

*** 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/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 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
Thursday, April 15, 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 MARCH 11, 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 LITTLE WINGS PRESCHOOL BUILDING AT 6895 MORRO ROAD

The project consists of the installation of a 1,440 sf pre-manufactured office/school building on a site that includes an existing preschool and additional storage structures. The proposed project also includes minor site improvements for landscaping and parking. The project is exempt from the California Environmental Quality Act (CEQA).

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. (PRE21-0025)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, April 29, 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>



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

Scan This QR
Code with your
smartphone to
view DRC Website





ITEM NUMBER: 1

DATE: 4-15-21

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, March 11, 2021 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

Vice Chairperson Funk called the meeting to order at 2:02 p.m.

ROLL CALL

Present:

By Teleconference

Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Jeff van den Eikhof

Absent:

Chairperson Heather Newsom
Committee Member Dennis Schmidt

Others Present:

By Teleconference - Recording Secretary, Annette Manier

Staff Present:

By Teleconference

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

Others Present:

By Teleconference

Adriana Cook
Michael Burke
Scott Smith
Max Zappas
Janet Miller

APPROVAL OF AGENDA

MOTION: By Committee Member van den Eikhof and seconded by Committee Member Baranek to approve the Agenda.

Motion passed by unanimous consent.

PUBLIC COMMENT

None

Vice Chairperson Funk closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF THE FEBRUARY 10, 2021 DRAFT MINUTES

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

Motion passed by unanimous consent.

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 a second 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)

Planner Gasch presented the project, and she and Director Dunsmore answered questions from the Committee. During Planning Commission review, staff will suggest that the applicant provide a Parking Management Plan. A new fire access was provided, and although it is pretty steep, the firetruck turnaround does meet the requirements, per the Fire Department.

Ex Parte Communications

Vice Chairperson Funk visited the site yesterday and spoke to one of the children of the residents.

Emily Baranek used to live near this site and some members of the public would use the property as a thoroughfare.

Applicant Adriana Cook from Arris Studio Architects made a presentation on the project. (Exhibit A), and said that an accessible walkway has been added. The current driveway will be graded. Michael Burke from HASLO and Scott Smith, Executive Director from HASLO, also spoke on the project stated that this project will modernize the existing units and bring more affordable housing into the City. Solar will be added to this project, and fencing for security can be explored. The population of residents in this community are special needs residents with three units for Transitions Mental Health. Case Management will be onsite. Expected construction timeframe will be 12-14 months, and residents will be relocated during the renovation.

PUBLIC COMMENT

There were no emails received prior to the meeting.

The following members of the public spoke during public comment: Max Zappas and Janet Miller.

Vice Chairperson Funk closed the Public Comment period.

Staff and the applicant answered questions raised during public comment.

The Committee agreed on the following recommendations:

1. Architecture and design—The Committee is in agreement with the architecture, but asked the applicant to make pedestrian improvements, which may include a sidewalk (work with Public Works) and the upgrade of utilities to the site. Leveling out the grade could improve the site for pedestrian access. Sidewalk and pedestrian-safe access from the driveway to the corner for people to safely walk to the downtown is important. The site must meet requirements for a Fire Department turnaround and access for Fire to help second-floor residents. The Committee was pleased with the continuing current architecture and stated that the Community Room is a great addition. The Committee was in agreement with the concessions on storage and open space and had no objections. The Committee would like the applicant to consider visual screening of the trash enclosure so it is not visible from the street.
2. Parking and access – A Parking Management Plan is recommended based on residents and whether they own a car. The Committee recommended prioritizing residents who are non-licensed. This property is close to the downtown, which is an amenity; however, those who do live there should have an opportunity to park their car onsite.
3. Landscaping – The Committee was in agreement to leave landscaping as staff has recommended, and explore installing fencing in-between this property and the church property. Another option could possibly be to work with the church to gain an access easement to include stairs and/or an accessible path from Ardilla Road.

The project will move onto Planning Commission for final approval.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

ITEM NUMBER: 1

DATE: 4-15-21

DIRECTOR'S REPORT

Director Dunsmore stated there is a meeting tonight on Housing, and gave an update on other upcoming projects in the City. There are no items scheduled for the March 25, 2021 meeting.

ADJOURNMENT– 3:24 p.m.

The next regular meeting of the DRC is scheduled for Thursday, March 25, 2021 at 2:00 p.m., but currently there are no items scheduled for that meeting date, so the meeting may be cancelled.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibits are available in the Community Development Department:
Exhibit A – Applicant's presentation



Atascadero Design Review Committee

Staff Report – Little Wings Office Installation (PRE 21-0025)

