

*** COVID-19 NOTICE ***

Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the Design Review Committee Meeting will not be physically open to the public and Committee Members will be teleconferencing into the meeting.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **669-900-6833** to listen and provide public comment via phone, or submit written public comments to drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

To join the virtual meeting:

<https://us02web.zoom.us/j/85202741521?pwd=U0RyVzJTNHhLODQvOXkwcXc4NGVEZz09> Webinar ID: 852 0274 1521

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.

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 during City Hall business hours by appointment only, by calling 805-461-5000 when the documents become available.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, February 10, 2021
2:00 P.M.**

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

CALL TO ORDER

Roll Call: Chairperson Heather Newsom
Committee Member Vacant
Committee Member Emily Baranek
Committee Member Vacant
Committee Member Susan Funk

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF THE DECEMBER 2, 2020 DRAFT MINUTES



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF A 6-UNIT RESIDENTIAL APARTMENT BUILDING AT 10205 EL CAMINO REAL

The applicants are proposing construction of a new 6-unit residential apartment building to an existing residential multi-family site. Project includes the renovation of the existing community building and relocation of the existing play area. The project also includes requests for reduced parking, reduced parking lot landscape requirement and reduced indoor storage areas under California Government Code 65915(e). The project is exempt from the California Environmental Quality Act.

Recommendation: Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE20-0070)

3. DESIGN REVIEW OF A COMMERCIAL CENTER AT 2450 AND 2470 EL CAMINO REAL

The project consists of the construction of an approximately 20,000 square-foot commercial center on an existing vacant parcel with associated parking and site improvements. The project is exempt from the California Environmental Quality Act.

Recommendation: Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE20-0103)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, February 24, 2021, 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>



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ITEM NUMBER: 1

DATE: 2-10-21

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

Regular Meeting – Wednesday, December 2, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Atascadero, CA
(Meeting held by teleconference)

CALL TO ORDER – 2:00 p.m.

Acting Chairperson Dariz called the meeting to order at 2:03 p.m.

ROLL CALL

Present: Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek
Committee Member Heather Newsom

Absent: Chairperson Roberta Fonzi (excused)

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch
IT Director, Luke Knight

Others Present: Ted Lawton
Various members of the public

APPROVAL OF AGENDA

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

***Motion passed 3:0 by a roll call vote.
(Fonzi absent, Anderson arrived late)***

PUBLIC COMMENT

None.

Acting Chairperson Dariz closed the Public Comment period.

Committee member Anderson joined the meeting at 2:19 p.m.

CONSENT CALENDAR**1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 18, 2020**

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

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

DEVELOPMENT PROJECT REVIEW**2. DESIGN REVIEW OF A MIXED-USE DEVELOPMENT AT 11700/11600 EL CAMINO REAL** (Dove Creek Commercial Amendment)

The applicants are proposing a mixed-use development on the vacant commercial portion of Dove Creek that includes retail, residential and lodging uses on the approximately 5-acre vacant site within the Dove Creek development. The conceptual project includes 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial uses along with underground parking, and a large community park/common area for review and consideration. The applicants are requesting an exception to the height standards to allow an approximately 68-foot tall building where 35-feet is allowed and the applicants are requesting to increase the allowed residential density above the 279 that were previously allowed in Dove Creek.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (AMND19-0086)

EX PARTE COMMUNICATIONS

None.

Director Dunsmore stated that this project will come before the DRC again prior to it moving on to Planning Commission, and then City Council. Planner Gleason presented the project and stated that this is a 3rd concept plan. Staff is looking for direction in regards to neighborhood compatibility.

PUBLIC COMMENT

Emails were received from Julie McKnight (Exhibit A), Brianna Doran (Exhibit B) and Will McKnight (Exhibit C) and were distributed to the Committee prior to the meeting.

The following members of the public spoke during public comment: Ted Lawton (applicant), who gave a presentation on the revised project (Exhibit D), Bob Gibson, Brianna Doran, Dmytro Marushkevych, John Tucker, Will McKnight, and Sonny Gerber.

The applicant and staff answered questions from Committee members. Once staff receives general direction from the DRC, staff will begin review of code compliance and

General Plan compliance. Economic viability of the project is not a consideration under City policy, but it is up to the applicant to do a market analysis. Staff stated that the height may change based on the updated Housing Element that was just passed.

Acting Chairperson Dariz closed the Public Comment period.

Staff and the applicant answered questions raised during public comment.

Acting Chairperson Dariz re-opened public comment

PUBLIC COMMENT

The following members of the public spoke during public comment: John Tucker.

Acting Chairperson Dariz closed the Public Comment period.

The Committee agreed on the following recommendations:

Building height, scale and massing

The DRC recommended the following:

- Applicant provide more detailed information on height as it relates to adjacent streets in order to provide more light, and an updated site section.
- A solar access analysis should be done so the project is not “shading” onto adjacent properties.
- Applicant provide additional renderings and sketches on height (agreed that 50 ft. is better than 70 ft.).

Architectural design

The DRC recommended the following:

- Additional architectural designs be submitted for review so that the project presents more of an “Atascadero” feel.
- The DRC was not in favor of the domes on this building, and said they don’t really seem to fit at this location, although they were not completely against the domes.
- Mission-design theme is generally a good style for a taller building and craftsman is generally good for a shorter building. Staff will work with the applicant on design.
- The portico (corner) could be made to look more interesting. The corner dome could look different. Instead of all the towers being reached by a rounded element, they could be squaring off the structural element of the towers.

Overall site design

The Committee recommended the following:

- Residential portion should be adjacent to residential area in Dove Creek, with the commercial portion of the project being adjacent to Santa Barbara and El Camino Real.
- If the presentation of the project at Santa Barbara and El Camino Real are improved, it could be a great gateway to the City.

- The Committee was in favor of the potential for a park and underground parking.
- Applicant to work on trash issue prior to next DRC meeting (how to handle the dumpsters). Applicant will need to get approval of the plans with Atascadero Waste Management.
- The Committee is interested in reviewing the traffic report to look at the street design to see if the project can accommodate future traffic.
- The Committee would also like additional information on HOA details and fees.
- The Committee would like to make sure that code compliance is evaluated prior to next DRC meeting so they can look at numbers, as it helps in giving direction. Once code compliance is determined, the Committee can review final design.

The Committee would like the applicant to work on the project once more, and come back to the DRC for review.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting scheduled for December 9, 2020 will be cancelled. Director Dunsmore gave an update on the Barrel Creek project.

ADJOURNMENT– 4:40 p.m.

The next regular meeting of the DRC is scheduled for January 13, 2021.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibits are available in the Community Development Department:

- Exhibit A – Email from Julie McKnight
- Exhibit B – Email from Brianna Doran
- Exhibit C – Email from Will McKnight
- Exhibit D – Applicant's presentation



Atascadero Design Review Committee

Staff Report – Community Development Department ***Macadero Housing Expansion***



MEETING DATE	PROJECT PLANNER	APPLICANT / CONTACT		PLN NO.
2/10/2021	John Holder	Housing Authority San Luis Obispo / Arris Studio Architects		PRE20-0070
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
10205 El Camino Real	High Density Residential (HDR)	Residential Multi-Family - 24 (RMF-24)	030-461-012	1.16 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none">1. Review the proposal for modifications to an existing multi-family development including the addition of six (6) residential units, renovation and expansion of an existing community building, and the relocation of an outdoor play area. Direct the applicant to make any modifications to the site or building design as necessary.				
PROJECT DESCRIPTION				
<p>The applicant is proposing to add a new building containing six (6) residential units to an existing 19 unit multi-family development. The proposal also includes the relocation of an existing play area and renovation of an existing community building. The new residential building has five (5) one-bedroom units and one (1) two-bedroom unit and is organized around an existing central common access driveway and parking area. All new and existing units are proposed to be affordable and the applicant is requesting associated concessions in accordance with State Density Bonus law. Specifically the applicant is requesting reductions for parking, indoor storage, and parking lot landscape requirements.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental determination should contact the Community Development Department.</i></p>				

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

ITEM 2
Macadero Housing Expansion
PRE20-0070/ HASLO

<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input checked="" type="checkbox"/> Categorical Exemption: Class 3	<input type="checkbox"/> No Project - § 15268 Ministerial Project
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ZONING AND LOCATION		AERIAL	
			
SURROUNDING ZONING DISTRICTS AND USES			
<u>North:</u> RMF-24	<u>South:</u> RMF-24	<u>East:</u> RMF-24	<u>West:</u> RMF-10

DISCUSSION:

Project Description / Summary

The subject site is approximately 1.16 acres in size and is currently developed with four (4) two-story multi-family buildings containing nineteen (19) units, an outdoor play area, and an approximately 1,383 square feet community room building. The units are currently unrestricted but rented at the low income level (80 percent of the area median income). The existing community building contains an office, storage area, and shared laundry facility. The applicant is proposing to add six (6) units (one additional building), renovate the existing community room, and relocate the existing play area. The renovation will add an additional community space and upgrade accessibility to current standards while maintaining shared laundry and office uses.



Analysis

Density

The property is zoned High Density Residential which requires a minimum density of 20 units/acre and allows for a maximum density of 24 units/acre. Therefore, this project site has a minimum density of 23 units and a maximum base density of 28 units. The proposed project will result in 25 total units on site in compliance with density standards. Per City code, a Conditional Use Permit is required for multi-family developments of 12 units or greater. This project is considered legal non-conforming (built prior to the CUP requirement) and will need Conditional Use Permit approval to bring the project site into conformance with current code requirements.

State Density Bonus

The existing residential units on site are unrestricted. However, the Housing Authority rents at affordable levels based on the mission of the organization. The proposed new units will be affordable at the low-income level (80% of the area median income). Per State density bonus law, rental projects that are 5% affordable to 100% affordable for very-low and low-income households can request up to four (4) concessions to development standards. The City can only deny requested concessions if it can be clearly shown that the concessions may cause adverse impacts to health, safety, or the physical environment and the City would bear the burden of proof for the denial of a requested concession or incentive.

The applicant is requesting the following concessions:

1. Reduced parking below state density bonus law maximum requirements.
2. Waiver of development standards related to indoor storage for the proposed units.
3. Waiver of development standards related to parking lot landscaping.

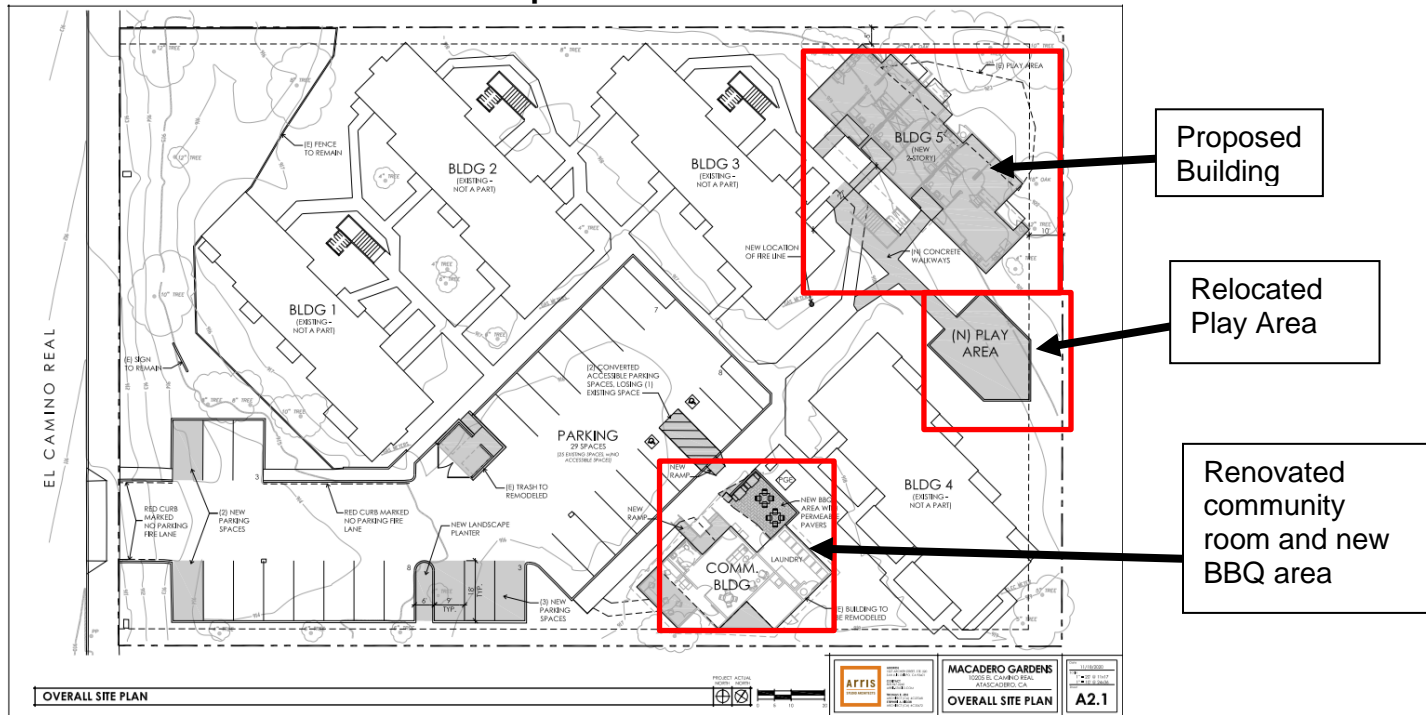
Discussion of concessions is included in the analysis below. The request for concessions under the provisions of State law will necessitate application of deed restrictions on all of the units (existing and proposed) for a term of 55 years. Renewal of the affordable agreement will be required prior to the issuance of permits and will ensure continued affordability of the project.

Site Design

The proposed building will be located toward the rear of the site where the existing play area is located. The parking is consolidated on site with each building surrounded by landscaping and pathways. The play area is proposed to be relocated and renovated. The new play area will include active recreation facilities, including a playground and small bouldering area for children. Renovation and expansion is also proposed for the community building. The new building will include a 631 square-foot addition with additional community spaces and an exterior BBQ area.



