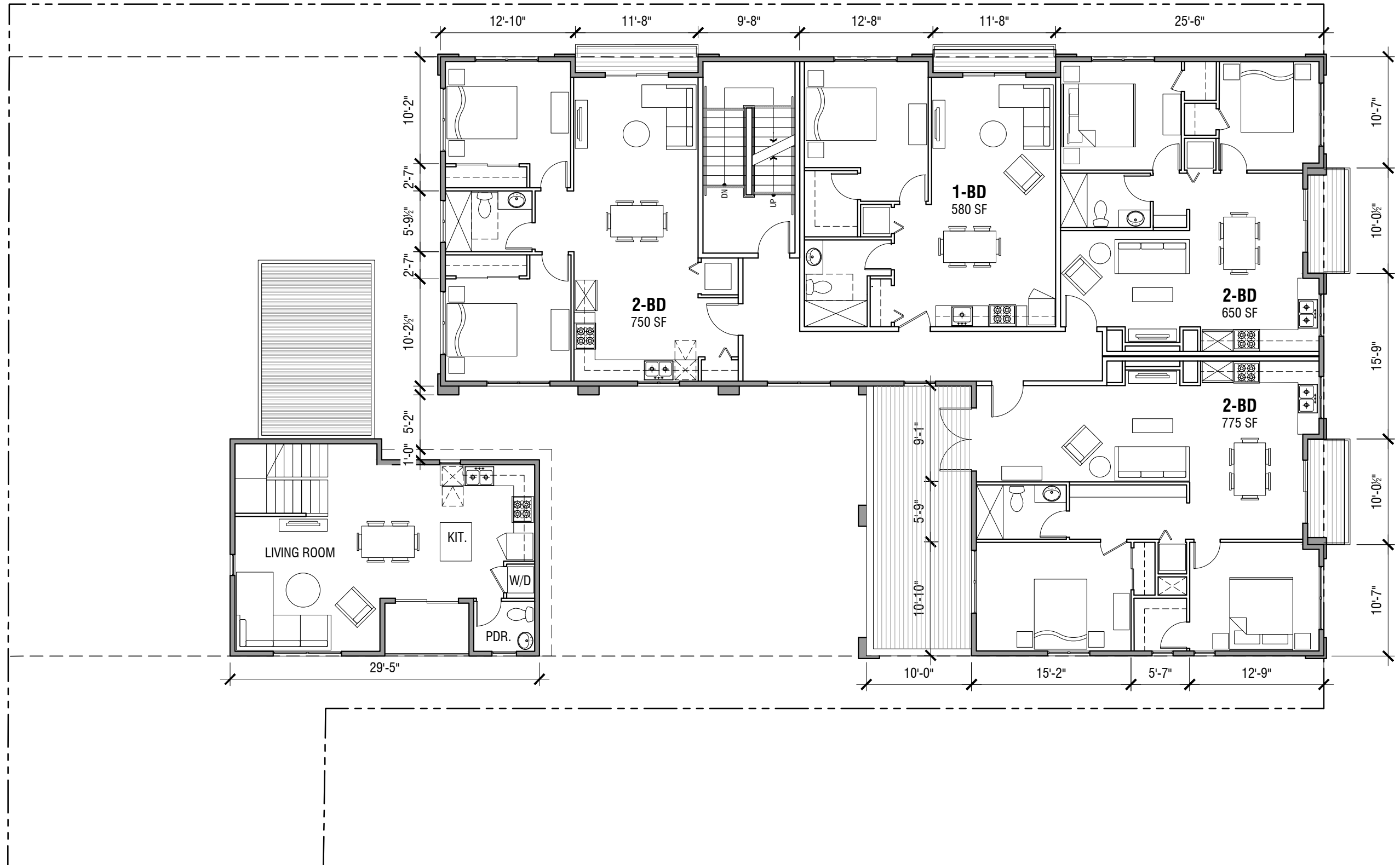


EL CAMINO