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
April 15, 2021	John Holder Associate Planner	Little Wings Tony Burg	PRE21-0025	
RECOMMENDATION				
<p><i>Staff Recommends to the Design Review Committee:</i></p> <p>1. Review plans for the installation of a 1,440 square foot preschool classroom (manufactured building) to accommodate additional classroom space at the existing Little Wings Preschool site. Direct the applicant to make any modification to the site or building design as necessary prior to approval of building permit.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
6895 Morro Road	Commercial Retail (CR)	Commercial Retail (CR)	030-291-020	.54 acres
PROJECT DESCRIPTION				
<p>The proposed project includes the installation of a 1,440 square foot modular preschool classroom to accommodate additional classroom space at Little Wings Preschool. Additionally, the project includes minor site improvements to bring the site into compliance with City codes. While the applicants are proposing a pre-manufactured modular unit, the City has the authority to ensure neighborhood compatibility, site design, and architectural design in accordance with the appearance review manual and standards for commercial development.</p>				
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review	<input checked="" type="checkbox"/> Cat. Exemption Class <u>CEQA</u> Guidelines § 15301	<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

	CEQA # _____ Certified: _____		
EXISTING USES			
Existing uses on site include parking areas, offices, and classroom space.			
ZONING AND LOCATION		AERIAL	
			
SURROUNDING ZONING DISTRICTS AND USES			
North: CR	South: CR	East: RMF-10	West: CR

DISCUSSION:

Project Description / Summary

The existing site contains an approximately 1,400 square foot office and classroom, an unpermitted 146 square foot storage shed, an outdoor play area, and various structures under 120 square feet that are used for additional storage. There are approximately ten (10) parking spaces on site adjacent to Morro Road and existing mature oak trees located on the eastern portion of the site. The proposed project includes the addition of a 1,440 square foot manufactured preschool classroom unit that will be used for office and classroom space. The project also includes minor landscaping improvements, parking adjustments, and accessible pathway improvements in compliance with Federal, State, and local laws. The proposed manufactured building will help the applicant accommodate higher demand for classroom space during the COVID-19 pandemic. However, the structure is proposed to remain in place permanently.



Analysis

Land Use and Neighborhood Compatibility

The parcel is located in the Commercial Retail (CR) zone and has frontage along Morro Road and Tecorida Ave. There is a Planned Development (PD 3) overlay zone on the site consistent with a majority of the parcels along Morro Rd to provide for a unified landscape frontage adjacent to the street and to ensure compatibility with neighboring residential properties.

Schools, including preschools, are an allowed use in the CR zone. While there is no code prohibition on the use of modular or pre-fabricated units on commercial properties, the city retains authority over ensuring high quality design throughout commercial areas and compatibility with surrounding neighborhoods. The property has double frontage along Morro Road and Tecorida Avenue and is bordered by residential uses (to the east) and commercial retail zoned parcels (on the north and south). The proposed placement of the modular unit is adjacent to the parcel frontage along Tecorida Avenue. The location of the proposed unit is setback approximately forty (40) feet from Tecorida Avenue and will be screened by a six (6) foot wood panel fence setback approximately sixteen (16) from Tecorida Avenue. Additionally, there are existing oak trees throughout the setback area between the proposed modular unit and Tecorida Avenue.