Proposed Site Plan



Parking and Access

Access is provided by an existing driveway off El Camino Real. The existing parking lot contains 25 parking spaces and no accessible parking. The applicant is proposing to remove one (1) existing parking space to accommodate the ADA parking walkway addition, add five (5) new parking spaces, and convert two (2) existing spaces to accessible parking for a total of 29 spaces. The State density bonus law sets a maximum parking ratio for projects providing affordable units. Per state law, a maximum of 39 parking spaces may be required. However, the applicant is requesting a further reduction as a concession in accordance with density bonus law. The applicant is proposing the following parking ratios for the site:

Bedroom Type	Total Units (Proposed and Existing)	Parking Required (Atascadero Municipal Code)	Maximum Density Bonus requirements	Total Parking Provided Under requested concession
Studio/One Bedroom	11	16.5	11 (1 per unit)	29
Two Bedroom	7	14	14 (2 per unit)	
Three Bedroom	7	17.5	14 (2 per unit)	



Guest Parking	0	5	0	
Total		53	39	29

Per State law, the City cannot deny a requested parking concession unless it has conducted an area-wide or jurisdiction-wide parking study in the last seven years that provides substantial evidence for higher vehicular parking ratios. Because Atascadero is developed with limited neighborhood parking opportunities compared to other cities, the DRC should carefully consider the request for a reduction in parking below the ratio established by State law. However, the City would need to provide substantial evidence for the denial to this request. This project site is served by some adjacent on-street parking along El Camino Real, and Musselman Drive is a short distance away. San Luis Obispo Regional Transit Authority also services a fixed route bus stop adjacent to the project site's entrance along El Camino Real. Stop frequency is estimated to be hourly between 7am and 5pm, with less frequent stops after 5 pm.

Landscaping

The proposed new building is setback a minimum of 10-feet from the rear property line and 5-feet from the side property line, consistent with Atascadero Municipal Code standards. Landscaping will be enhanced throughout the project site and includes native trees, groundcover, shrubs, and grasses adjacent to the concrete walkways. Approximately 49% of the site is landscaped, in excess of the minimum 25% required by the AMC. Per AMC Section 9-4.119, a minimum 10% of parking areas need to be landscaped and shade trees are to be provided at 30-foot intervals. Staff is recommending the applicant provide additional shade trees adjacent to the parking area to meet this requirement. Final landscape concept design will be required prior to Planning Commission consideration.

Conceptual Landscape Plan



Common Open Space

Per the Atascadero Municipal Code Section 9-3.262, 300 square feet of communal outdoor recreational area is required per unit with each open space area being a minimum of 1,000 square-feet. The applicant is proposing approximately 650 square feet of outdoor recreational area and 350 square feet of outdoor common area with barbeque facilities, in addition to the approximately 4,600 square feet of accessible landscaped areas in between each building.

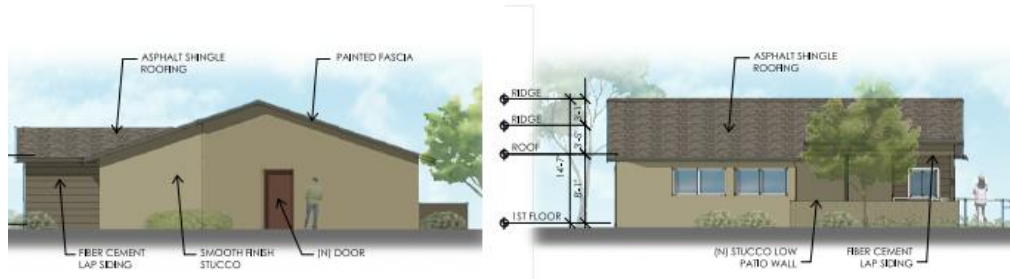
Atascadero Municipal Code 9-3.805 and California Government Code 65915(e) allows for up to four concessions or incentives based on affordability, including a reduction in development standards. The applicant is requesting that one of these concessions be a reduction in the outdoor recreation area requirements. However, the applicant is proposing approximately 1,000 square feet of outdoor recreation area that meets the AMC code requirements. This includes a barbeque area and play area that will be relocated to allow for residential building construction.

Architectural Design

The new residential building and community room expansion are designed to be consistent with the existing architectural style and materials. Materials include earth toned exterior colors, asphalt shingle roofing, smooth stucco, vinyl windows, and horizontal siding.



Architectural Design Community Building



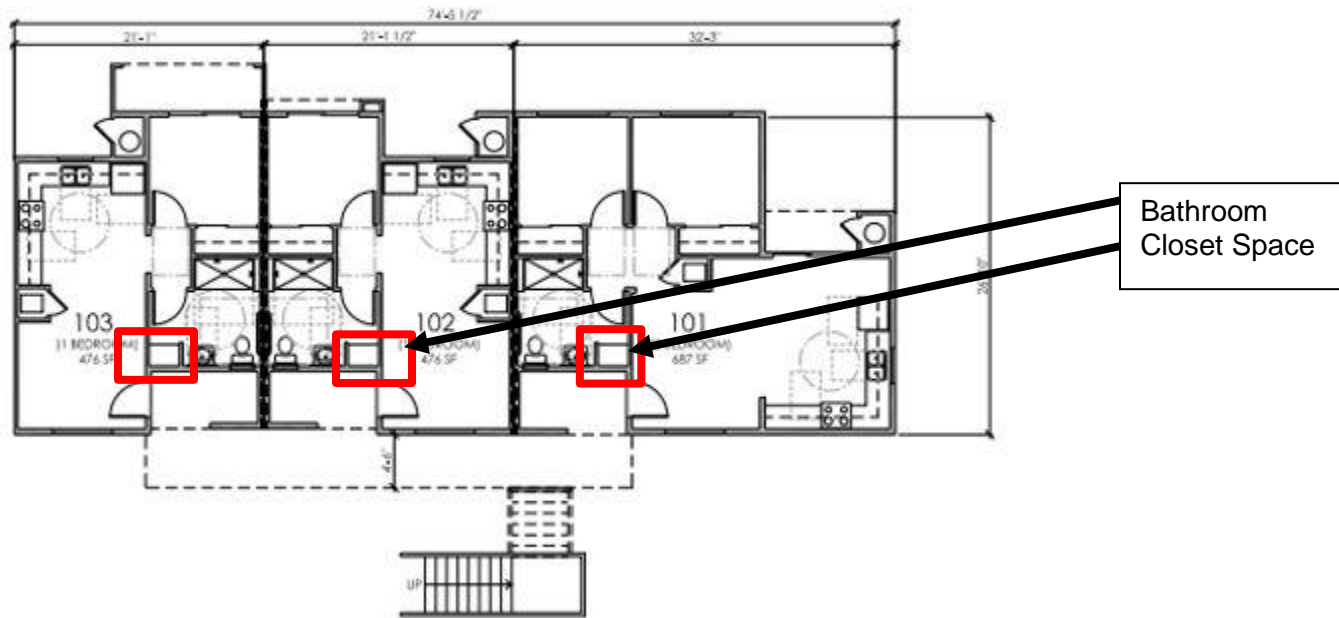
Architectural Design Proposed Residential Building



The entrances to the new units are located along the front of the building with pathways that connect the units to the parking and community areas. The proposed building contains five (5) 476 square foot one-bedroom units and one (1) 687 square foot two-bedroom unit, with three (3) units on the first floor and three (3) units on the second floor.



Proposed Residential Building Floor Plan



AMC Section 9-3.262 requires 100 cubic feet of enclosed storage space in each unit in addition to bedroom closet space. The proposed units have a small, 40 cubic feet linen closets in the bathrooms. The applicant is requesting a density bonus concession to reduce this requirement as it would inhibit the creation of affordable housing units.

DRC DISCUSSION ITEMS:

1. Site design
2. Landscaping
3. Architectural design

ATTACHMENTS:

1. Notice of Action
2. Design Package



Attachment 1: Notice of Action
PRE20-0070



CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: PRE20-0070
Project Title: Macadero Housing Expansion
Planner/ Project Manager: John Holder
DRC Review Date(s): 2/10/2021

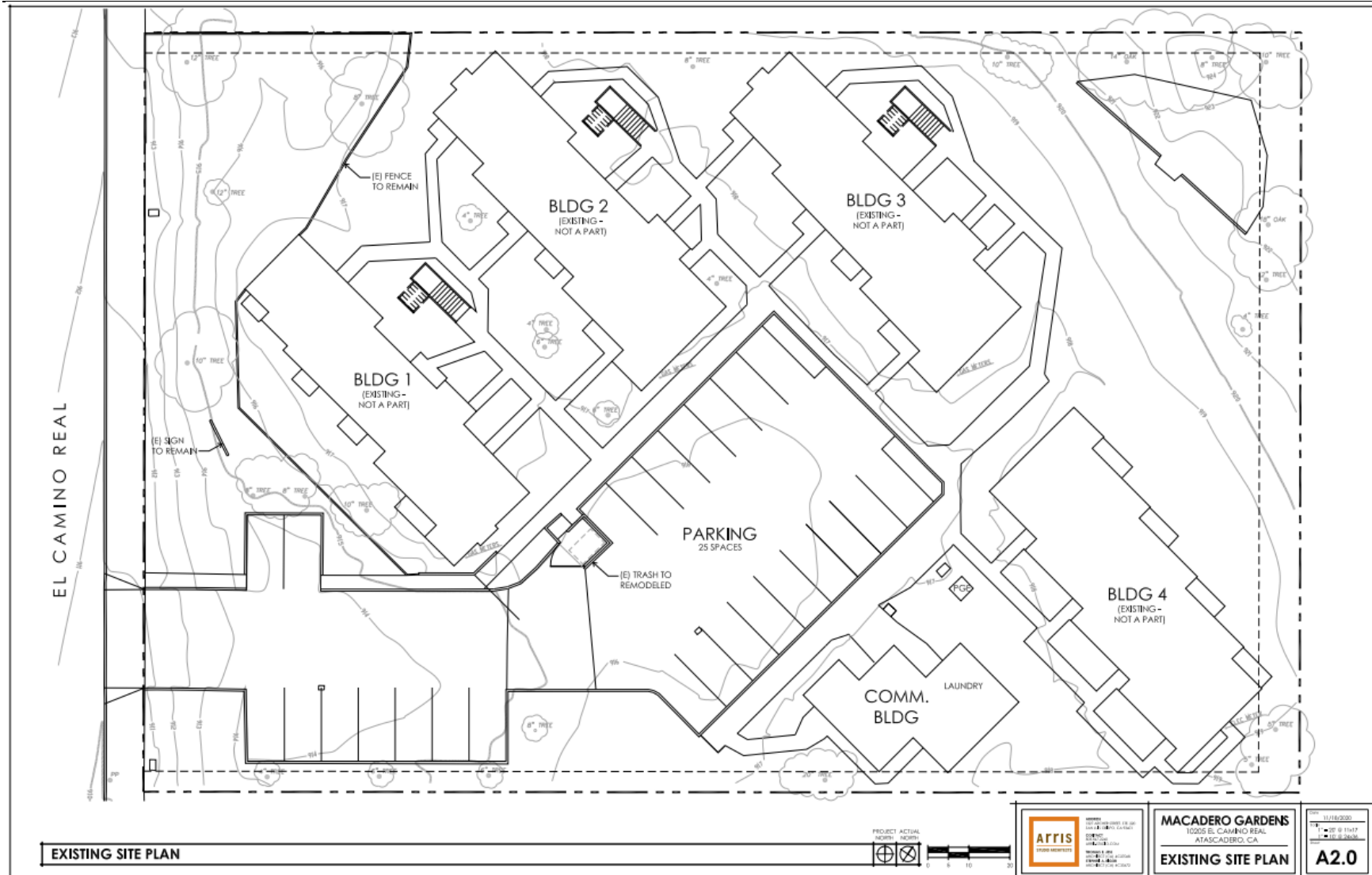
Final Action: ☐ DRC ☒ PC ☐ CC

Conditions & Recommendations:

1. Provide shade trees at a minimum 30-foot intervals adjacent to the parking lot or request a concession for reduced parking lot landscape requirements.
2. Provide clarification on parking requirements that indicate compliance with California Government Code section 65915 parking ratios and the request to reduce parking requirements beyond the ratios outlined in California Government Code section 65915.
3. Prior to issuance of building permits, provide evidence of deed restrictions on the property that show recorded affordability restriction of 55 years for all existing and new units, or submit evidence of deed restrictions prior to issuance of building permits.

