

## **\* 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](mailto: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/81712225756?pwd=dUNqRG15dEpjN1B0MXlyVzVnZkZWUT09>

Webinar ID: 817 1222 5756

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

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

Design Review Committee agendas and minutes may be viewed on the City's website: [www.atascadero.org](http://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](http://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  
Thursday, March 11, 2021  
2:00 P.M.**

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

## **CALL TO ORDER**

Roll Call: Chairperson Heather Newsom  
Vice Chairperson Susan Funk  
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 FEBRUARY 10, 2021 DRAFT MINUTES**



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



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

Scan This QR  
Code with your  
smartphone to  
view DRC Website



## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN REVIEW OF AN ADDITION TO A BUILDING AT 5880 ARDILLA AVE.**

The applicants are proposing construction of an addition to an existing multi-family building. This includes adding a 2<sup>nd</sup> story onto an existing one-story building as well as the addition of a courtyard and community building. The project would increase the density from 13 units to 32 units. The applicant is proposing a density bonus and is requesting a parking reduction. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15332, Class 32 In-Fill Development Projects.

***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. (PRE20-0071)

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

### **DIRECTOR'S REPORT**

### **ADJOURNMENT**

*The next DRC meeting is tentatively scheduled for Thursday, February 25, 2021, at 2:00 p.m.*

***Agendas, Minutes and Staff Reports are available online at [www.atascadero.org](http://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





ITEM NUMBER: 1

DATE: 3-11-21

## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE**

# **DRAFT MINUTES**

**Regular Meeting – Wednesday, February 10, 2021 – 2:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, CA**

### **CALL TO ORDER – 2:00 p.m.**

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

### **ROLL CALL**

Present:

**By Teleconference**

Chairperson Heather Newsom  
Vice Chairperson Susan Funk  
Committee Member Emily Baranek  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

Absent:

None

Others Present:

**By Teleconference** - Recording Secretary, Annette Manier

Staff Present:

**By Teleconference**

Community Development Director, Phil Dunsmore  
Senior Planner, Kelly Gleason  
Associate Planner, John Holder  
Assistant Planner, Mariah Gasch

Others Present:

**By Teleconference**

Diana Costea  
Adriana Cook  
Michael Burke  
Garrett Morrison  
Debbie Garcia

**APPROVAL OF AGENDA**

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

*Motion passed 4:0 by a roll call vote.  
(Committee Member van den Eikhof absent)*

**PUBLIC COMMENT**

The following member of the public spoke during public comment: Dianna Costea.  
***Chairperson Newsom closed the Public Comment period.***

**CONSENT CALENDAR**

**1. APPROVAL OF THE DECEMBER 2, 2020 DRAFT MINUTES**

**MOTION:** By Committee Member Baranek and seconded by Committee Member Funk to approve the Consent Calendar, with one change to add Recording Secretary Manier as “others present”.

*Motion passed 4:0 by a roll call vote.  
(Committee Member van den Eikhof absent)*

**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)*

Planner Holder presented the project, and he and Director Dunsmore answered questions from the Committee.

Applicant Adriana Cook from Arris Studio Architects made a presentation on the project. Ms. Cook shared a presentation (Exhibit A). Michael Burke from HASLO made a verbal presentation on the project, and requested the Committee to consider the concessions they have requested in this project.

### **PUBLIC COMMENT**

There were no emails received prior to the meeting.

The following members of the public spoke during public comment: Debbie Garcia.

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

Staff and the applicant answered questions raised during public comment.

*Committee Member van den Eikhof joined the meeting at 3:00 p.m.*

The Committee agreed on the following recommendations:

1. Make improvements to the landscape plan to include erosion control and runoff conditions, and comply with storm water requirements. Staff confirmed that Stormwater Control Plan was submitted.
2. Parking – Work with City staff to increase parking by three spaces in order to get to a goal of 32 or more spaces. Some options may be tandem parking, reduction of the landscaping parameters to increase parking, give preference to residents who work at ASH or those who do not own a vehicle by use of deed-restricted units, move trash enclosure (to a convenient spot for WM) to increase parking, and dedicate spaces.
3. Architecture – Design should include renovations to existing units and the new units should be consistent with units already there, upgraded in functionality and units should have an appealing interior/exterior so that residents want to maintain their spaces.