Site Design

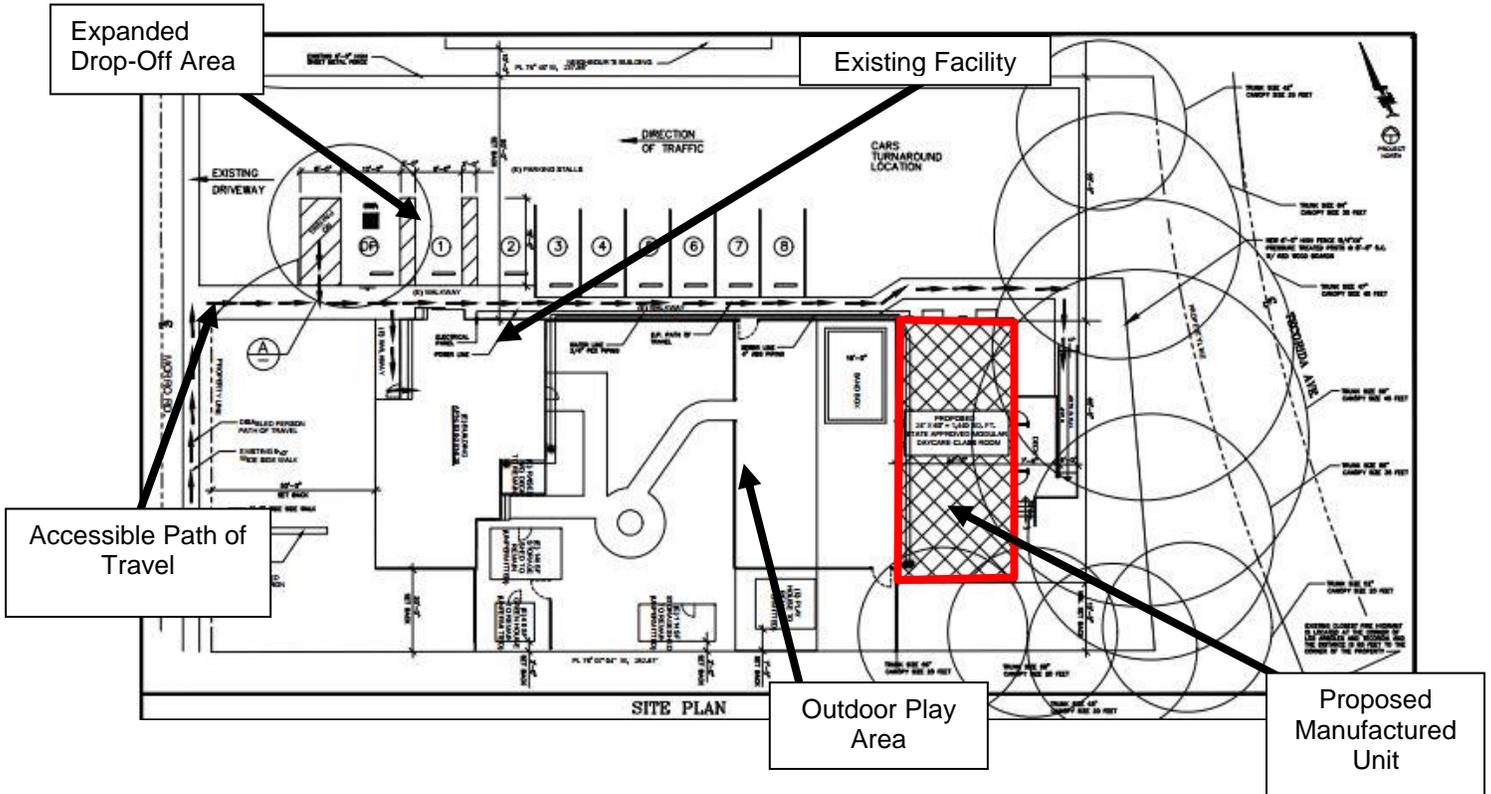
Preschools are regulated by AMC Section 9-6.125, which contains specific guidelines for site size, fencing, and drop-off parking. The parcel is approximately 23,000 square feet and meets the minimum site size of 6,000 square-feet. The site borders a commercial use to the north and a vacant lot to the south. Access is provided by one driveway from Morro Road. Additionally, there is an existing area that will be utilized as the car turn around area towards the rear of the parcel to allow cars to safely exit facing the street. Behind the existing classroom and office building, there is an approximately 2,500 square foot play area, a sandbox, and a landscaped yard. The new classroom unit is proposed to be installed on an existing flat area towards the rear property in an area that is currently unused. The unit entrance will face Tecorida Ave and be served by an ADA-compliant ramp. Additionally, the applicant will be extending and improving an accessible pathway from Morro Road to the proposed manufactured unit as required by code. Mature trees along the Tecorida frontage are proposed to remain.

Setbacks

The project is located in the CR zone. Planned Development Overlay Zone #3 requires a 10-foot minimum setback from all frontages to buildings and parking areas. The proposed structure is setback forty 40 feet from the Tecorida frontage and the setback area contains native trees and a six-foot high wood paneled fence. The parking lot adjacent to Morro Road will comply with PD 3 and landscape requirements with a 10-foot landscaped buffer. Landscaping in this area will be enhanced as part of this project.



Proposed Project Site Plan



Parking

There are currently ten (10) parking spaces on site with no dedicated pedestrian access pathway. The proposed project will convert one parking space to a drop-off parking space to create two (2) total drop off locations as required by AMC section 9-6.125. This will result in seven (7) total parking spaces, exclusive of the drop off locations. AMC does not clarify required number of total parking spaces for preschools, but does require that preschools have a minimum of two (2) on-site drop off locations. Based on a comparison of regional parking requirements, it was determined that the use would require at a minimum seven (7) parking spaces to accommodate employees and parents. As proposed, the project meets the anticipated parking requirements.

Screening and Fencing

The project site is adjacent to a vacant CR-zoned parcel to the south, a residential use and local road to the east (behind the parcel), and a commercial use parcel to the north. The site has an existing 6-foot wood panel fence on the north-side property line, a 6-foot wood panel fence on the south-side property line, and no fencing along the front and rear setbacks. Additionally, six (6) foot wooden fences provide screening for internal play areas. The applicant is proposing to maintain existing fencing and construct a 6-foot wooden fence along the Tecorida Avenue frontage as required by code. The fence is