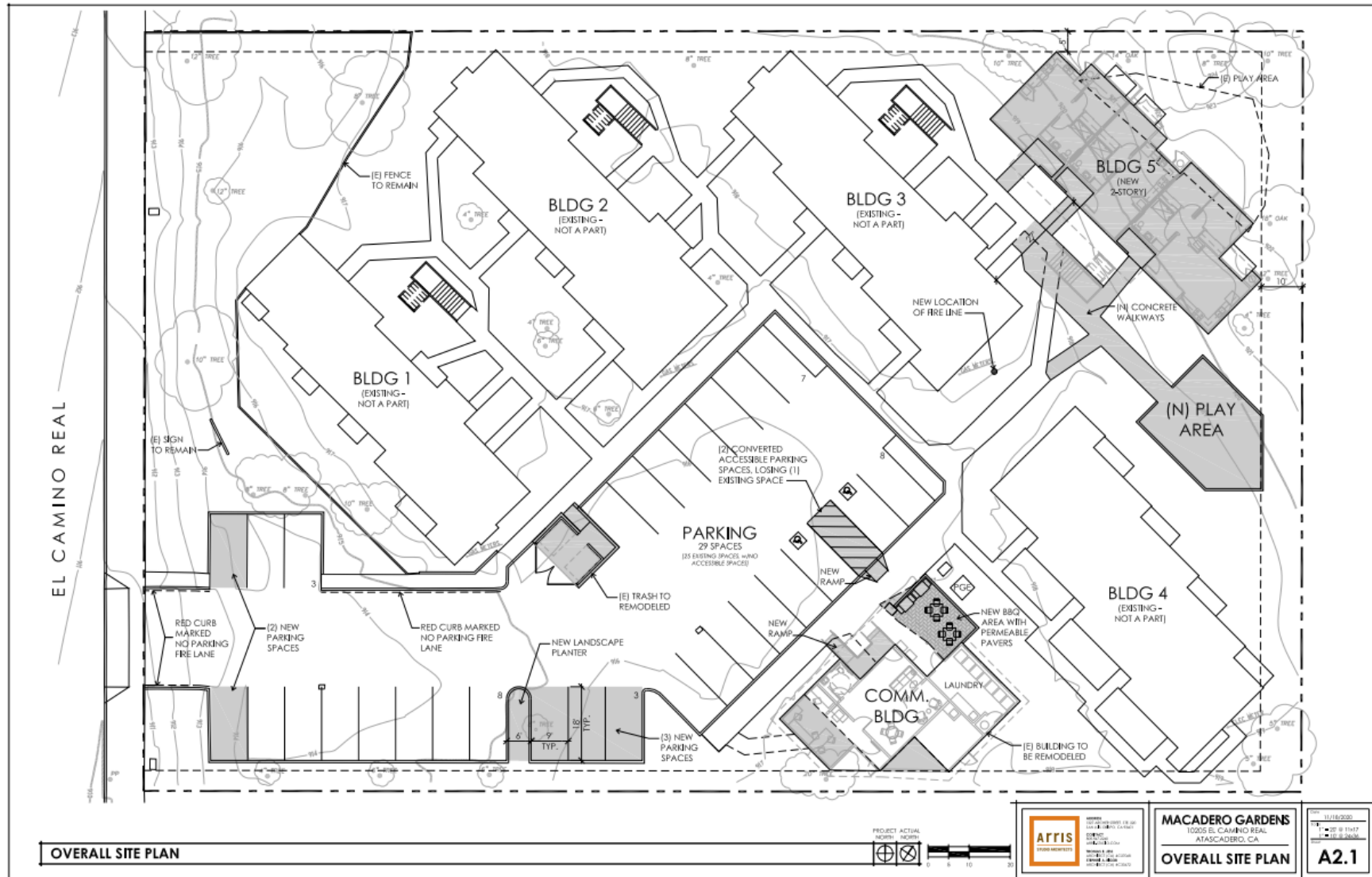


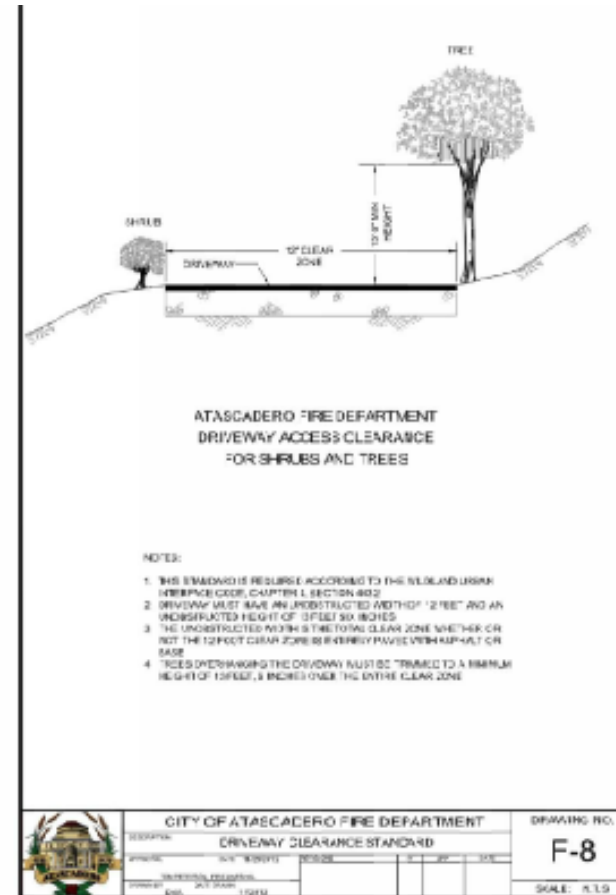
Attachment 2: Design Package
PRE20-0070

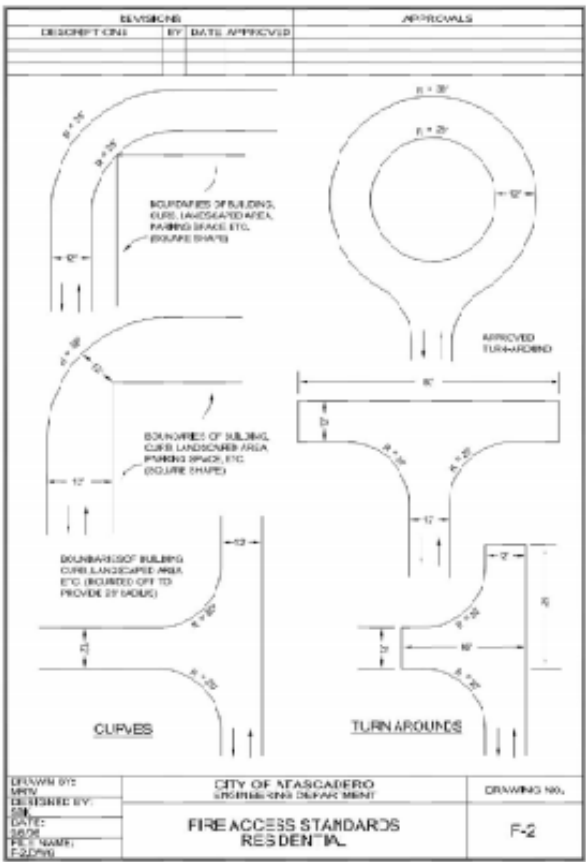
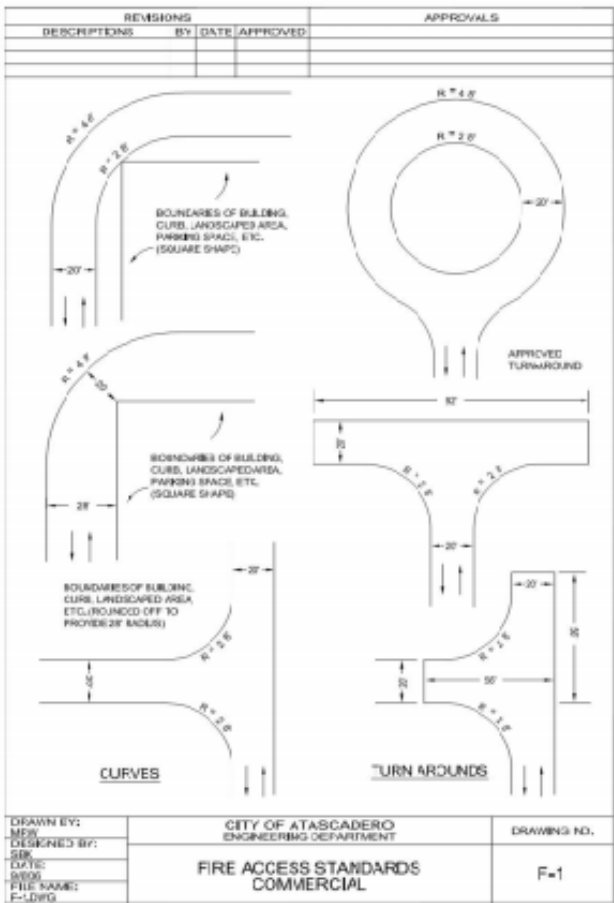


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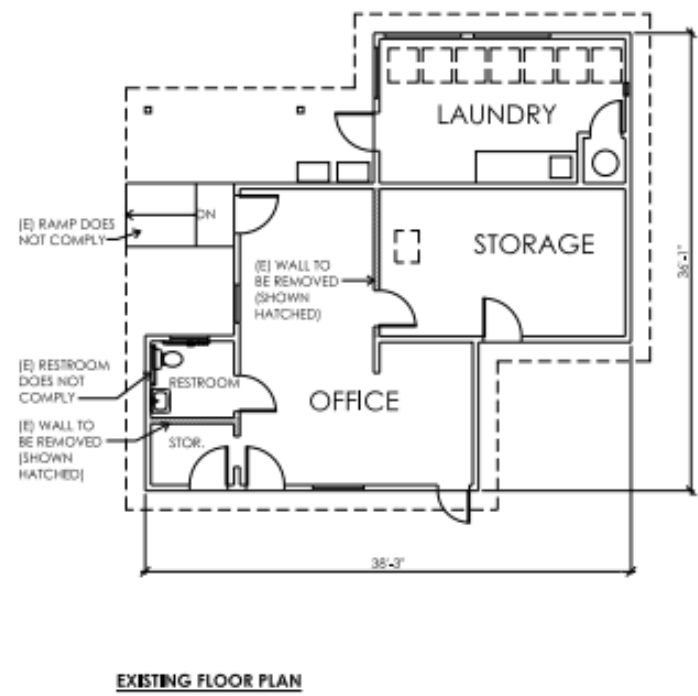
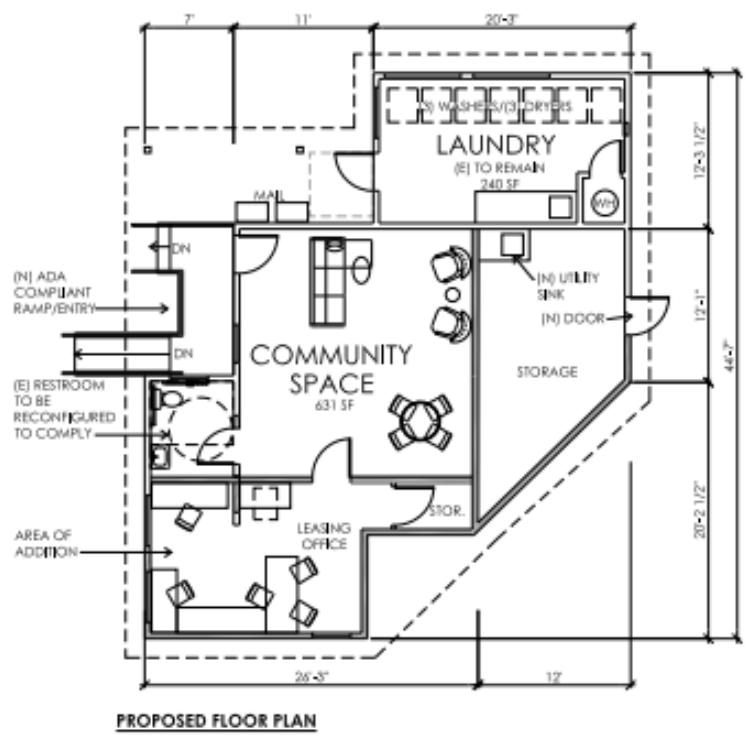




CITY OF ATASCADERO FIRE ACCESS TURNAROUND STANDARDS

	MACADERO GARDENS 1000 EL CAMINO REAL ATASCADERO, CA CITY STANDARDS	A2.3
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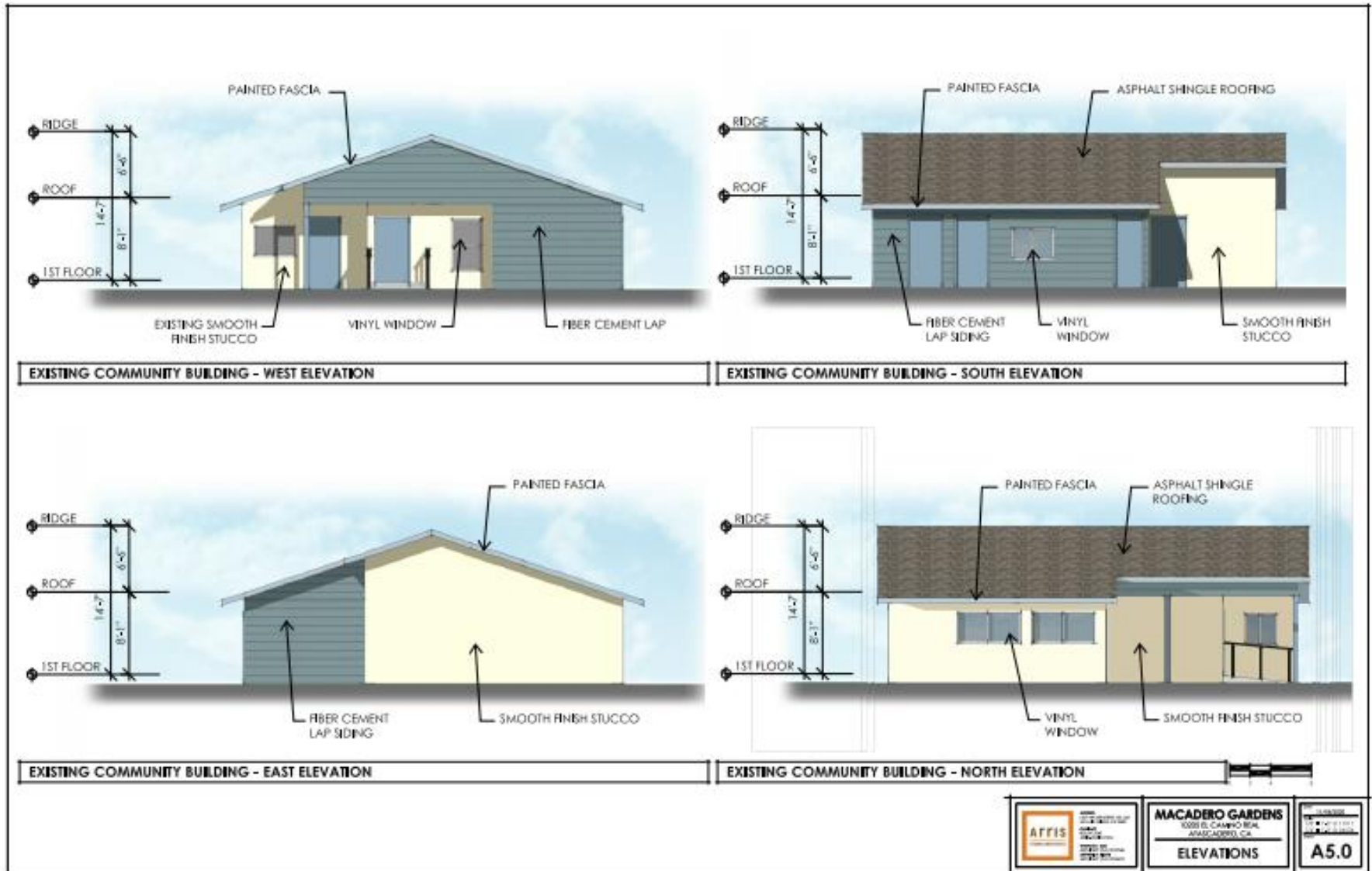
COMMUNITY BUILDING FLOOR PLANS