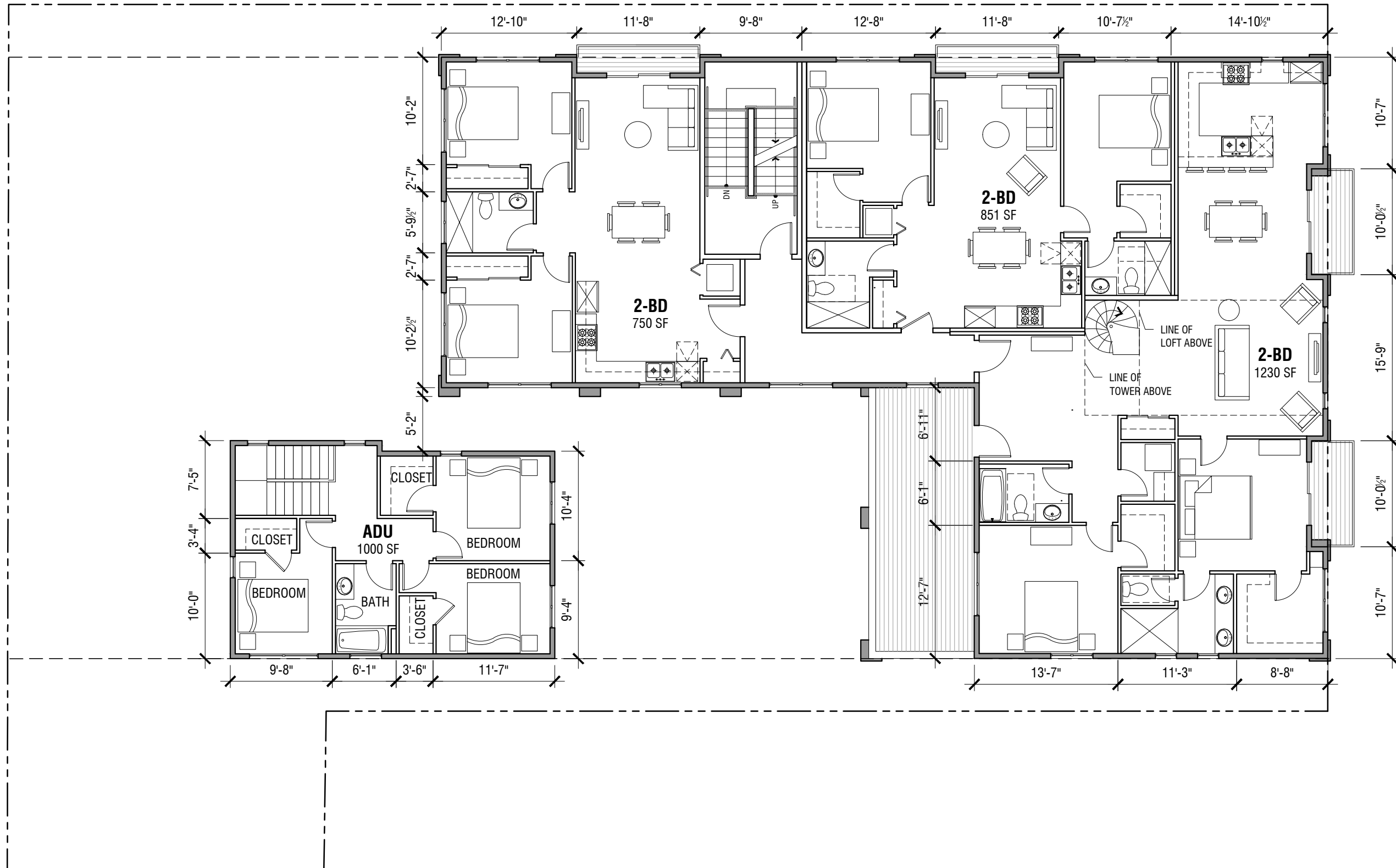
FIRST FLOOR PLAN

SCALE: 1" = 10'-0"