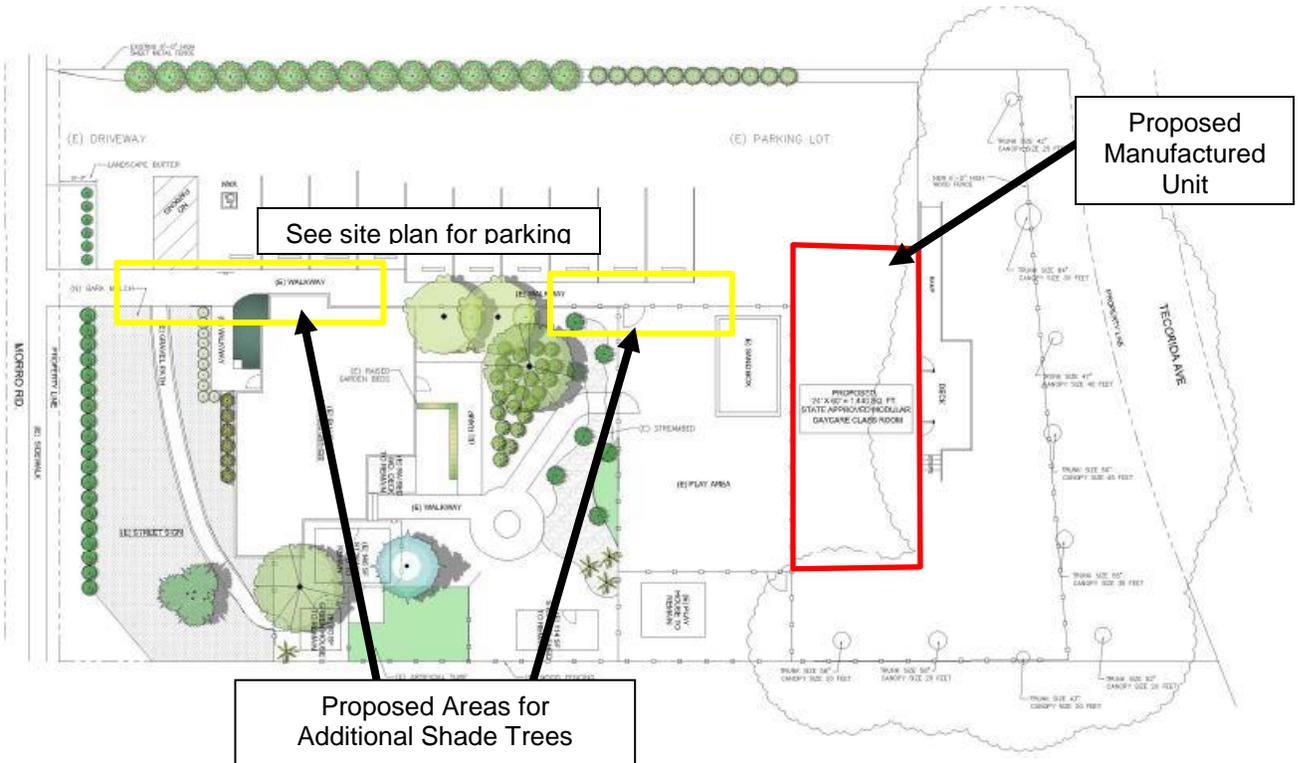
setback approximately sixteen (16) feet and the proposed modular unit is setback approximately forty (40) feet. AMC Section 9-6.125 requires that all outdoor play areas be enclosed with solid fencing a minimum of four (4) feet high. The existing fencing meets this requirement.

Landscaping

AMC section 9-4.128 requires a minimum landscaping of ten percent (10%) for CR zoned properties and requires that all unused areas of a site be landscaped. The applicant is proposing twenty-four percent (24%) landscape coverage, including existing landscaped areas and retention of native oak trees. AMC section 9-4.119 and the PD 3 overlay zone require parking lots abutting a public street be separated from the street right-of-way by a landscaping strip with a minimum width of ten (10) feet and that parking lots contain shade trees. The applicant is proposing upgraded landscape within the 10-foot setback area to screen the parking lot from Morro Road. The proposal includes oleander shrubs along the side-setback adjacent to the parking area and pear trees along the parking area walkway. All unused areas are proposed to be landscaped or covered with bark mulch. Landscaping has been conditioned to include native and drought tolerant species. A five (5) foot side landscaped area is required by AMC Section 9-4.106. However, there are existing small shed structures on the south-side of the property that do not make this setback feasible along the entirety of the property line. The applicant provides for a five (5) foot side landscaped area where possible and solid fencing is provided consistent with code requirements for screening. Staff is recommending that areas covered in bark mulch be landscaped, that all landscape species be drought tolerant, and that additional shade trees be provided along the accessible pathway adjacent to the parking lot within the play area and front setback to comply with parking lot shading requirements.



Proposed Conceptual Landscape Plan



Architectural Design

The proposed manufactured unit is regulated for building code compliance by the State Department of Housing and Community Development (HCD). As the unit is manufactured, significant architectural alterations to the structural components of the building are limited. However, the city retains appearance review authority to ensure compliance with the appearance review manual and standards for commercial development. The applicant is proposing to improve the manufactured unit by modifying exterior paint and trim. The applicant is proposing white wood paneled exterior walls and black trim along the windows and roof eaves. The doors (facing the Tecorica Avenue) are proposed to be a dark crimson.