 AFFIS ARCHITECTURAL FIRM, INC. 1000 EL CAMINO REAL ATASCADERO, CA 93422 TEL: 805.435.1111 WWW.AFFISARCHITECTS.COM	MACADERO GARDENS 1000 EL CAMINO REAL ATASCADERO, CA COMMUNITY BUILDING PLAN	A3.0
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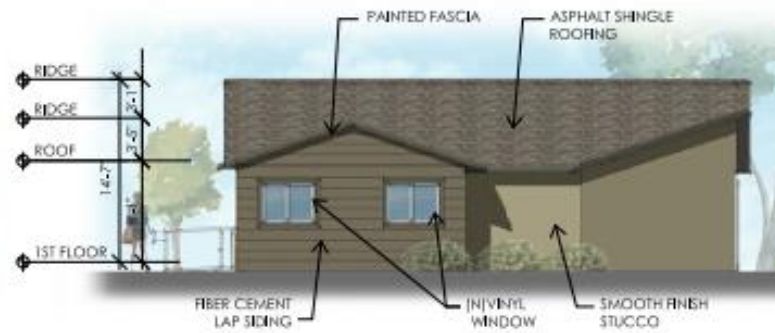
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PROPOSED COMMUNITY BUILDING - WEST ELEVATION



PROPOSED COMMUNITY BUILDING - SOUTH ELEVATION

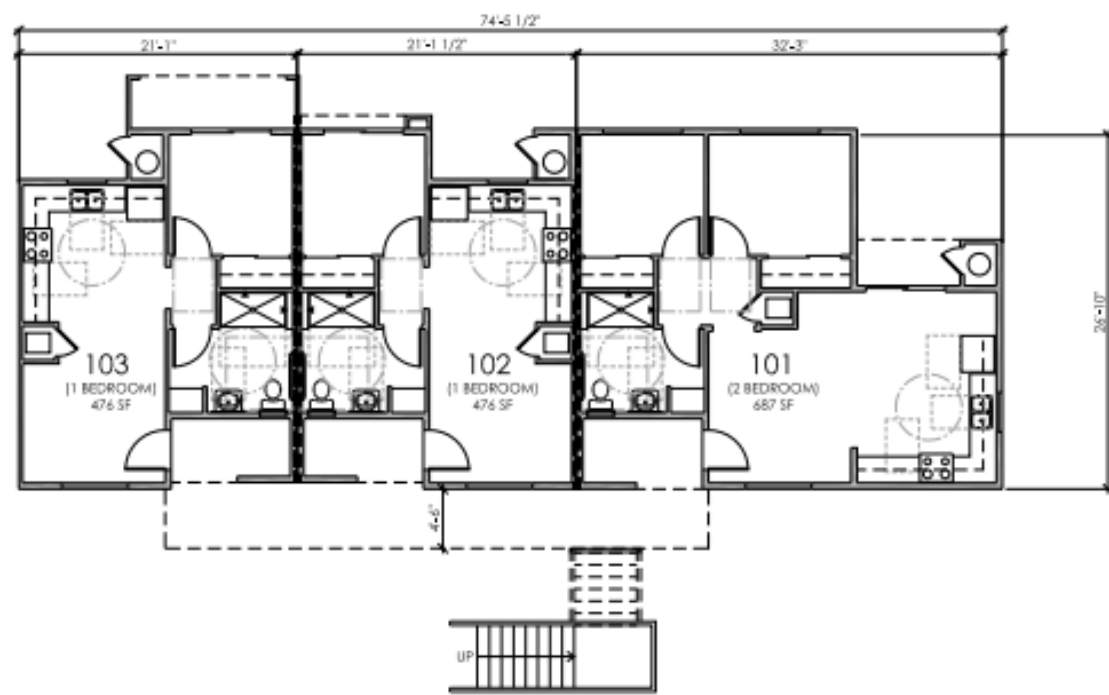


PROPOSED COMMUNITY BUILDING - EAST ELEVATION



PROPOSED COMMUNITY BUILDING - NORTH ELEVATION





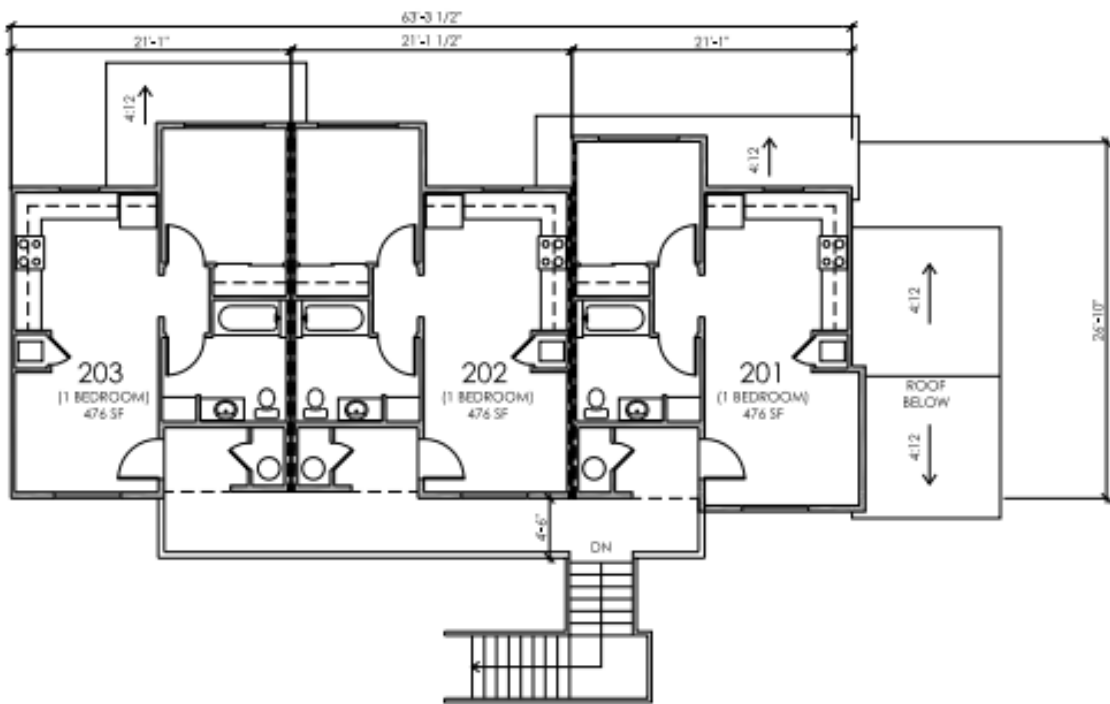
UNIT BREAKDOWN
(2) 1 BEDROOM UNITS
(1) 2 BEDROOM UNIT
(3) TOTAL FIRST FLOOR UNITS

NEW BUILDING FIRST FLOOR PLAN



 AFFIS ARCHITECTURAL FIRM, INC. 1000 EL CAMINO REAL ATASCADERO, CA 94521 TEL: 805.435.1111 WWW.AFFISARCHITECTS.COM	MACADERO GARDENS 1000 EL CAMINO REAL ATASCADERO, CA	DATE: 10/15/2020 BY: [Signature] CHECKED: [Signature] SCALE: 1/8" = 1'-0"
	FIRST FLOOR PLAN	A6.0





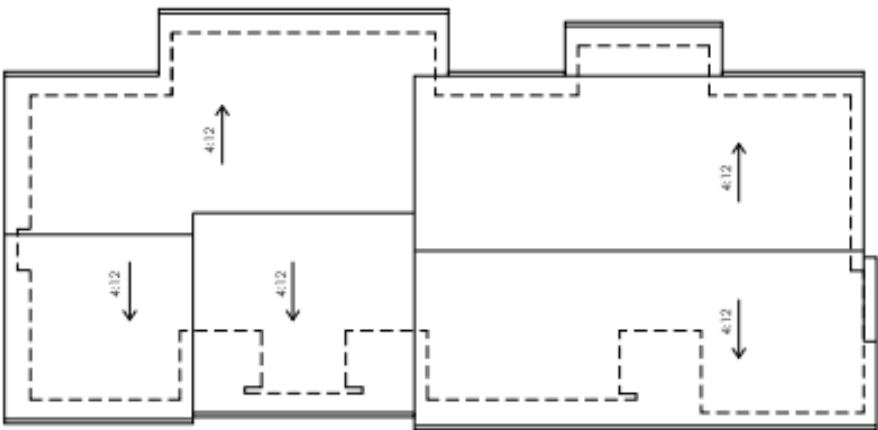
UNIT BREAKDOWN
(3) 1 BEDROOM UNIT
(3) TOTAL SECOND FLOOR UNITS

NEW BUILDING SECOND FLOOR PLAN



 AFFIS ARCHITECTURAL FIRM INCORPORATED 1000 S. GATEWAY BLVD. ATASCADERO, CA 95321 TEL: 805.461.1111 WWW.AFFISARCHITECTS.COM	MACADERO GARDENS 1000 S. GATEWAY BLVD. ATASCADERO, CA	SCALE 1" = 1'-0" 1/4" = 3'-0"
	FIRST FLOOR PLAN	A6.1





NEW BUILDING ROOF FLOOR PLAN



 AFFIS ARCHITECTURAL FIRM 1000 EL CAMINO REAL ATASCADERO, CA 95321 TEL: 805.435.1111 WWW.AFFIS.COM	MACADERO GARDENS 1000 EL CAMINO REAL ATASCADERO, CA ROOF PLAN	A6.2
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ITEM 2
Macadero Housing Expansion
PRE20-0070/ HASLO



COMMUNITY BUILDING COLOR AND MATERIALS



NEW BUILDING COLOR AND MATERIALS

P-1
 PAINTED STUCCO
 SHERWIN WILLIAMS
 SW-6518 "SAWDUST"

P-2
 PAINTED HORIZONTAL SIDING
 SHERWIN WILLIAMS
 SW-6152 "SUPERIOR BRONZE"

W-1
 VINYL WINDOWS
 WHITE

P-6
 PAINTED DOORS
 SHERWIN WILLIAMS
 SW-6062 "RUGGED BROWN"

P-4
 PAINTED HORIZONTAL SIDING
 SHERWIN WILLIAMS
 SW-2851 "SAGE GREEN LIGHT"

P-3
 PAINTED STUCCO
 SHERWIN WILLIAMS
 SW-6102 "PORTABELLO"

P-5
 PAINTED TRIM
 SHERWIN WILLIAMS
 SW-2846 "BOTCROFT BRONZE GREEN"

R-1
 ASPHALT SHINGLE ROOFING
 MALARKEY
 "HIGHLANDER"

MACADERO GARDENS
 1035 E. CAMINO REAL
 ATASCADERO, CA
COLOR & MATERIALS

10/10/2020
 10/10
A10.0



Macadero Housing Expansion
PRE20-0070/ HASLO

Design Review Committee | City of Atascadero | www.atascadero.org | fb.me/planningatascadero



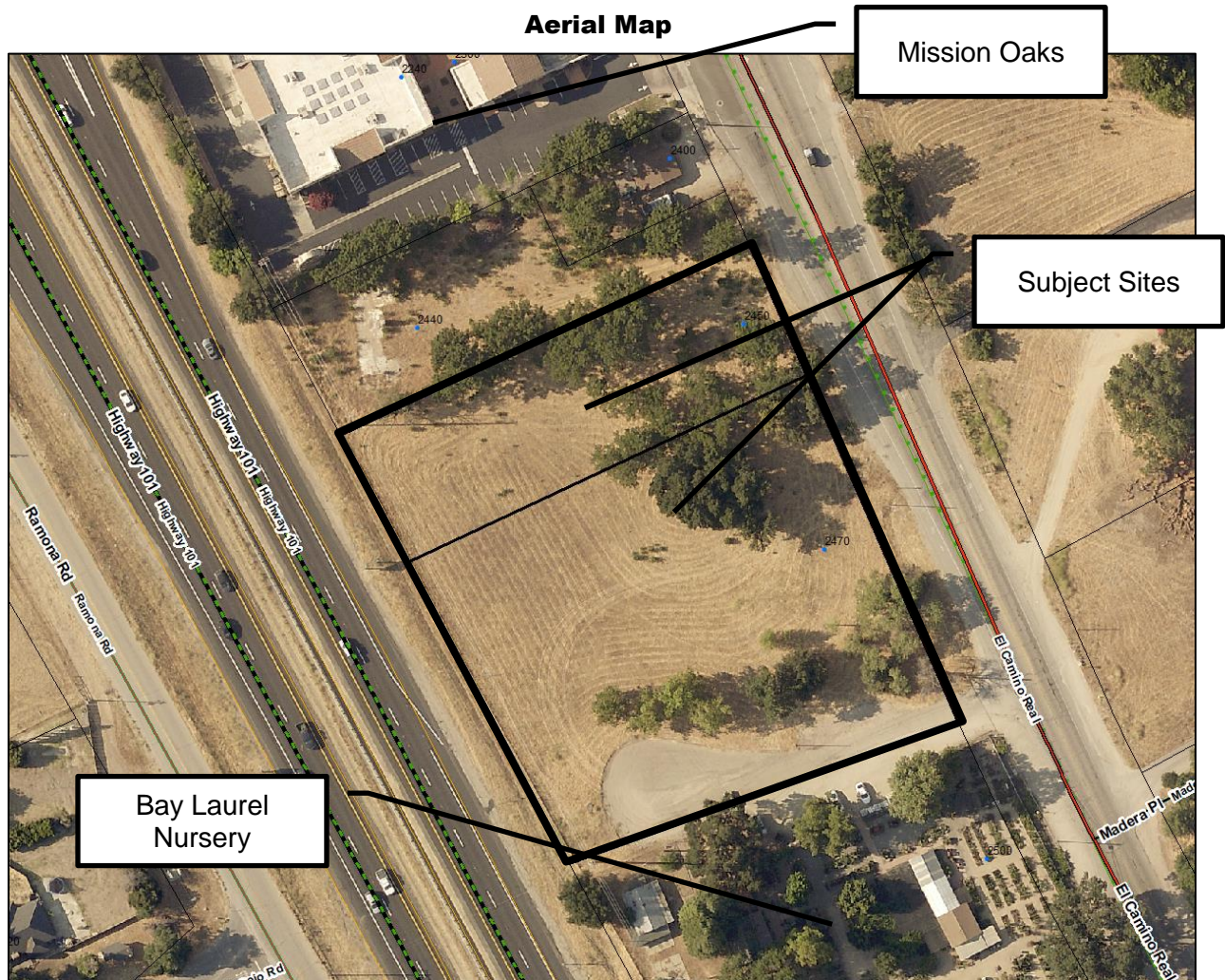
Atascadero Design Review Committee

Staff Report – Community Development Department Commercial Development

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
2/10/2021	Kelly Gleason	Garrett Morrison		PRE20-0103
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
2450/2470 El Camino Real	Commercial Park (CPK)	Commercial Park (CPK)	049-141-046, 022	Approximately 3.4 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none">1. Review the proposed design for a commercial development on a vacant lot and provide design recommendations as needed.				
PROJECT DESCRIPTION				
<p>The applicant is proposing a new commercial development with approximately 20,600 square-feet of commercial tenant space and associated site improvements. The buildings are located around a central courtyard that is envisioned for use by the adjacent tenants. Commercial options also include a mezzanine space should a restaurant, tasting room, or similar use occupy the space. No development exceptions are being requested and the project is only subject to Design Review consistent with AMC 9-2.107.</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:	<input type="checkbox"/> Categorical Exemption	<input checked="" 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

The subject site is approximately 3.4 acres in size and is comprised on two vacant parcels. The applicant proposes two commercial buildings of approximately 10,000 square-feet each designed around a central courtyard. The center is envisioned for tasting rooms, breweries, coffee shops, yoga studios, and/or restaurants in addition to other listed allowable uses in the CPK zone. The site is located south of the Mission Oaks commercial plaza and directly north of Bay Laurel Nursery. No exceptions are being requested at this time and only Design Review Committee endorsement of site design and architecture is required prior to proceeding with building permit applications.