The project will move onto Planning Commission for final approval.

### **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)*

Planner Gleason presented the project and she and Director Dunsmore answered question from the Committee. Ms. Gleason presented a Revised Site Plan (Exhibit B).

Applicant Garrett Morrison, Diana Costea, (Architect), and Irina Costea, (Architect) gave a verbal presentation on the project, and stated that it was designed it with “the fun zone” in Santa Barbara in mind. The applicant team stated that they are willing to work with the neighbors and do an easement with the Nursery if needed.

*Committee Member Funk left the meeting at 3:55 p.m.*

The applicant team answered questions from the Committee members.

### **PUBLIC COMMENT**

There were no emails received prior to the meeting, and no one spoke during public comment.

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

The Committee agreed on the following recommendations:

1. Site Design – The Committee was in agreement on the overall site design.
2. Highway frontage – The Committee was in agreement that the project should look appealing along the highway frontage. Signs should follow code requirements.
3. Landscaping – Applicant should landscape the side setbacks if they do not have shared easements. Street trees selected should consider maintenance (leaves falling).
4. Mural – The applicant could possibly do a mural.
5. Trash Enclosure – Trash enclosure moved farther into the site as show on the revised site plan.
6. Architectural Design Theme - Additional windows or more changes to north side of building. Green wall should be included on rear facing façades.

This project can move forward to building permits. Construction permits must be obtained within 6-months of DRC endorsements.

### **COMMITTEE MEMBER COMMENTS AND REPORTS**

None

### **DIRECTOR’S REPORT**

Director Dunsmore asked the DRC preferences for meeting days and times. It was determined that Thursdays at 2 p.m. is the best for all Committee members, and the Committee. Staff can re-evaluate after in-person meetings begin again.

Director Dunsmore gave an update on Barrel Creek.

### **ADJOURNMENT**– 4:13 p.m.

The next regular meeting of the DRC is scheduled for Thursday, March 11, 2021 at 2:00 p.m.

ITEM NUMBER: 1

DATE: 3-11-21

**MINUTES PREPARED BY:**

---

Annette Manier, Recording Secretary  
Administrative Assistant

The following Exhibits are available in the Community Development Department:  
Exhibit A – Macadero Apartments presentation  
Exhibit B – Revised site plan for 2450/2470 El Camino Real