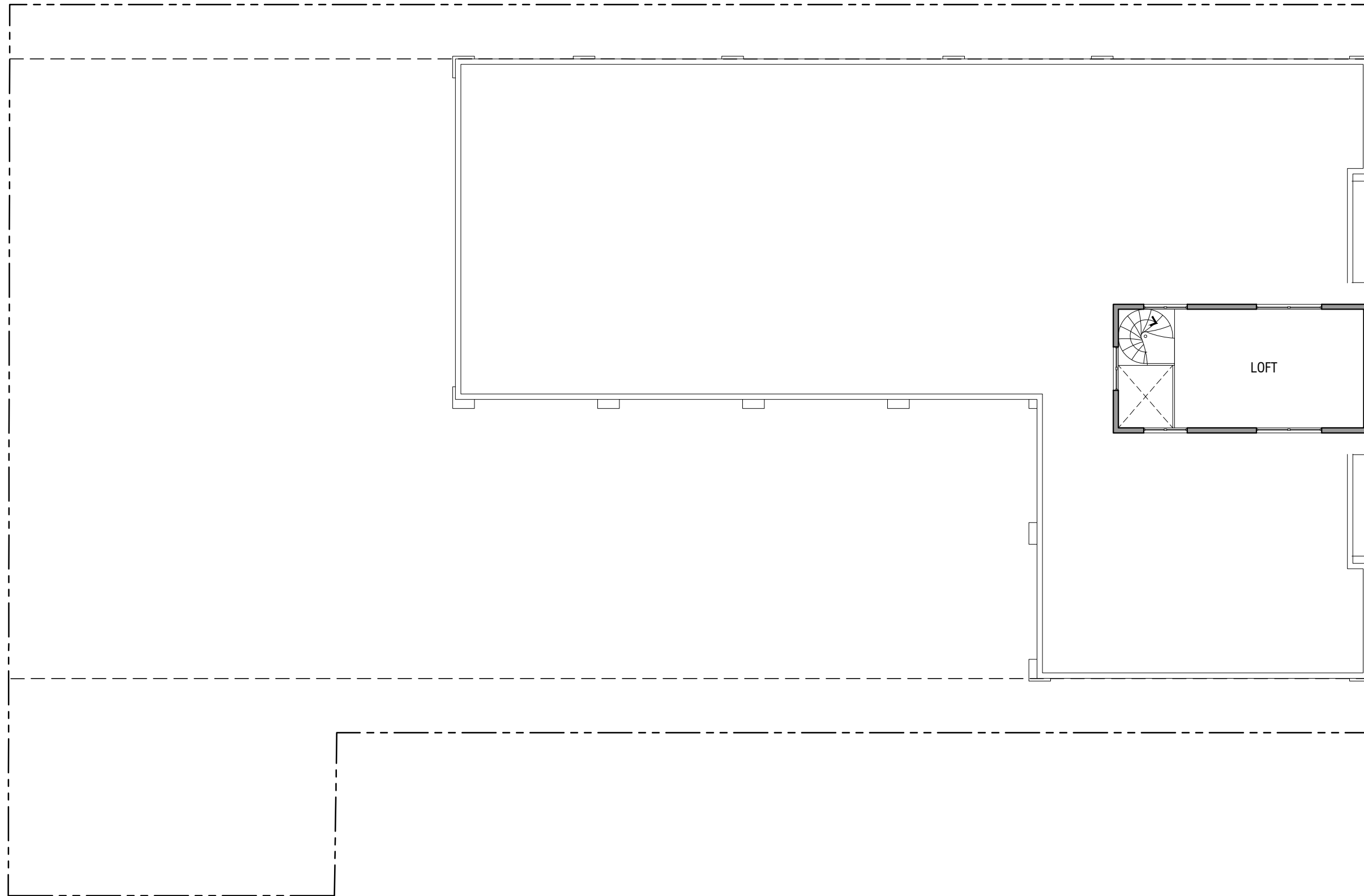
SECOND FLOOR PLAN

SCALE: 1" = 10'-0"

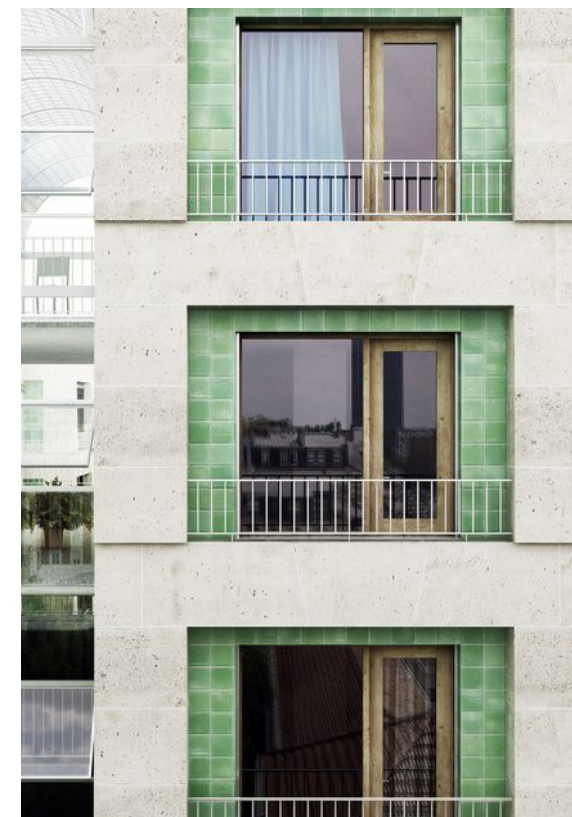
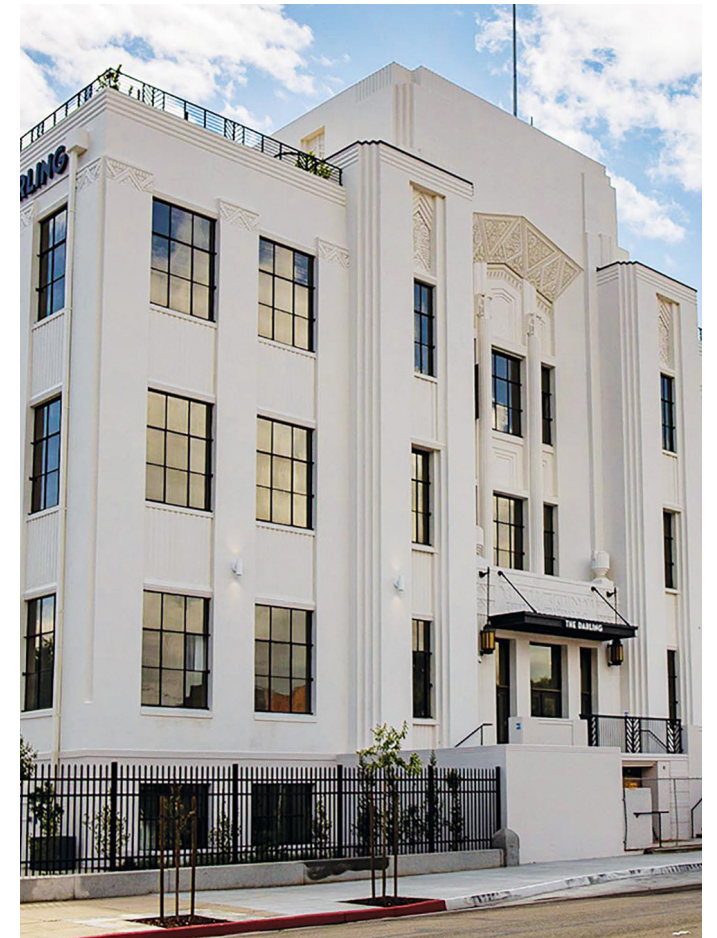