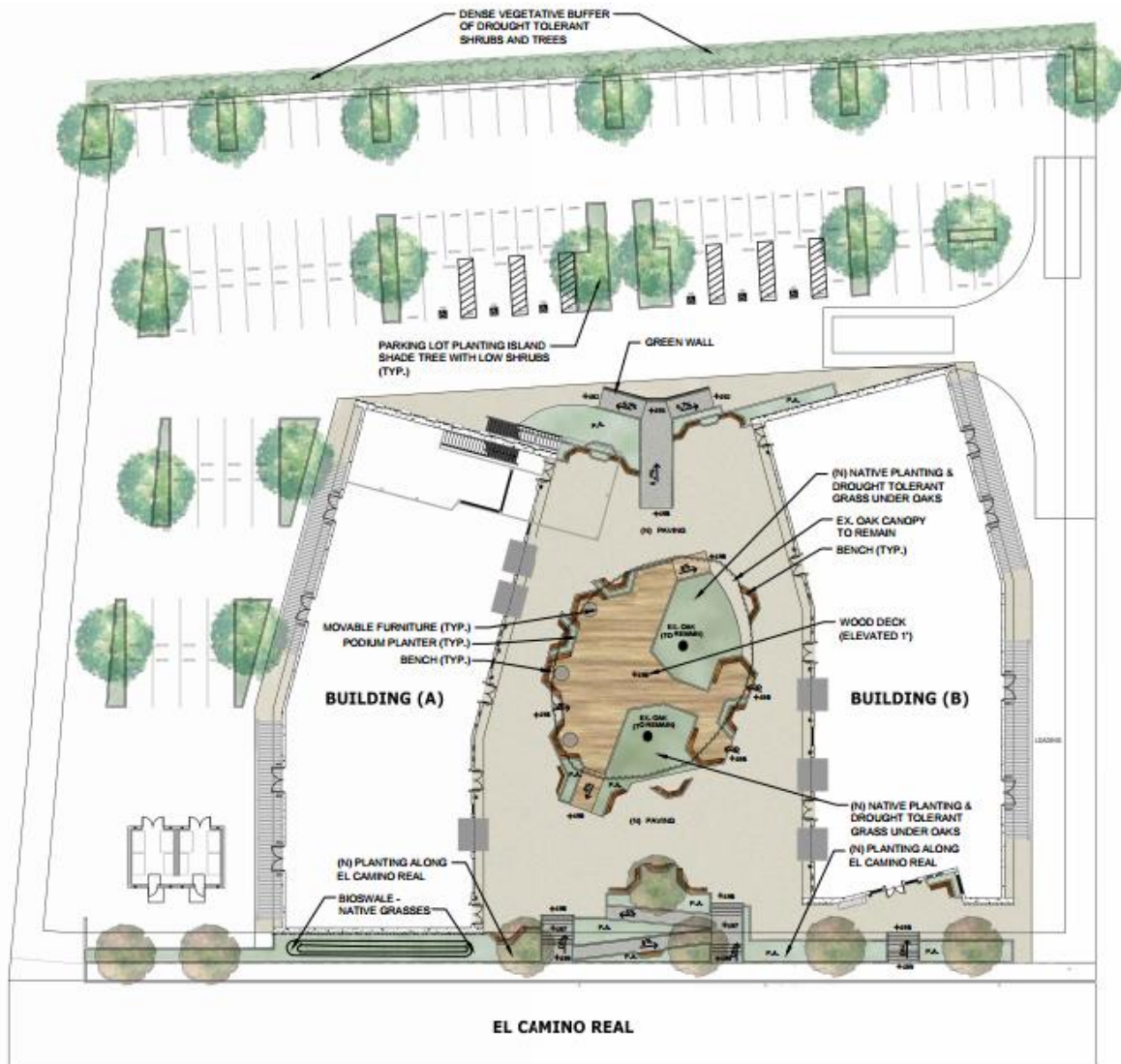


Analysis

Site and Landscape Design

The site has been designed to accommodate a majority of the parking at the rear of the site, allowing the buildings and central courtyard to be adjacent to El Camino Real. The applicant has reached out to the owners of the Bay Laurel property to explore opportunities for shared access; however, should that not occur, the site access will be relocated to the north to accommodate an independent driveway. The site is also designed with a looped driveway to allow larger trucks and emergency access vehicles to enter and exit the site without turning around.

The central courtyard has been designed and located to preserve two existing oak trees on site. The courtyard is envisioned with an elevated deck surrounding the oak trees with additional planters and hardscape adjacent to the street frontage and tenant spaces.



Shade trees have been provided throughout the parking lot and the project retains a 10-foot landscape buffer along the freeway, as required by code. Planters are provided along the El Camino Real frontage to allow for street trees. Due to the planter size, these trees will likely be a medium variety and spaced closer than typical larger street trees.

The trash enclosure is currently located towards the El Camino Real frontage. The enclosure is required to be screened by code and staff has conditioned that the enclosure include materials consistent with the building architecture and that the enclosure be relocated farther back into the site.

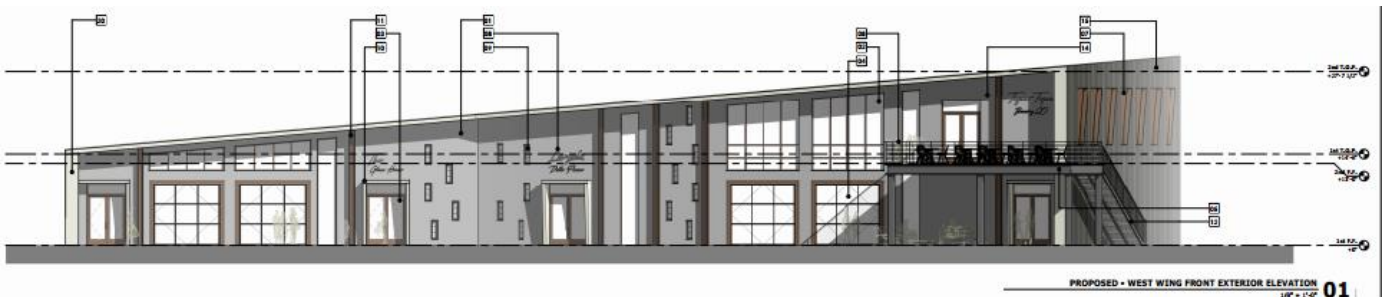
The applicant is in the early phases of the design concept and is looking for direction prior to refining the site details. Staff has completed preliminary review and has requested additional side landscaping where shared access is not achieved. In addition, drainage calculations and appropriately sized and located stormwater storage facilities will need to be provided on-site. Some of these items may trigger minor changes to the overall site plan.

Parking

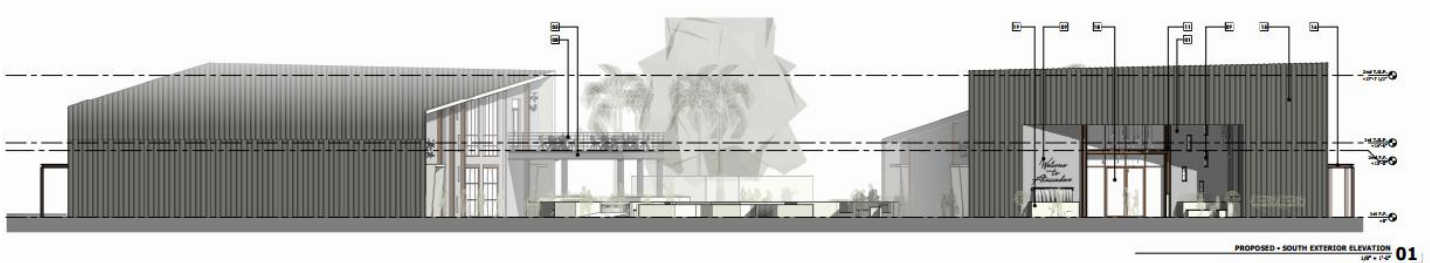
Parking is based on specific land use. Since there are no specific tenants at this time, exact parking requirements are not known. However, the project proposes ample parking by providing up to ninety-nine (99) on-site parking spaces. As we do not know the exact mix of uses, parking requirements are assumed based on an overall ratio of one space per 300 square-feet consistent with retail standards, resulting in sixty-nine (69) required spaces. The applicant has exceeded this minimum parking requirement to ensure flexibility in occupancy and allow for restaurant uses, which typically require additional parking.

Architectural Design

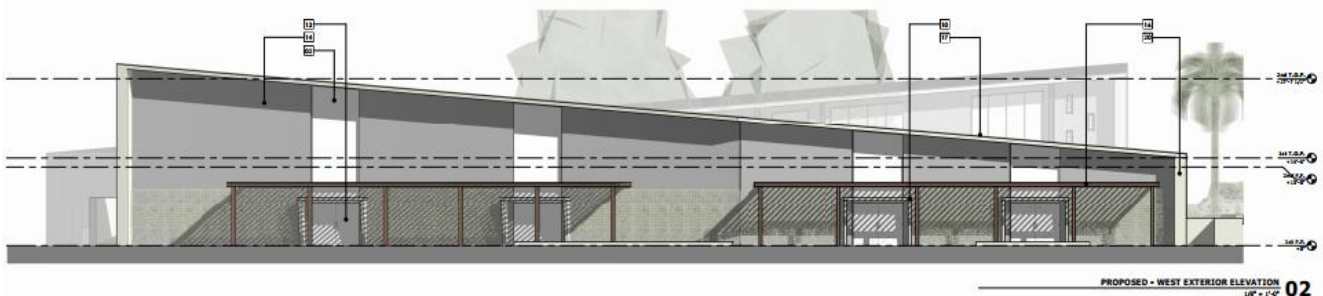
The project is designed with a contemporary theme and includes a combination of tilt up and board form concrete walls, large contemporary industrial style windows facing the courtyard and smaller decorative windows for architectural interest. A mezzanine level is envisioned for the south building providing an expanded outdoor use component and added visual interest.



The north building includes a recessed entry with storefront glazing and decorative accent windows. The south building is less articulated with the focus on the courtyard space and is lower in height (15-feet) than the north building (33-feet) allowing the north building to become the focus from El Camino Real. Staff has added a condition that decorative windows or similar architectural elements be added to this facade to soften the building along the street frontage.



Similarly, the elevations facing the parking and drive aisles are minimally articulated with trellises added along portions of the elevation. While this is common to the contemporary industrial theme, staff has conditioned that accent windows or similar features be added. A condition has also been added to include more industrial style doors on these facades. With the location of the parking and drive aisles setting the building back from the side property lines, these elevations have a greater visual impact to the surrounding properties and from El Camino Real.



The proposed building height is 33 feet as measured from finished grade to the tallest portion of the building, which is in compliance with the 45-foot maximum height standard in the CPK zoning district. Per the Atascadero Municipal Code, a minimum of 10% of the site must be landscaped. With the retention of the existing oak trees and landscape planters along the frontage, throughout the parking lot, and bordering the freeway, the site meets and exceeds this standard (31.89%).

DRC DISCUSSION ITEMS:

1. Site Design
2. Landscaping
 - a. Perimeter landscape/setback (sides)
 - b. Highway 101 landscaping
 - c. Trash Enclosure design/placement



3. Architectural Design
 - a. Design theme
 - b. Added features along ECR and parking facing facades

ATTACHMENTS:

1. DRC Action Form
2. Site Photos
3. Concept Design Package



Attachment 1: DRC Action Form
PRE 20-0103



CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: PRE20-0103
Project Title: 2450, 2470 El Camino Real
Planner/ Project Manager: Kelly Gleason
DRC Review Date(s): 02/10/21

Final Action: ☒ DRC ☐ PC ☐ CC

Conditions & Recommendations:

1. Side setback and landscaping shall comply with the municipal code. Shared access with the property to the south is encouraged.
2. A minimum of 8 medium street trees shall be provided along the El Camino Real frontage.
3. Access doors facing the access drive/parking area shall be designed consistent with the architectural theme and shall be more decorative in nature due to the high visibility of these elevations.
4. Accent windows or other decorative elements shall be added to the south building façade facing El Camino Real and both building facades facing the parking/drive isles.
5. The trellis features shall be designed to meet fire code standards for egress as necessary.
6. The trash enclosure shall utilize materials consistent with the building architecture and shall be relocated farther away from the El Camino Real frontage.
7. A complete construction permit shall be submitted to the City within 6 months of the DRC final action date or this DRC action shall be null and void.
8. The DRC action does not authorize specific land use entitlements and is only an endorsement of the building design to allow authorization to proceed with a construction permit. Specific tenants will be subject to land use authorization, including, but not limited to a business license, administrative use permit, and/or conditional use permit depending on use requests.