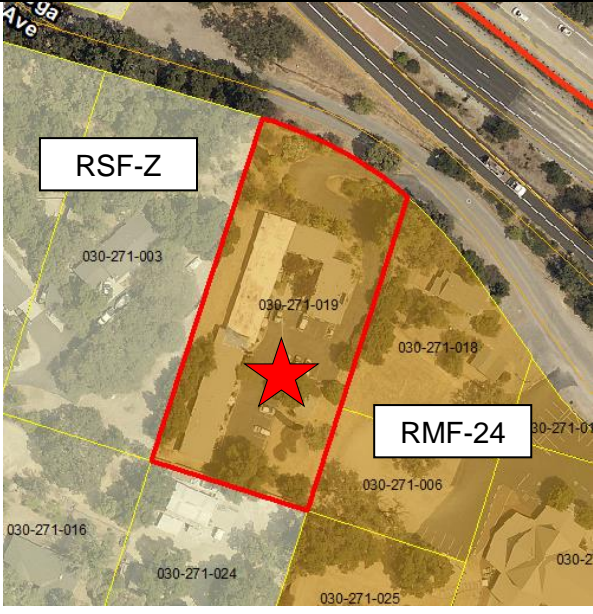

# **Atascadero Design Review Committee**

## **Staff Report – Community Development Department Empire Apartments Housing Expansion**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
3/11/2021	Mariah Gasch	Arris Studio Architects		PRE20-0071
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
5880 Ardilla Rd.	High Density Residential	Residential Multi-family (RMF-24)	030-481-019	1.10 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> <li>1. Review the proposal for expansion to an existing multi-family development including the addition of a second story, increasing the number of units from 13 to 32. Renovation also includes the addition of a new community building and courtyard. Direct the applicant to make any modifications to the site or building design as necessary.</li> </ol>				
PROJECT DESCRIPTION				
<p>The applicant is proposing to add a second story to an existing single-story multi-family apartment building. The number of total units will increase from 13 to 32. The project will have 12 studio units, 19 one-bedroom units and one 3-bedroom manager’s unit. The project also includes the addition of one community building with 612 square feet (SF) of community space and 191 SF of storage space. All new and existing units are proposed to be deed restricted as affordable and the applicant is requesting associated concessions in accordance with State Density Bonus law to allow for parking reductions, reduced indoor storage, and reduced 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 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 checked="" type="checkbox"/> Categorical Exemption Class 32, In-Fill Development Projects	<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

ZONING AND LOCATION		AERIAL	
			
SURROUNDING ZONING DISTRICTS AND USES			
<b><u>North:</u></b> HWY 101	<b><u>South:</u></b> Residential Single-Family (RSF-Z)	<b><u>East:</u></b> RMF-24	<b><u>West:</u></b> Residential Single-Family (RSF-Z)

**DISCUSSION:**

*Project Description / Summary*

The subject site is approximately 1.1 acres and currently developed with one multi-family building with 13 units, including one manager’s unit. The units are currently income restricted and rented at the “low income” level (residents must qualify based on 80% of the area median income). The existing building contains one studio, 11 one-bedroom units and one three-bedroom manager’s unit. Laundry facilities are provided on-site. The proposed project will result in a total of 12 studio units, 19 one-bedroom units and one three-bedroom manager’s unit. The applicant is also proposing to add a new detached community building with 612 square feet (SF) of community space and 191 SF of storage space. The renovation will add a courtyard, move the trash enclosure, widen the parking lot, and upgrade accessibility to current standards while maintaining shared laundry facilities.



## *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 22 units and a maximum base density of 27 units. Per CA Government Code Section 65915, the applicant can receive a density bonus of up to 35% above what is allowed by the zoning code for designating at least 20% of the units for low income. With the density bonus, the site could have up to 36 units total. The applicant is proposing a total of 32 units, all of which will be affordable at the low income level. 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 by the Planning Commission to bring the project site into conformance with current code requirements.