THIRD FLOOR PLAN

SCALE: 1" = 10'-0"



LOFT PLAN
SCALE: 1" = 10'-0"



PRECEDENT IMAGERY



EXTERIOR STUCCO
SMOOTH-FINE ACRYLIC FINISH, DOVE GRAY COLOR OR SIM.
LA HABRA OR EQUAL



METAL FASCIA AND TRIM (BALCONIES, AWNINGS, HEADERS)
CHARCOAL GRAY COLOR OR SIM.
TAYLOR METAL PRODUCTS OR EQUAL



CUSTOM FABRICATED METAL PANEL & GUARDRAIL
GOLD FINISH, PATTERN TBD
MFR. TBD



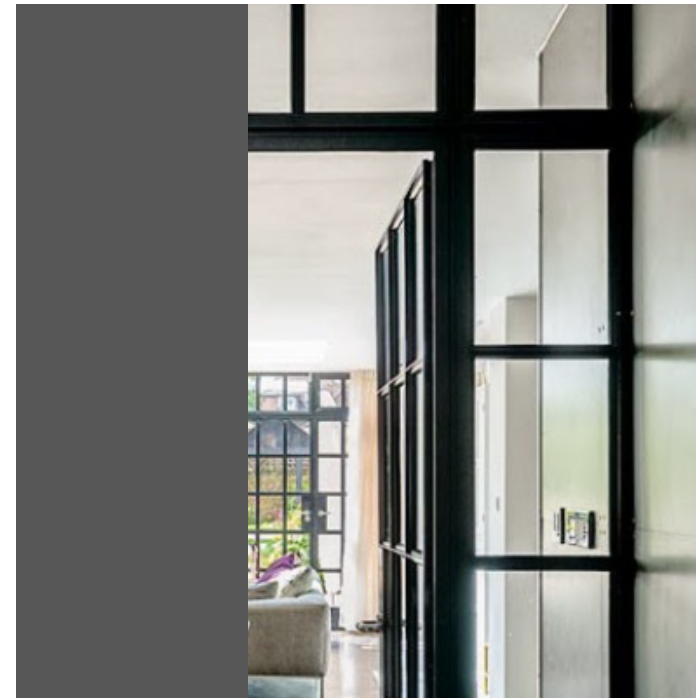
EXTERIOR DECORATIVE LIGHT SCONCE
CALIFORNIA DECO STYLE
MFR. TBD



CERAMIC TILE WALL FINISH
CALIFORNIA DECO STYLE, PATTERN TBD
MFR. TBD



HAND PAINTED MURAL
ACRYLIC PAINT ON WALL SURFACE
BY COMMISSIONED LOCAL ARTIST



ALUMINUM WINDOWS AND DOORS
CHARCOAL GRAY COLOR OR SIM.
KAWNEER OR EQUAL

MATERIAL BOARD



VIEW FROM EL CAMINO REAL

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

5730 EL CAMINO REAL MIXED USE

ATASCADERO, CA
DATE: 11/09/23

A6.0



VIEW FROM EL CAMINO REAL

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

45

5730 EL CAMINO REAL MIXED USE

ATASCADERO, CA
DATE: 11/09/23

A6.3



VIEW FROM COURTYARD



VIEW FROM COURTYARD



RESTAURANT

VIEW FROM PARKING AREA

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

5730 EL CAMNO REAL MIXED USE

ATASCADERO, CA
DATE: 11/09/23

A6.6