Attachment 2: Site Photos
PRE20-0103

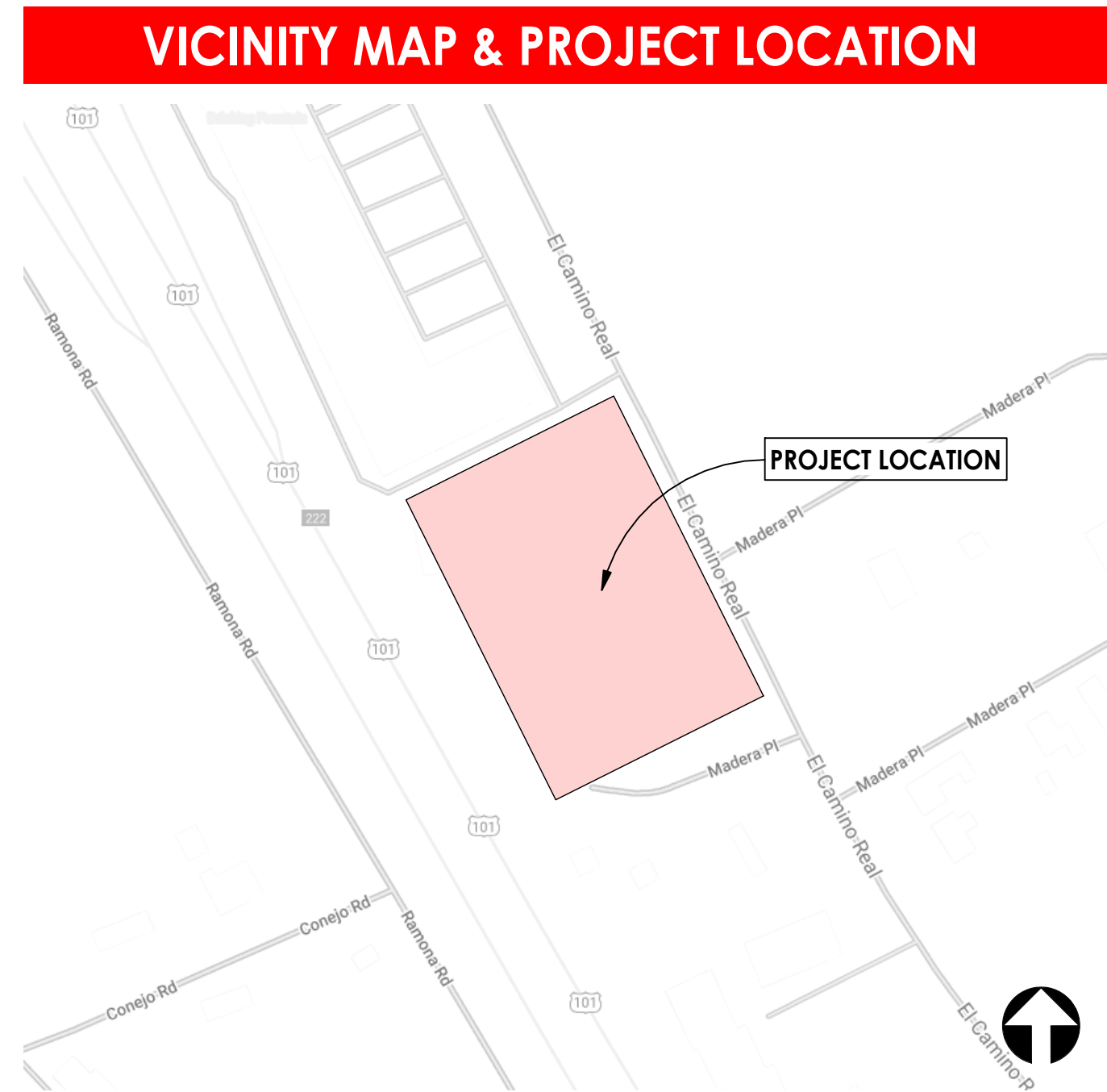


Attachment 3: Concept Design Package
PRE20-0103

See Following



MIXED-USE DEVELOPMENT



PROPOSED		
1st F.F.	Area	10,255.96 SF
1st F.F.	Area	10,431.39 SF
		20,687.35
		SF
CONDITIONED SPACE		20,687.35
		SF

- NEW 20,000 SF MIXED USE DEVELOPMENT TO INCLUDE:
- RESTURANTS, BREWERIES, YOGA-STUDIO & ESCAPE ROOM

Owner:	ROBERT K. MORRISON		
Project address:	2450 & 2470 EL CAMINO REAL ATASCADERO, CA 93422		
MSY#	N/A		
A.P.N.#	049-141-022 & 049-141-046		
Zoning designation	CPK		
General plan designation	TBD		
Existing use	VACANT LOTS		
Proposed use	COMMERCIAL PARK / MIXED USE DEVELOPMENT		
High fire	NO		
Fire sprinklers required	NO		
Flood hazard	NO		
Construction type	III-B		
Occupancy group	TYPE A-2 & TYPE A-3		
Lot size	105,851 S.F. (2.43 ACRES) (0.72 + 1.71)		
Required setbacks	Front = 0'	Interior = 0'	Rear = 10'
Maximum height limit	60'		
Required open yard area	N/A		
Grading	<div> <div>Cut & fill under main building</div> <div>Cut & fill outside main building</div> <div>Non-residential floor area (GMP)</div> </div> <div> <div>TBD</div> <div>TBD</div> <div>TBD</div> </div> <div> <div>Import = TBD</div> <div>Export = TBD</div> <div></div> </div>		
SWMP compliance	<div> <div>Indicate tier =</div> <div>TIER 3</div> <div>Impermeable surface = TBD</div> </div>		
Number of parking spaces	<div> <div>Existing = 0</div> <div>Required = 95</div> </div> <div> <div>Standard Parking Proposed = 93</div> <div>Accessible Parking Proposed = 6</div> <div>Total Proposed Parking = 99</div> </div>		

2450 & 2470 EL CAMINO REAL

PROJECT #: 20C01

[illegible]

G01

COVER SHEET

GENERAL NOTES

TOPOGRAPHIC FIELD SURVEY CONDUCTED 02-28-2020

BOUNDARY DATA PER BK 39 PG 61 RECORDS OF SURVEY

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY RIGHT OF WAY LINE OF EL CAMINO REAL BETWEEN TWO FOUND MONUMENTS THE BEARING BEING N 26°37'22" W PER R

THE BENCHMARK FOR THIS SURVEY IS SET SPIKE NEAR THE WESTERLY EDGE OF PAVEMENT OF EL CAMINO REAL SHOWN HEREON THE ELEVATION BEING 500.00' (ASSUMED).

1 FOOT CONTOUR INTERVAL

LEGEND

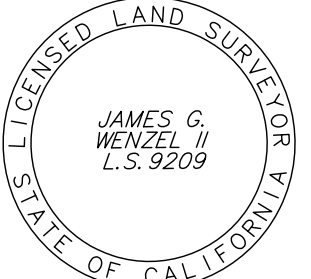
AC	ASPHALT
CMP	CORRAGATED METAL PIPE
CONC	CONCRETE
CLSTR	CLUSTER
D.I.	DROP INLET
D/W	DRIVEWAY CUT
EL	ELEVATION
EM	ELEC METER
FDC	FIRE DEP. CONNECTION
FF	FINISH FLOOR
FND	FOUND
FS	FINISH SURFACE
GM	GAS METER
IN	INCH
NG	NATURAL GROUND
OHD	OVERHEAD ELECTRICITY
PP	POWER POLE
SD	STORM DRAIN
TYP	TYPICAL

R	39 RS 61
FOUND MONUMENT PER R	
LOCATION OF PROPERTY CORNER PER R	
PROPERTY LINE	
OVERHEAD WIRE	
BUILDING LINE	
OAK TREE DRIP LINE	
WOOD FENCE	
CHAIN LINK FENCE	
BARB WIRE FENCE	
UNDERGROUND TELEPHONE	
UNDERGROUND WATER LINE	
UNDERGROUND GAS LINE	
UNDERGROUND SEWER LINE	
GRADE BREAK	
POWER POLE	
WATER METER	
TREE TRUNK	
GAS VALVE	
GUY WIRE	
TELEPHONE MANHOLE	
SEWER MANHOLE	
FIRE HYDRANT	
SIGN POST	

ASPHALT	
CONCRETE	

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WWSURVEYING, INC.



1		6-1-2020		CONEJO ABANDONMENT		REVISION		BY	
SHEET TITLE		DATE		PROJECT		SCALE 1" = 20'		DATE 06-01-20	
PROJECT		2450,2470 EL CAMINO REAL ATASCADERO, CA		DRAWN BY JW		CHECKED BY JW		1 OF 1 SHTS	
PROJECT		2450,2470 EL CAMINO REAL ATASCADERO, CA		DRAWN BY JW		CHECKED BY JW		1 OF 1 SHTS	
PROJECT		2450,2470 EL CAMINO REAL ATASCADERO, CA		DRAWN BY JW		CHECKED BY JW		1 OF 1 SHTS	

CONCEPTUAL PLANT PALETTE
SHADE TREES



Geijera parviflora
Australian Willow



Arbutus Marina
Strawberry Tree



Lagersroemia indica
Crape Myrtle

NATIVE SHRUBS AND PERENNIAL FLOWERS



Ceanothus spp.
Ceanothus



Arctostaphylos spp.
Manzanita



Penstemon spp.
Beardtongues



Salvia spp.
Sage



Eriophyllum spp.
Yarrow



Epilobium canum
California Fuchsia

DROUGHT TOLERANT GRASSES AND SUCCULENTS



Agave spp.
Agave



Aloe spp.
Aloe



Pennisetum 'Rubrum'
Fountain Grass



Miscanthus sinensis
Eulalia



Festuca californica
California fescue



Senecio serpens
Blue Chalksticks



Bueteloua gracilis
Blue grama grass

INSPIRATION & MATERIALS



Wood & concrete bench
- integrated seating



Wood deck material



Entrance - ramp/stairs
with sloped planting



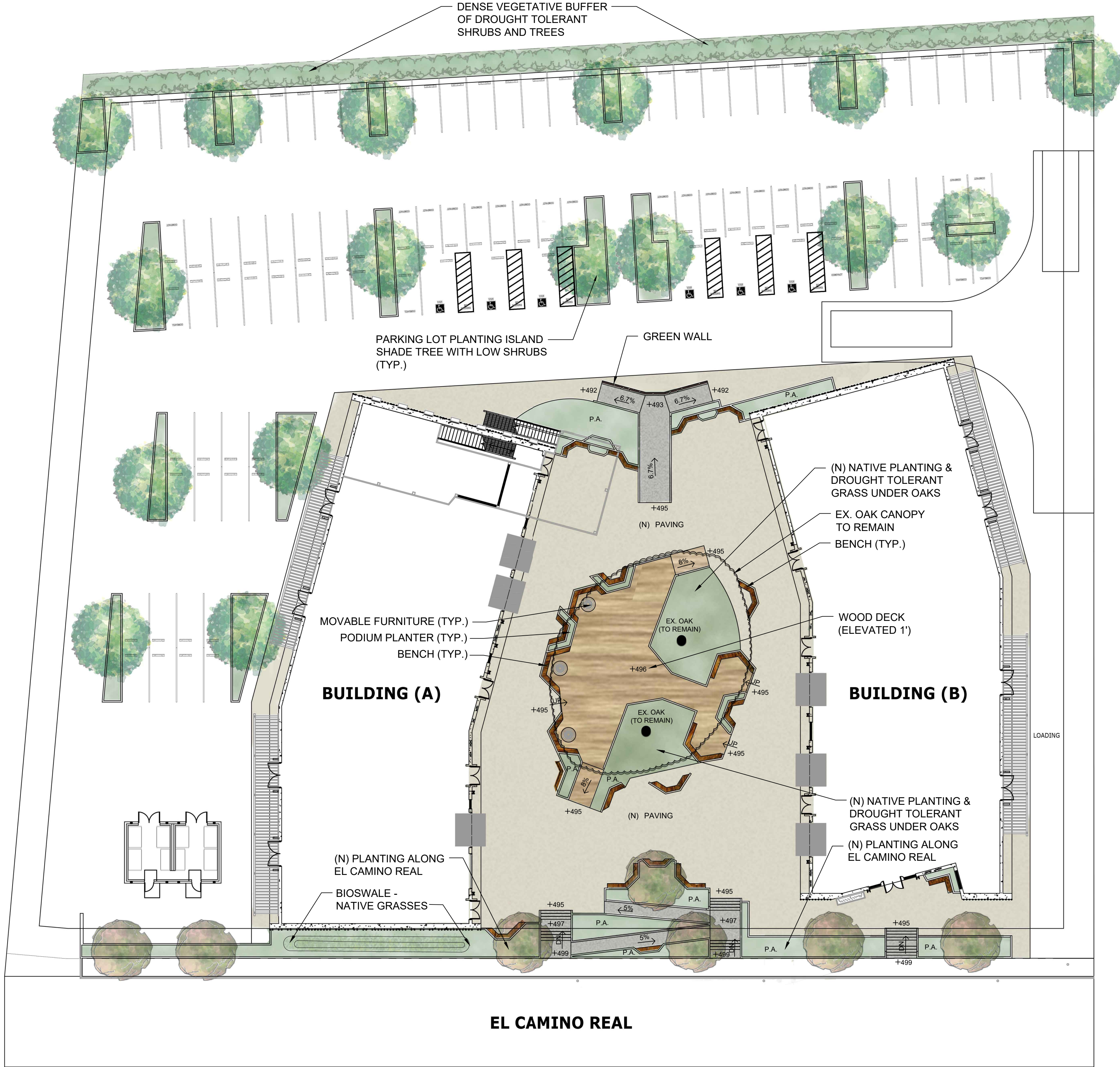
Green wall



Corten podium planters



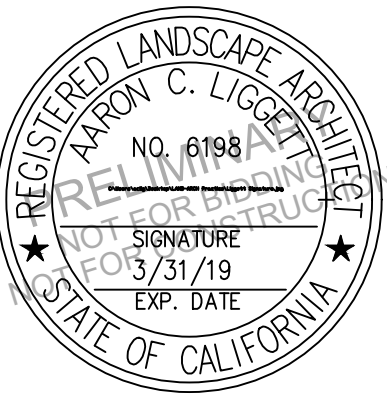
Wood bench with elevated
concrete planters- Orthogonal form