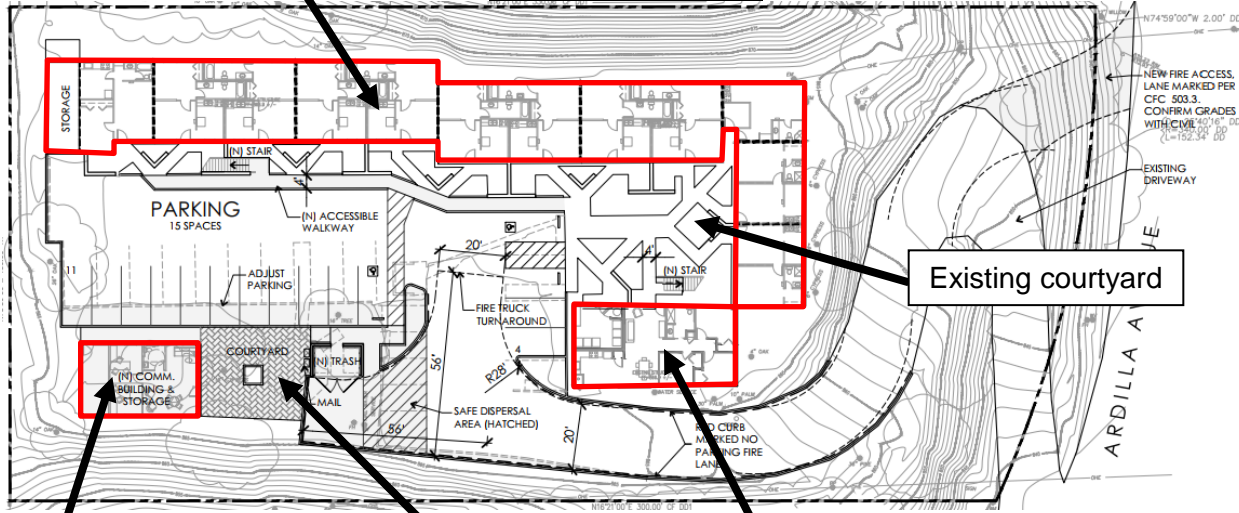
### Site Design

The existing building was originally a motel built in the 1960's, then later converted to apartments. The site is accessed by a long, curved driveway with access onto Ardilla Ave. The L-shaped one-story building contains thirteen units, a shared laundry facility and a small storage space. There is also a walkway that runs in front of the units and a courtyard between the units on the north side. The walkway is separated from the parking lot by low walls, covered in a stone veneer. Along the walkway, the units have small outdoor patio spaces for residents to use.

By adding a second story to the building, the applicant will increase the height from 9'-6" to 22'-6". The first floor would continue to have twelve units in addition to the manager's unit and laundry facility. The new second story would have 8 one-bedroom units in addition to 11 studio units. The site currently has a gazebo that is proposed to be removed and replaced by a community building and courtyard. The applicant is also proposing to extend the parking lot further east to accommodate a new accessible path in front of the units. The proposal also includes the addition of a new trash enclosure.

Exiting building / location  
of 2<sup>nd</sup> story addition

**Proposed Site Plan**



Existing courtyard

New community building

New courtyard

Exiting manager's unit and laundry  
facilities / location of 2<sup>nd</sup> story addition

**Architecture and Design**

Due to the building's history as a 1960's motel, it encompasses a strong mid-century modern architectural style. This architectural style can be seen in the simplicity of the building, with a flat roof and the clean lines of the windows, doors and walkway features. The existing color palette is also simple consisting of white and, green with stone veneer accents on the walls along the walkway.

The applicant's proposal maintains and enhances the mid-century modern theme that exists on the site today. The second story addition includes slanted rooflines that slant upwards toward the parking lot and interior courtyard and provide for an overhang above the second floor exterior walkway. The design features new wood slatted screens, a smooth stucco finish, new vinyl windows, and new painted entry doors. The entry doors also include a long, geometric window, consistent with midcentury modern style. The stone veneer walls will remain. The color scheme remains simple and neutral. The main building is light grey with earthy green accents. The doors will be black and the windows will be white vinyl. The stonewall caps above the veneer stone walls will be painted a burnt orange/ clay color.



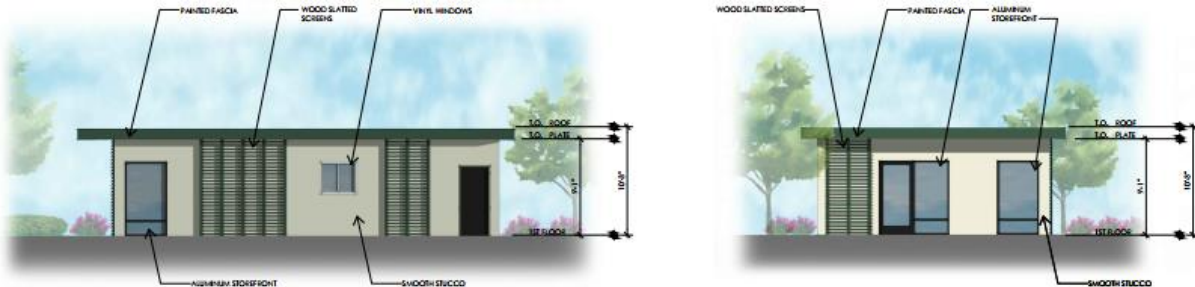
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO  
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

The new community building matches this design with the same color scheme, wood slatted screens and white vinyl windows. The project also includes a new trash enclosure that will be a split faced concrete masonry unit block (CMU) with green doors.