Proposed Architectural Elevations and Color Scheme

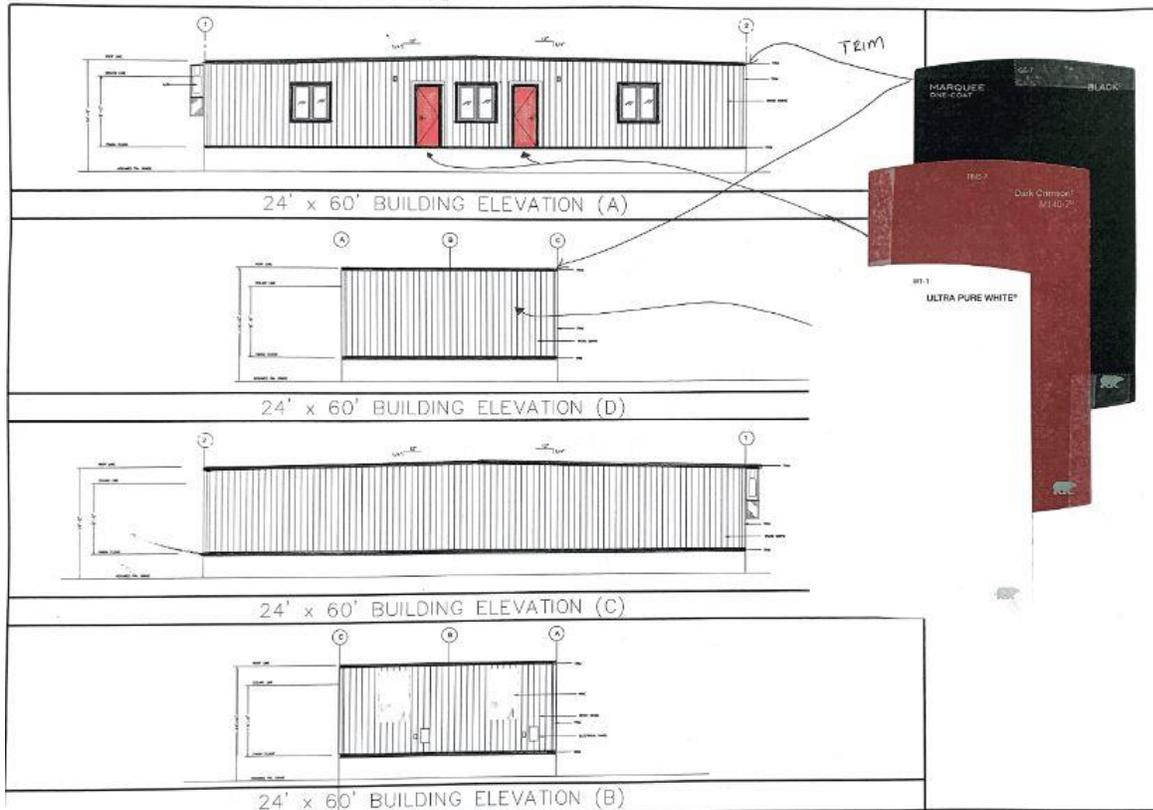


Photo of Proposed Unit



Manufactured office units are generally used on a temporary basis and staff does not consider the long-term use of manufactured units a high-quality architectural design in the CR zone. Staff recommends that the applicant add additional exterior design features and colors. Staff has conditioned that, at a minimum, the building include darker earth



toned colors, enhanced window frames, awnings, and a trellis feature facing Tecorida Avenue.

Staff is requesting that the DRC provide direction to the applicant on design enhancements needed to improve architectural quality.

DRC DISCUSSION ITEMS:

DRC Items for Discussion

- Site Design
 - Parking
 - Setbacks
 - Fencing and Screening
 - Landscaping
- Architectural Design

ATTACHMENTS:

1. DRC Action Form
2. Manufactured Unit Photos
3. Elevations and Color Scheme
4. Conceptual Site Plans
5. Landscape Plan
6. Public Comment Letters



Attachment 1: DRC Action Form



CITY OF ATASCADERO
Community Development Department

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

DRC Action Form

Project #: PRE21-0025
Project Title: Little Wings Expansion
Planner/ Project Manager: John Holder
DRC Review Date(s): 4/15/21

Final Action: DRC PC CC

Conditions & Recommendations:

1. All areas of the site not designated for a specific use must be landscaped. Landscaping shall be added to areas where only bark mulch is provided.
2. Additional shade trees shall be installed along accessible pathway within the existing playground area and front setback from Morro Rd.
3. Additional design features shall be required including, darker earth toned colors, high-quality window frames, trellis, and awnings.
4. A building permit shall be required for the installation of the modular unit. The unit must be placed on an approved foundation. All parking lot enhancements and landscaping enhancements shall be completed prior to final of the building.
5. DRC endorsement of the architectural and site design shall vest the project for a period of 6 months. A building permit application must be submitted within 6 months or approval must be renewed. The director has the authority to grant a 6 month time extension if the project continues to comply with all zoning code use regulations.