ABBREVIATIONS	
EX.	EXISTING
(N)	NEW
P.A.	PLANTING AREA
(TYP.)	TYPICAL

CONCEPTUAL
LANDSCAPE PLAN

2450 & 2470
El Camino Real
Atascadero, CA
93422

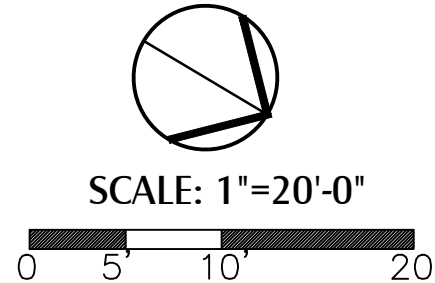


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L-1

CONCEPTUAL
LANDSCAPE PLAN



CONCEPTUAL LANDSCAPE PLAN



AERIAL VIEW - LOOKING NORTH



AERIAL VIEW - LOOKING SOUTH



VIEW FROM LOT - LOOKING EAST



VIEW FROM LOT - LOOKING NORTH WEST



VIEW FROM US 101 NORTH - LOOKING NORTH EAST



VIEW FROM EL CAMINO REAL - LOOKING SOUTH



VIEW FROM EL CAMINO REAL & MADERA PL CORNER - LOOKING WEST



VIEW FROM EL CAMINO REAL - LOOKING SOUTH WEST



Telephone - 805.448.2611

Email - willenmoritz@gmail.com

2634 Montrose Place, Santa Barbara, 93105 CA

Drawn By: Moritz Willen



**2450 & 2470 EL
CAMINO REAL**

PROJECT #: 20C01

[illegible]

C02

SITE PHOTOS

11/15/2020 9:44:29 PM

US101 FREEWAY

PARKING CALCULATIONS

PER ATASCADERO MUNICIPAL CODE, **SECTION 9-4.118 (3) MIXED USE SITES:**

- USE 1: RESTAURANT AND BREWERIES 12,000 SQFT, ESTIMATED TABLES 55. REQUIRED PARKING: 1 TABLE PER PATRON =>**55 PARKING SPACES**
- USE 2: ENTERTAINMENT DANCE/YOGA STUDIOS, 8,000N SQFT. REQUIRED PARKING: 1 PER 200 SQFT OF FLOOR AREA =>8,000/200= **40 PARKING SPACES**

REQUIRED TOTAL: 55+40=95 PARKING SPACES
PROVIDED: 99 PARKING SPACES



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2634 Montrose Place, Santa Barbara, 93105 CA

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**2450 & 2470 EL
CAMINO REAL**

PROJECT #: 20C01

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C03

CONCEPTUAL SITE PLAN

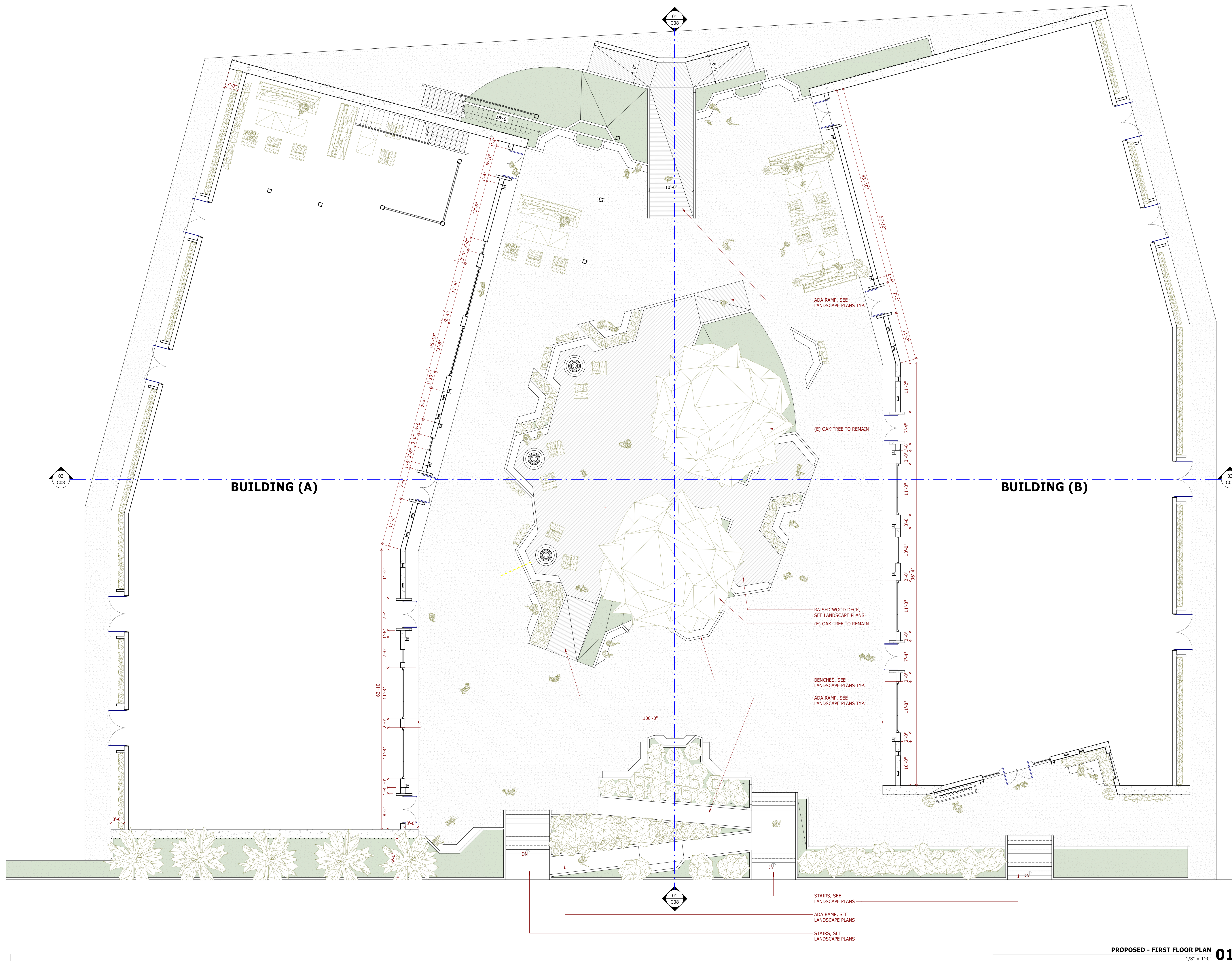


Drawn By: Moritz Willen

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CONCEPTUAL 1ST FLOOR PLAN

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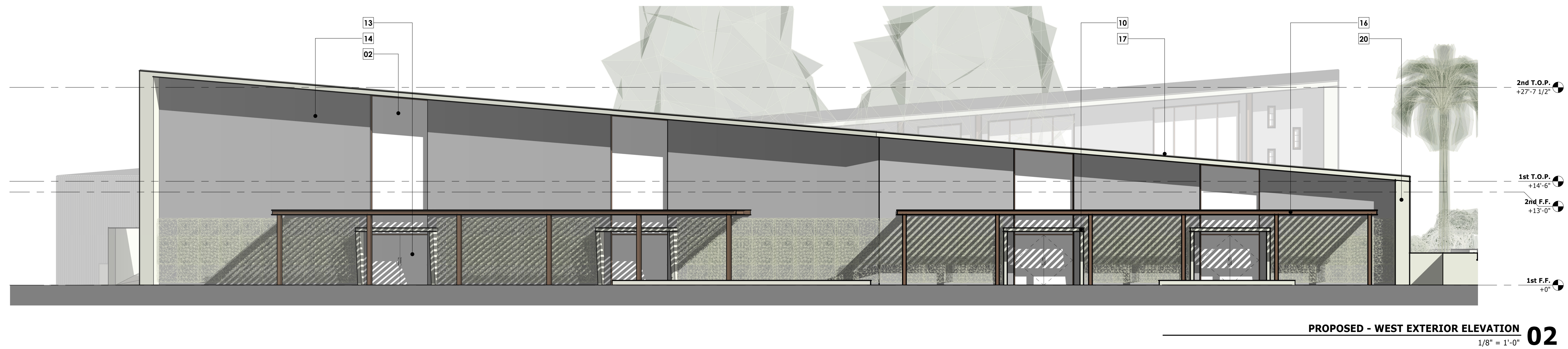
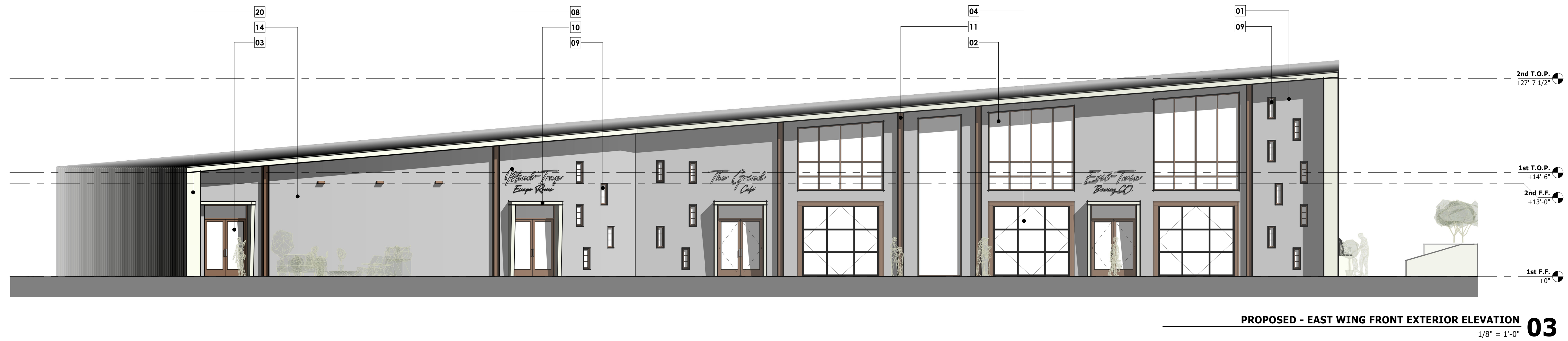
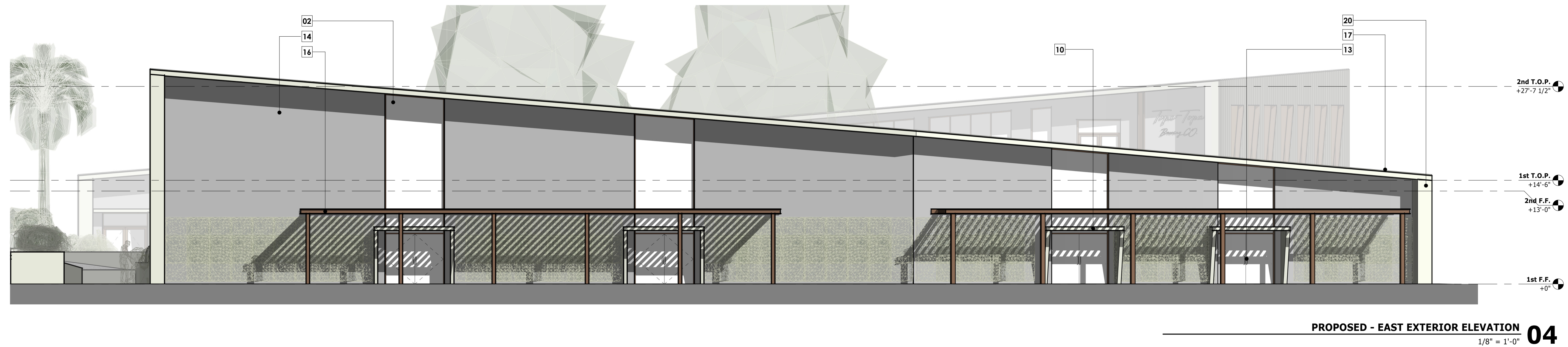
PROPOSED 2ND FLOOR PLAN (MEZZANINE) 01
1/4" = 1'-0"

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CONCEPTUAL 2ND FLOOR PLAN

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Keynotes	
Num.	Description
01	RECLAIMED REBARNED BARNWOOD SIDING
02	STOREFRONT WINDOW TYP, CORTEN RUSTED FINISH
03	STOREFRONT DOOR TYP, CORTEN RUSTED FINISH
04	PIVOT GARAGE DOOR TYP, CORTEN RUSTED FINISH
05	OUTDOOR MEZZANINE, PAINTED BLACK STEEL FINISH
06	AWNINGS, CORTEN RUSTED FINISH
07	METAL WIRE SCAFFOLD
08	METAL HANGING
09	FIXED CASEMENT WINDOW, CORTEN FINISH TYP
10	SHOULDER CONCRETE AWNINGS
11	W-WOOD FLANG COLUMN, CORTEN FINISH
12	INDUSTRIAL METAL STAIRCASE, WOOD TREADS
13	STOREFRONT GLASS DOOR TYP
14	EXPOSED CONCRETE
15	CORRUGATED METAL VERTICAL SIDING
16	METAL TRELLIS, WOOD PERGOLAS
17	CORRUGATED METAL ROOFING
18	STOREFRONT PIVOT DOOR, CORTEN RUSTED FINISH
19	WATER FOUNTAIN
20	TILT-UP CONCRETE WALL



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Drawn By: Moritz Willen

2450 & 2470 EL CAMINO REAL

PROJECT #: 20C01

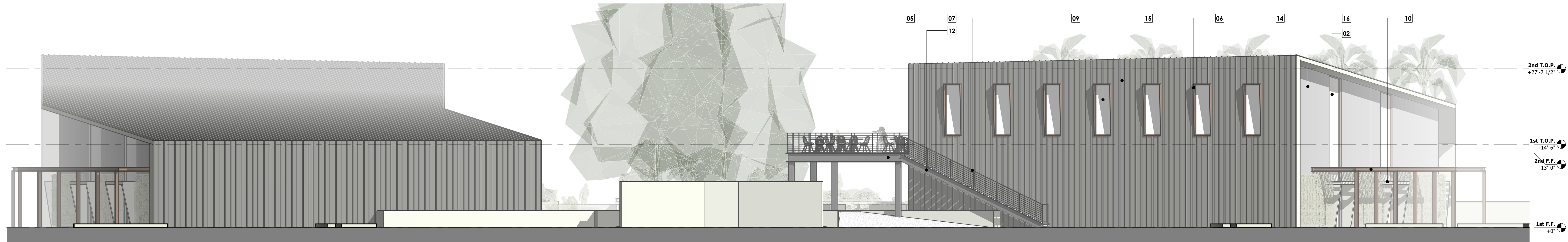
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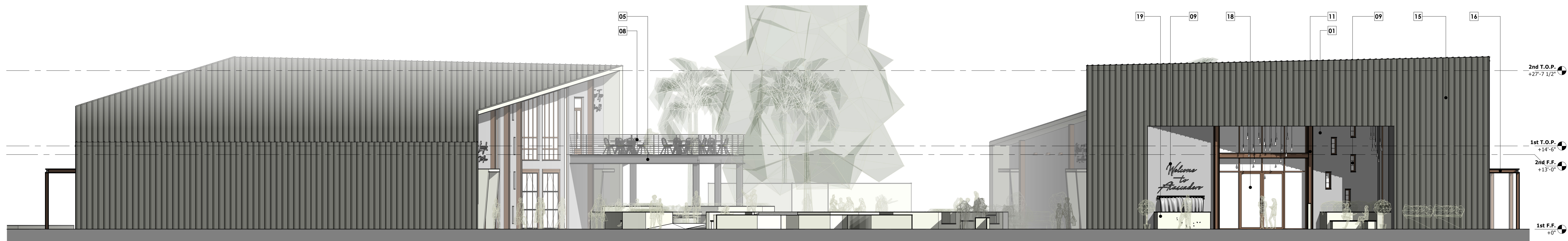
CONCEPTUAL EXTERIOR ELEVATIONS