Community Building:



**Parking and Access**

Access is provided by single driveway from Ardilla Avenue. The existing parking lot contains 18 parking spaces with no accessible parking. The applicant is proposing to remove three spaces to provide for a new fire truck turnaround and add two new accessible parking spaces resulting in 15 total spaces. The State density bonus law sets a maximum parking ratio for projects providing affordable units. Per state law, a maximum of 33 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	12	18	12 (1 per unit)	15
One Bedroom	19	28.5	19 (1 per unit)	
Three Bedroom	1	2.5	2 (2 per unit)	
Guest Parking	0	6.4	0	
<b>Total</b>	<b>32</b>	<b>56</b>	<b>33</b>	<b>15</b>

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 and conduct a parking study in accordance with State Law. There is no on-street parking along Ardilla Ave. and due to the steep slope of the driveway, the site is difficult to access from the road on foot. According to the owner/operator, many of the residents do not drive so the current parking demand in the lot is low. Based on observations by staff and the applicant, it appears that approximately half of the spaces are typically used. During the Planning Commission review, it will be suggested that the applicant provide a parking management plan that can justify the low parking ratio. The management plan can provide for things such as car sharing, specific units that must be occupied by tenants who do not own vehicles, and other programs such as a direct transportation service for tenants.

### Landscaping

Landscaping will be enhanced throughout the project site and includes native trees, groundcover, shrubs, and grasses adjacent to the walkways, within the courtyard and around the parking lot. Approximately 41% of the site will be landscaped, well above 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. The Municipal Code requires trash enclosures to be landscaped, street trees to be added along the street frontage, and a minimum five-foot landscape strip within side yard setbacks. Due to parking lot constraints, adding landscaping around the new trash enclosure will be difficult. There are also trees and vegetation lining Ardilla Avenue already, leaving little space to plant new street trees. No landscaping is proposed within setback areas except the addition of new groundcover. Due to the topography of the site and orientation of the building, landscaping within the side setbacks would likely not be visible to most. However, the applicant is adding landscaping around the parking lot. Atascadero Municipal Code (AMC) 9-4.119 also includes landscape requirements for parking lots. A minimum of 10% of all interior parking lots are required to be landscaped and shade trees are to be provided at approximately 30-foot intervals. Landscape fingers should also be provided between every eight parking spaces. The already constrained parking lot makes adding additional landscaping very difficult. By adding more landscaping within the parking lot, there may be more parking spaces lost. Due to the existing mature vegetation on and adjacent to the site, staff recommends no changes to the proposed landscape plan.



Landscape Plan



Multi-Family Standards

*Storage:*

The Zoning Ordinance requires specific standards for projects developed in residential multi-family (RMF) zoning districts. AMC 9-3.262 states that each unit shall be provided a minimum of 100 cubic feet of enclosed storage space, exclusive of closets, which may be located in either a principal or accessory building. The applicant is requesting an exception to this requirement as a concession through the State Density Bonus Law provisions. Due to the existing layout and proposed unit sizes, storage inside the units is limited. Aside from Unit 3 on the first floor, which has a larger storage closet, the other units only have designated storage within standard bedroom closets. The new community building includes a small storage area of approximately 200 square feet. Since the applicant is trying to maximize the number of new affordable units by adding small units, there is no additional space to add storage. The addition of new storage space would likely reduce the overall number of units proposed.

*Open Space:*

The code also requires outdoor recreational space at a ratio of three-hundred square feet per unit. Based on this, a total of 9,600 square feet of open space is required for this project. According to the code, this can be provided in one shared location, provided that no individual area is less than 1,000 square feet. The only proposed outdoor recreational space is a courtyard that is approximately 890 square feet adjacent to the new community

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

building. The existing courtyard at the northern end of the building is 1,260 square feet. Each downstairs units also has a small outdoor patio space in front of their unit which is approximately 40 square feet. The project is well below the zoning codes' requirement for open space. Therefore, the applicant is requesting a concession for this requirement. Due to the site's topography, there is limited opportunity to expand open space further. The addition of more open space may result in a loss of units or extensive grading.

*Covered Parking:*

The Municipal Code currently requires one covered parking space per unit. The applicant is not proposing any covered parking on the site. Since the project is 100% affordable, State Government Code Section 65915 allows for the applicant to request up to four concessions or exceptions to the City's requirements. Additionally, the City Council directed staff at the February 23, 2021 City Council Meeting to modify the code requirements for covered parking, eliminating this requirement for smaller projects. Based on State law and upcoming modifications to city requirements, staff supports the proposed concession.