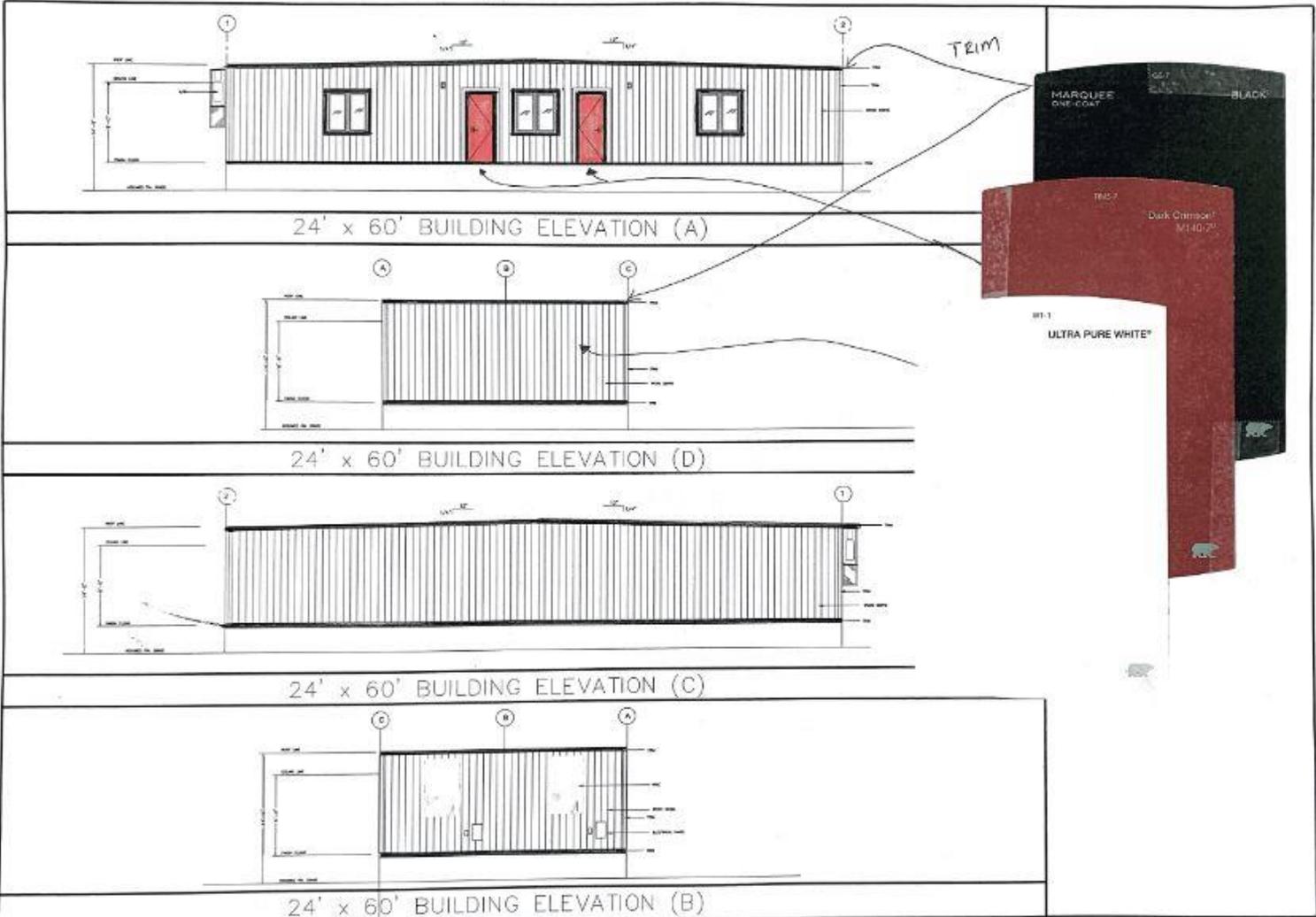


Attachment 2: Manufactured Unit Photos



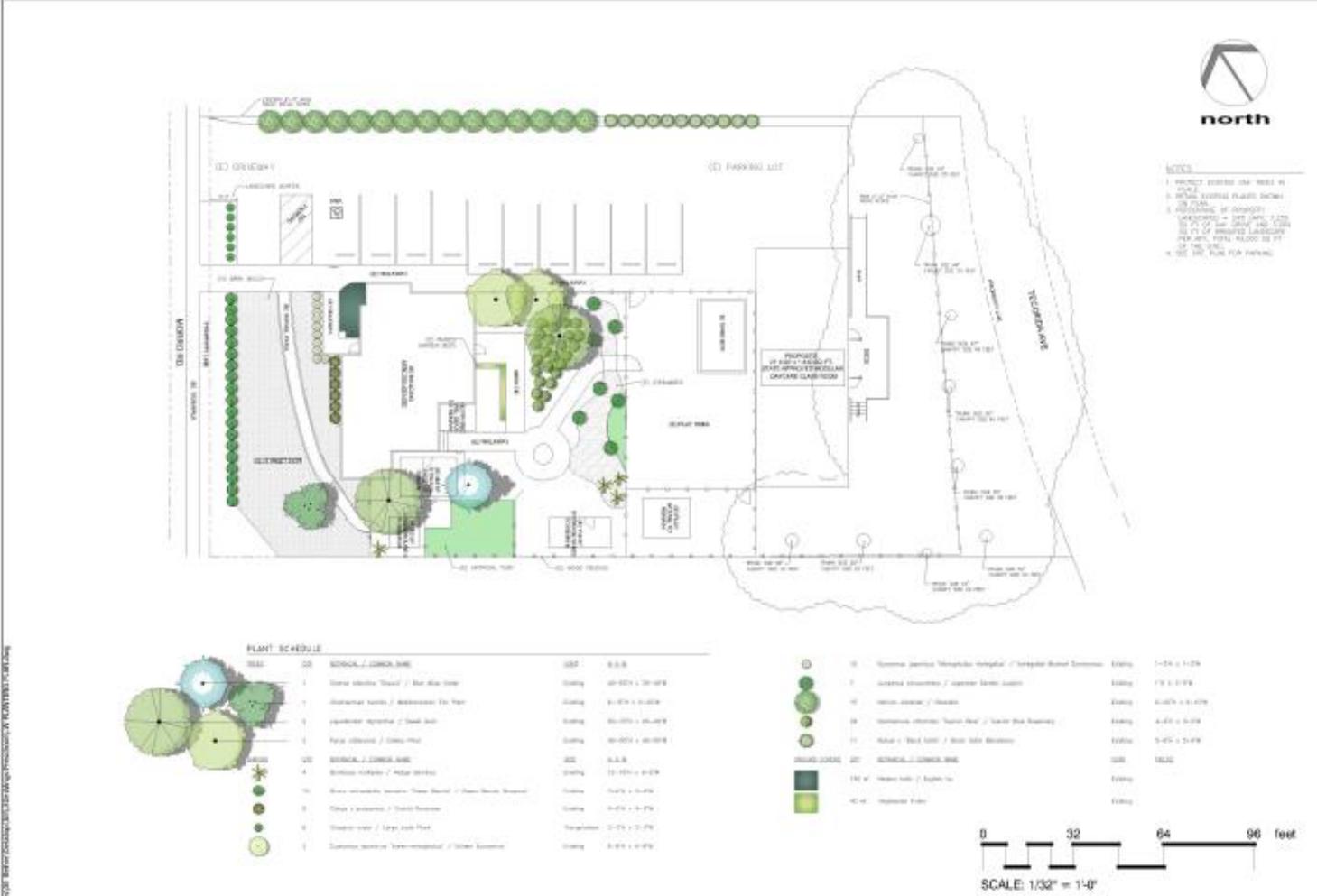


Attachment 3: Elevations and Color Scheme



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 5: Landscape Plan



Attachment 6: Public Comment Letters

(see attached Public Comment Letters)



c

From: Kathleen M. Cohen <kmcohen@co.slo.ca.us>
Sent: Friday, April 2, 2021 12:41 PM
To: DRC Public Comment
Subject: Support for PRE21-0025



Good afternoon-

As the program supervisor at Martha’s Place Children’s Assessment Center I would like to express my support for this project. This additional classroom space will expand capacity to serve some of the most vulnerable children in our community. The need for quality child care and supportive services for families is greater than ever now as we begin to re-open our community after a full year of limited or no contact due to the COVID 19 pandemic. Many families have been extremely isolated and are in desperate need of services to support their children and their family in adjusting to our new normal and making up for lost time in addressing these children’s needs at such a critical point of a child’s development. How we address the needs of our children now will impact their success as citizens in our community in the future. Thank you for your time and consideration.

Katie M. Cohen, LMFT, Psy.D.
Program Supervisor, Martha's Place Children's Center
(805) 781-4960 direct line
(805)781-4948 front desk
(805)781-4962 fax
www.slobehavioralhealth.org



Health Agency-Behavioral Health

This e-mail, and any files transmitted with it, are intended only for the person or entity to which it is addressed and may contain confidential, protected, and/or privileged material. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient, is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