Author's address:

Keynotes	
Num.	Description
01	RECLAIMED VERTICAL BARNWOOD SIDING
02	STOREFRONT WINDOW TYP, CORTEN RUSTED FINISH
03	STOREFRONT DOOR TYP, CORTEN RUSTED FINISH
04	PIVOT GARAGE DOOR TYP, CORTEN RUSTED FINISH
05	OUTDOOR MEZZANINE, PAINTED BLACK STEEL FINISH
06	AWNINGS, CORTEN RUSTED FINISH
07	METAL WIRE SCAFFOLD
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09	FIXED CASEMENT WINDOW, CORTEN FINISH TYP
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12	INDOOR METAL STAIRCASE, WOOD TREADS
13	STOREFRONT GLASS DOOR TYP
14	EXTERIOR CONCRETE
15	CORRUGATED METAL VERTICAL SIDING
16	METAL TRELLIS, WOOD PERGOLAS
17	CORRUGATED METAL ROOFING
18	STOREFRONT PIVOT DOOR, CORTEN RUSTED FINISH
19	WATER FOUNTAIN
20	TILT-UP CONCRETE WALL



PROPOSED - NORTH EXTERIOR ELEVATION **02**
1/8" = 1'-0"



PROPOSED - SOUTH EXTERIOR ELEVATION **01**
1/8" = 1'-0"



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**2450 & 2470 EL
CAMINO REAL**

PROJECT #: 20C01

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CONCEPTUAL EXTERIOR ELEVATIONS

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Drawn By: Moritz Willen



PROJECT #: 20C01

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CONCEPTUAL SITE SECTIONS

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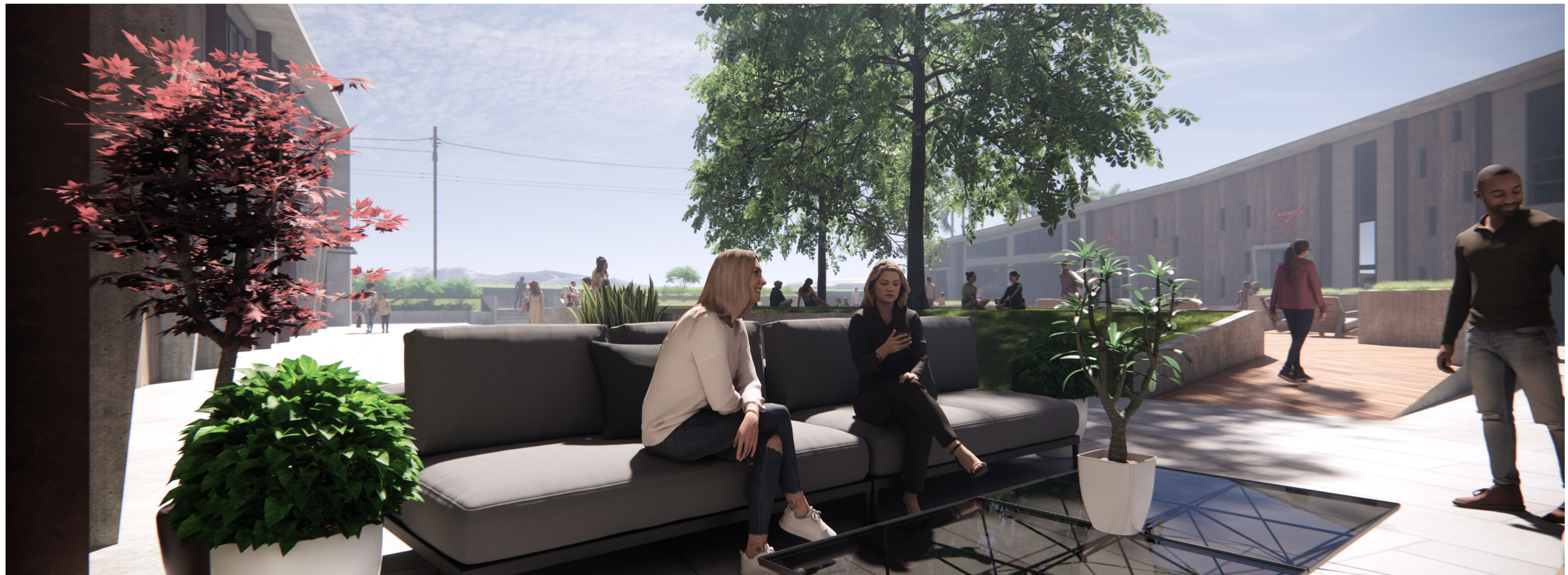
**2450 & 2470 EL
CAMINO REAL**

PROJECT #: 20C01

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CONCEPTUAL RENDERINGS



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**2450 & 2470 EL
CAMINO REAL**

PROJECT #: 20C01

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C10

CONCEPTUAL RENDERINGS

ACKNOWLEDGMENTS

DESIGN
DEVELOPMENT

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**2450 & 2470 EL
CAMINO REAL**

PROJECT #: 20C01

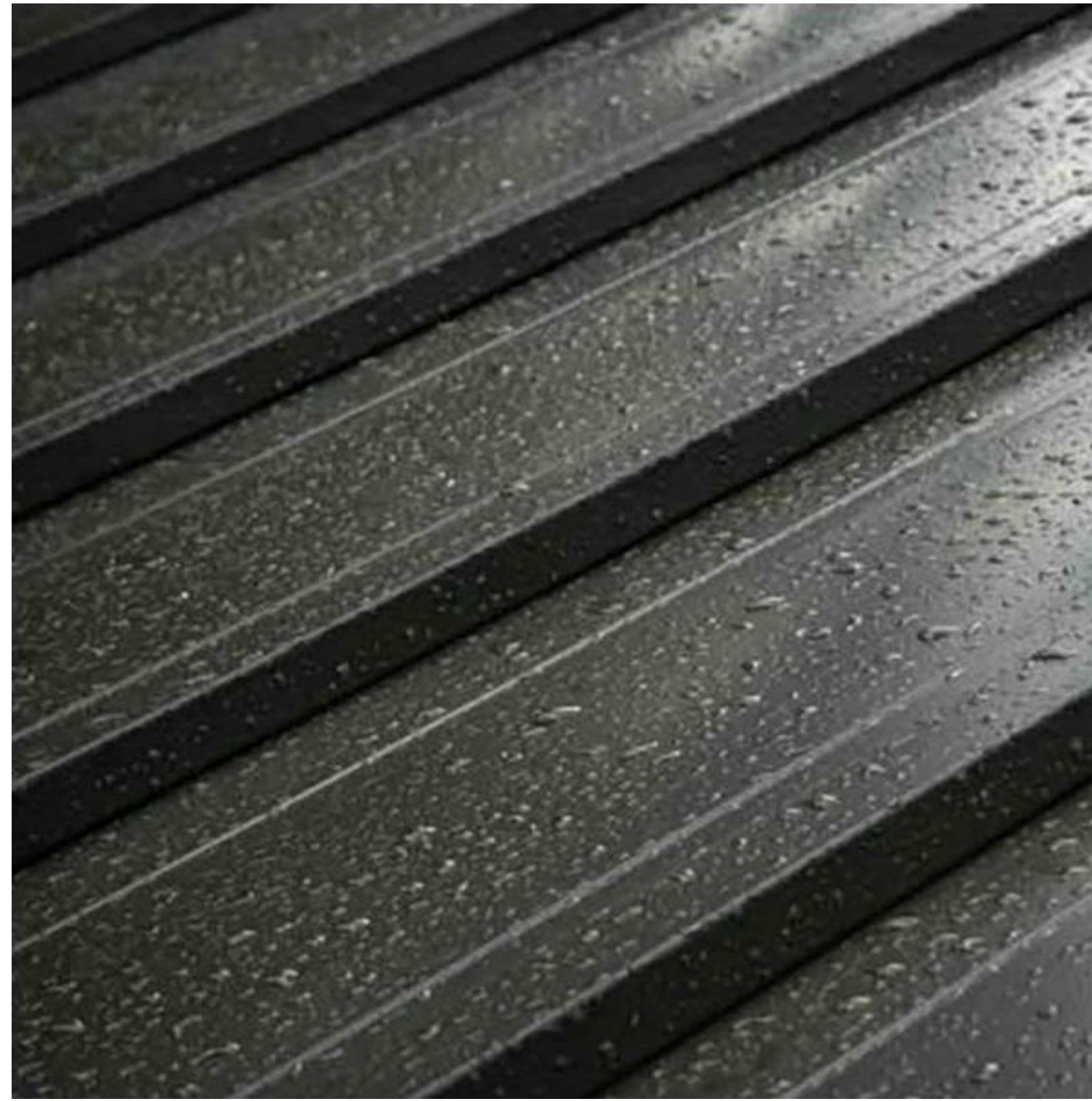
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CONCEPTUAL RENDERINGS

CONCLUSIONS AND RECOMMENDATIONS

ROOF-METAL-STANDING SEAM OR CORRUGATED



BUILDING WALLS-BOARDFORM CONCRETE



RECLAIMED VERTICAL BARNWOOD SIDING



SITE WALLS, BEAMS & COLUMNS-CORTEN FINISH



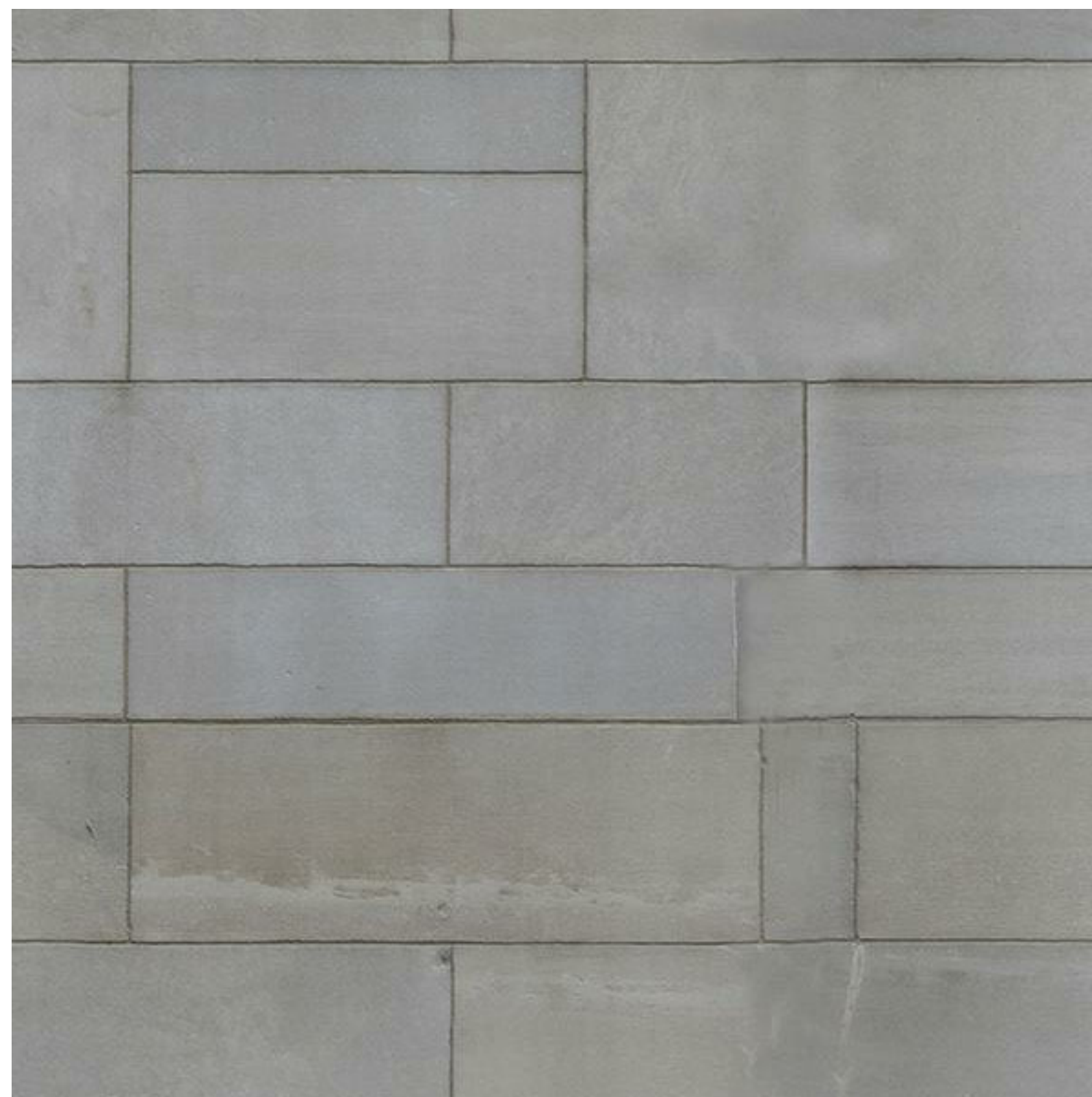
RAILING-METAL WIRE



CORTEN PLANTER



FLOORS-CONCRETE PAVING



STOREFRONT WINDOWS AND DOORS-CORTEN OR BLACK FINISH



SMOOTH FINISH CONCRETE



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**2450 & 2470 EL
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PROJECT #: 20C01

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MATERIALS & COLOR BOARD