**DRC DISCUSSION ITEMS:**

1. Architecture and design
2. Parking and access
3. Landscaping

**ATTACHMENTS:**

1. Site Photos
2. Elevations
3. Colors and Materials
4. Conceptual Floor Plans





**Attachment 1: Site Photos**  
**PRE20-0071**

**View Looking North at Apartments**



**View looking at Manager's Unit/ Courtyard**



**Existing gazebo to be removed**



**Area of proposed community building**



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

**Attachment 2: Elevations**  
**PRE20-0071**



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**  
**Empire Apartment Expansion**  
**PRE20-0071 / HASLO**

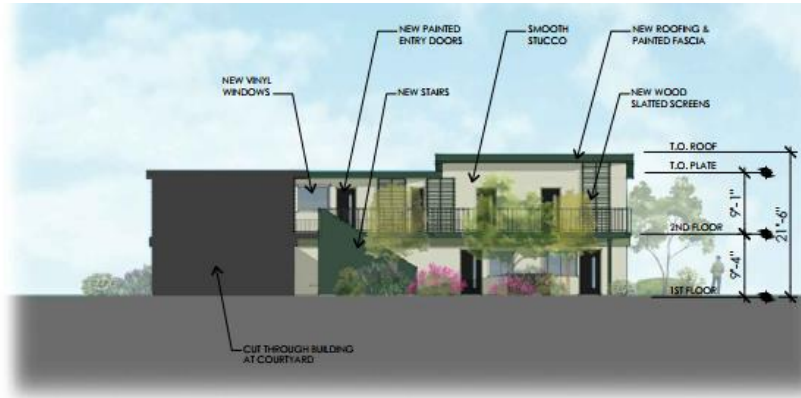


PROPOSED NORTH (LEFT) ELEVATION



PROPOSED EAST (REAR) ELEVATION





**PROPOSED INTERIOR EAST (COURTYARD REAR) ELEVATION**



**PROPOSED SOUTH (LEFT) ELEVATION**

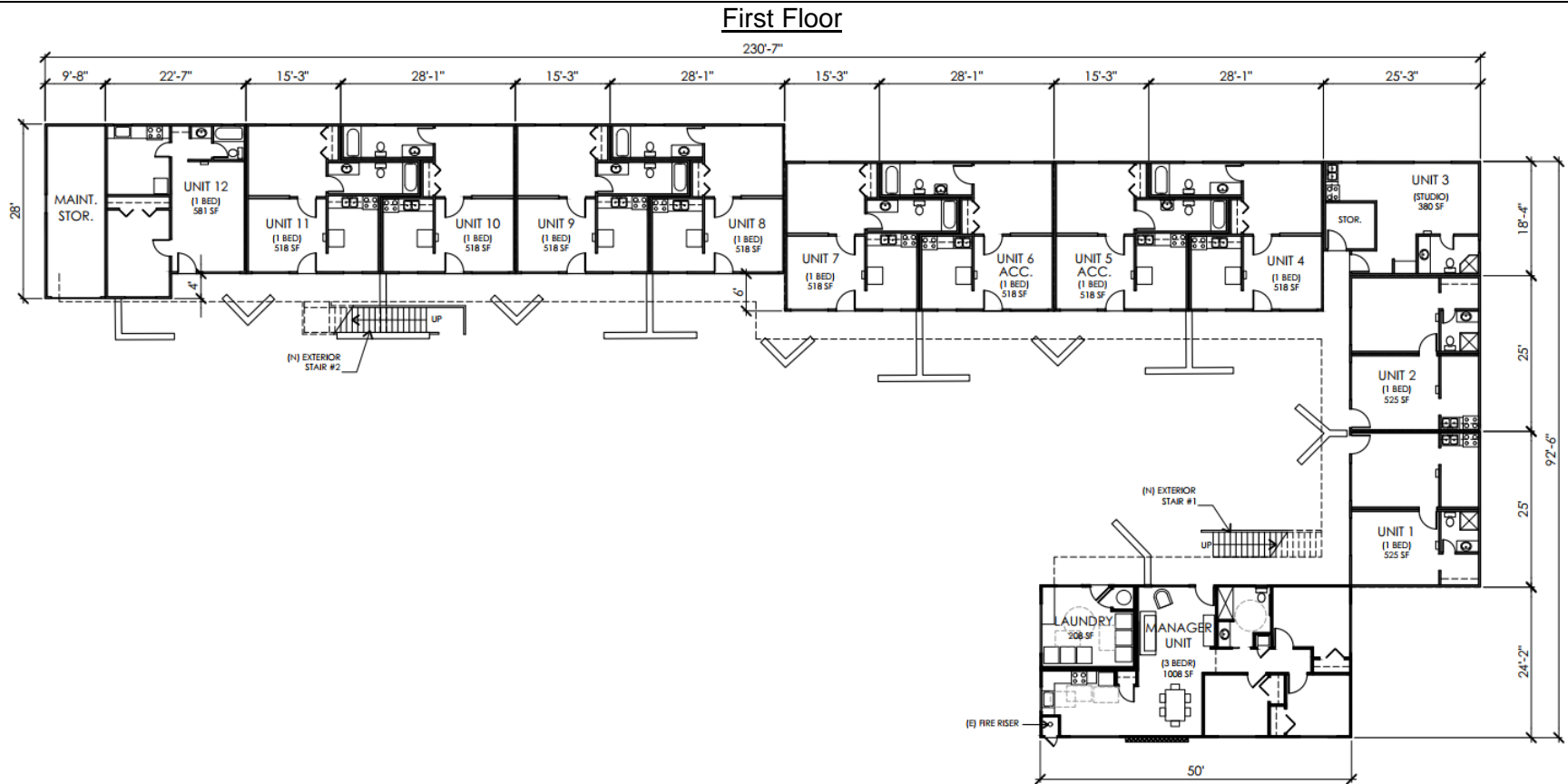


**Attachment 3: Colors and Materials**  
**PRE20-0071**



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

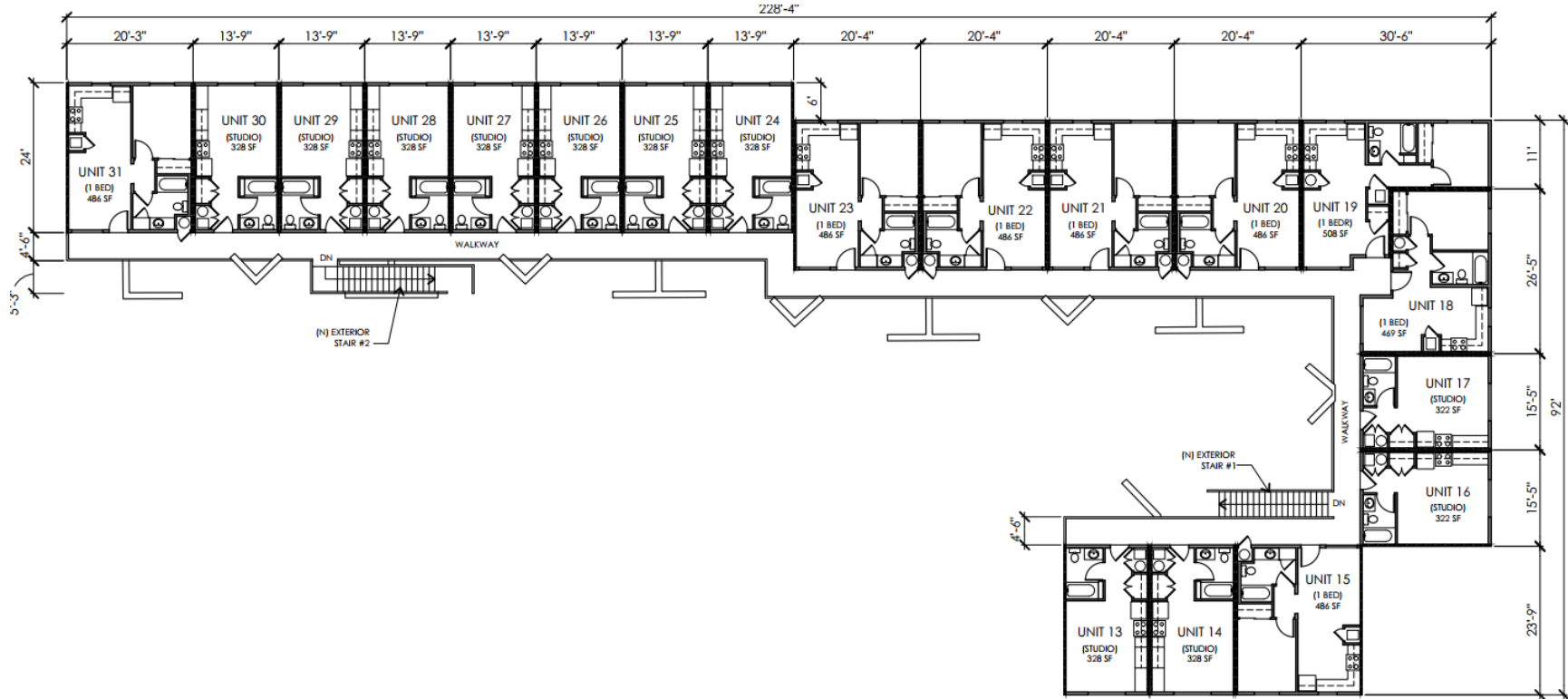
**Attachment 4: Conceptual Floor Plans**  
**PRE20-0071**