This e-mail, and any files transmitted with it, are intended only for the person or entity to which it is addressed and may contain confidential, protected, and/or privileged material. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient, is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

From: Jayla Dilbeck
Sent: Tuesday, April 6, 2021 2:47 PM
To: DRC Public Comment
Subject: Support for PRE21-0025

To whom it may concern:

I am a California-based Speech Language Pathologist who works with a family-centered therapy company called Mariposas Project. Each day, I support families in dire need of child development training and counseling due to the state of our nation and lack of resources. Many child development centers have been shut down due to COVID-19 pandemic and therapy support has been moved to indirect Zoom calls. Atascadero has suffered the closing of three daycare centers recently and Little Wings has a LONG waiting list. Our children NEED direct, relationship-based learning in structured teaching environments with loving care givers. Please consider supporting our educators and families in expanding the numbers of children able to participate in these preschool opportunities. Our communities and futures need them desperately!

Sincerely,
Jayla Dilbeck

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.



From: Taryn Kalman
Sent: Thursday, April 8, 2021 11:06 AM
To: DRC Public Comment
Subject: Support for PRE21-0025

To whom it may concern,

My husband and I are both full time working parents and it has been a challenge to find openings for preschool in north county. We really want our son to attend a preschool program that equips him for kindergarten rather than just being at home with a a neighbor babysitting. The availability of preschool is almost zero as every program is waitlisted. If there a programs willing to open up availability then please allow them to do so. Childcare has always been hard to find, we have been fortunate enough to find a neighbor to watch him but if we want our kids success in schools, then please allow the preschools to open.