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

**Second Floor**

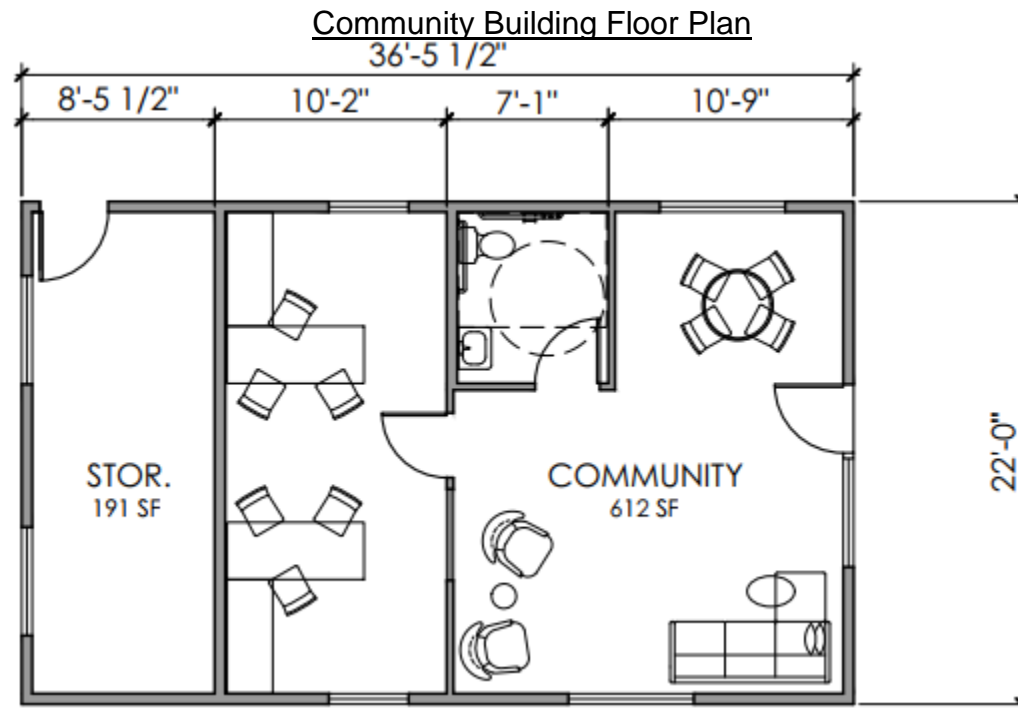


ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000





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