Thank you,
Taryn

ATTENTION:
This email originated from outside the City's network. **Use caution when opening links and attachments.**



M

From: Alicia Martinez
Sent: Tuesday, April 6, 2021 3:31 PM
To: DRC Public Comment
Subject: Support for PRE21-0025



To Whom It Concerns,

Please approve an extra classroom and outdoor play space to Little Wings Preschool. My two sons are currently enrolled here and have been attending now for almost 2 years. My younger son was only able to get in because my first son was already attending. My first son is able to attend because of lucky timing on our part - he joined a couple months after the preschool's opening (before word got out about what an amazing preschool they are and what an amazing program they have, now they filled up with a waitlist for other parents needing childcare). If it wasn't for our lucky timing I'm sure we would never have been able to get our boys in as they have an extremely limited number of open spots and a small capacity.

I cannot express the difficulty it is to find an open preschool in this AREA - even outside of Atascadero as my husband and I looked from SLO to Paso Robles as we both work. We were on waitlists for months before we landed our lucky timing with Little Wing's opening. It is also extra difficult to find a preschool for children younger than 3 that aren't potty trained, and more so during 2020 and even now - as COVID has forced many preschools to close. I know we aren't the only parents in this category facing these frustrations of working with small kids in an area that needs more preschools and especially QUALITY preschools like Little Wings.

Our oldest son has behavioral delays and a current IEP - but the public school/county's jumpstart program is not sufficient to meet our working day hours and his needs. Little Wings is also an Inclusion Preschool, a school for children developing typically and atypically. Their teachers and staff are educated in child development and the school director holds a Master's in Child Development with a focus on children with special needs. This environment has been a game changer for our oldest son's social/behavioral needs and has helped our family stability tremendously.

Our boys love it here! We have had our oldest in other preschools before we found Little Wings and we can tell a difference in how happy he is when we pick him up. We know they are participating in educational activities, eating healthy and wholesome snacks, and learning valuable skills that will strengthen them when they are ready to enter public school. We are able to view pictures and videos of ever changing activities and learning centers through a preschool app Little Wings uses to stay in touch with parents and they are always consistent in sharing the learning activities and special events.

Please support the addition of a new classroom and play space to the back of Little Wings so more parents can have access to basic resources like quality childcare so we can keep working for the community.

Thank you,

Alicia Todd

ATTENTION:

This email originated from outside the City's network. Use caution when opening links and attachments.

From: victoriab.mariposas@medsecuremail.com
Sent: Thursday, April 8, 2021 11:59 AM
To: DRC Public Comment
Subject: Support for PRE21-0025

To Whom It May Concern:

I am writing in support of the expansion at Little Wings preschool. As a professional in the field of early intervention, and a resident of North SLO county for 20 years, I observe first-hand the need for quality childcare for our working families. Expansion as a preschool that support children with special needs would be a benefit, as it can be a challenge to find appropriate care for these children. I am certain that the Little Wings proposal would provide essential services to our community.

Sincerely,

Victoria Simon Berg

Victoria Simon Berg MA, C.C.C. -slp
Clinic Coordinator: MP Health Atascadero
805-610-9743

ATTENTION:
This email originated from outside the City's network. **Use caution when opening links and attachments.**



From: Laurie Schwent
Sent: Thursday, April 8, 2021 12:12 PM
To: DRC Public Comment
Subject: Consent

I give my consent for the addition to the preschool. There is a great need
As there are not enough quality schools. I am a neighbor behind the school and find the noise not to be a
problem.

[Sent from Yahoo Mail on Android](#)

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.



From: Morgan Saltamachio
Sent: Wednesday, April 7, 2021 7:44 PM
To: DRC Public Comment
Subject: Support for PRE21-0025

To whom it may concern,
My name is Morgan Saltamachio, I am an intern and Assistant Teacher at Little Wings Preschool. As of now there's only one indoor classroom, this is not enough space for the large amount of children we have at the school. During the winter time it gets very cold and due to limited space inside our one classroom, as of now the older children. must bundle up as well as the teacher and interns to teach outside. It can be more distracting especially during circle time. It would be greatly beneficial to have a second classroom to use for nap space, indoor in instruction and allow for a dedicated classroom space for each age group. As of now there are only two classes, the younger group ranging from ages 2-4. This is a massive gap by allowing this building we would be able to have a 2 year old class, 3 year old class, and a 4-5 year old class. Having more classrooms will allow for in depth instruction and deeper conversations with the ids. Furthermore the extra classroom would have more outdoor space. There would be an opportunity to have more climbing spaces for the children, which they would love. As of now they climb on just about everything. They could really use another space to climb. By supporting us you are also allowing Little Wings to expand their amazing school. The wait list is extremely long, opening up this space would allow the school to bring 10-12 more children into the program. As of now we have close to 20 kids but with this addition we would be able to have a little over 30. We would be helping more families and supporting more children. Please consider voting for this d supporting this growing preschool. Atescadero needs more preschools.
Thank you for your time
Morgan Saltamachio

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

