



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, January 23, 2019
2:00 P.M.**

**City Hall
6500 Palma Avenue, Room 306
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Roberta Fonzi
Committee Member Heather Newsom
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Jamie Jones

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

- 1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 14, 2018**
- 2. APPROVAL OF DRAFT MINUTES OF JANUARY 9, 2019**



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DEVELOPMENT PROJECT REVIEW**3. DESIGN REVIEW OF 9020 WEST FRONT ROAD**

The proposed project is a proposed new unpaved parking area to be located behind the Holiday Inn Express for use of guests with buses or large trucks staying at the hotel. The parking area is proposed to be surfaced with asphalt grindings.

- Recommendation: Review the proposal for the proposed parking lot and make recommendations to staff regarding approval of the lot. (PRE18-0145)

4. DESIGN REVIEW OF 6000 DEL RIO ROAD

The proposed project consists of a proposal for a modular unit hotel use comprised of 20 lodging units, a manager's/office unit, and associated amenities.

- Recommendation: Approve the project with conditions. (DEV18-0101)

COMMITTEE MEMBER COMMENTS AND REPORTS**DIRECTOR'S REPORT****ADJOURNMENT**

The next DRC meeting is tentatively scheduled for Wednesday, February 13, 2019, at 2:00 p.m.

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



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ITEM NUMBER: 1

DATE: 1-23-19

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, November 14, 2018 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:02 p.m.

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

ROLL CALL

Present: Chairperson Roberta Fonzi
Committee Member Mark Dariz
Committee Member Jamie Jones

Absent: Committee Member Duane Anderson (excused absence)
Committee Member Charles Bourbeau (excused absence)

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch
Associate Planner, Katie Banister
Public Works Director, Nick DeBar
Public Works Associate Engineer, Mike Bertaccini
Recording Secretary, Annette Manier

Others Present: Karen Beene
Robert Armet
Scott Newton

APPROVAL OF AGENDA

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

***There was Committee consensus to approve the
Agenda.***

PUBLIC COMMENT

None

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF DRAFT MINUTES OF SEPTEMBER 26, 2018**

MOTION: By Committee Member Dariz and seconded by Chairperson Fonzi to approve the Consent Calendar.

Motion passed (2-0-1-2) by a roll-call vote (Jones abstained due to absence from the last meeting) (Anderson, Bourbeau absent)

PUBLIC COMMENT

None

Chairperson Fonzi closed the Public Comment period.

DEVELOPMENT PROJECT REVIEW**2. SETBACK EXCEPTION FOR GREENHOUSE AT 11275 SANTA LUCIA ROAD**

Property Owner/Applicant:	Karen Beene/Diego Imana
Project Title:	PRE18-0120
Project Location:	11275 Santa Lucia Road, Atascadero, CA 93422 (San Luis Obispo County) APN 054-271-003
Project Description:	The project is a request for a setback exception for a greenhouse.
Proposed Environmental Determination:	Section 15303 of the California Environmental Quality Act (CEQA): New construction or conversion of small structures.
City Staff:	Mariah Gasch, Assistant Planner, Phone: (805) 470-3436, Email: mgasch@atascadero.org
Staff Recommendation:	Staff recommends the Design Review Committee approve the exception to allow the greenhouse with a reduced setback from Santa Lucia Road with Conditions of Approval.

Planner Gasch gave the staff report and she and Director Dunsmore answered questions from the Committee. This structure does not have a foundation, and will not require building permits.

PUBLIC COMMENT

The following members of the public spoke during public comment: Karen Beene. Ms. Beene answered questions from the Committee.

Chairperson Fonzi closed the Public Comment period.

1. Neighborhood Compatibility:

The Committee approved the project as is.

MOTION: By Committee Member Jones and seconded by Chairperson Fonzi to approve the project.

***Motion passed (3-0-2) by a roll-call vote
(Anderson, Bourbeau absent)***

3. DESIGN REVIEW OF FUELING STATION AT 1860 EL CAMINO REAL

Property Owner/Applicant:	Rick Armet / Robert Armet
Project Title:	DEV18-0105
Project Location:	1860 El Camino Real, Atascadero, CA 93422 (San Luis Obispo County) APN 049-131-081
Project Description:	The project includes a proposal for a fueling station (gasoline + electric vehicle charging), market, deli, and carwash. The applicant is seeking DRC input prior to building permit submittal.
Proposed Environmental Determination:	Ministerial project – Not under the purview of CEQA
City Staff:	Kelly Gleason, Senior Planner, Phone: (805) 470-3446, Email: kgleason@atascadero.org
Staff Recommendation:	Staff recommendation is to provide any necessary direction to staff and the applicant related to site and/or building design.

Planner Gleason gave the staff report and she and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Robert Armet. Mr. Armet and Peter Danicart, Architect, answered questions from the Committee.

The applicant team indicated they would be working with the owner on the sign program, and will be very conscious of lighting so that it is focused on the development. A traffic analysis was requested by staff, prior to construction permit. There may be a mural on the carwash wall, and the applicant will be submitting a landscape plan.

Chairperson Fonzi closed the Public Comment period.

1. DRC Action

The Committee had questions about signage and it was determined that the applicant will work with staff on signage in the future. The Committee wants the signage to be somewhat compatible.

The Committee had concerns with noise from the carwash and vacuums. A sound acoustical analysis will be performed, and this will be addressed by Planning staff.

2. Site and Landscape Design

The Committee approved the project as is with the addition of a bike rack.

3. Architectural Design

The Committee was in favor of the architecture.

The Committee was in favor of this project. The project will not move on to Planning Commission. This project can go directly to building permits with implementation of conditions.

4. DESIGN REVIEW OF 11405 EL CAMINO REAL (MINI-STORAGE)

Property Owner/Applicant:	Scott Newton
Project Title:	DEV18-0103
Project Location:	11450 Viejo Camino and & 11505 El Camino Real, Atascadero, CA 93422 (San Luis Obispo County) APN 045-342-009, 010
Project Description:	The proposed project is a mini-storage facility with approximately 57,000 square feet of storage space and a caretaker's residence in the Public zoning district. The project includes restoration of onsite wetlands.
Proposed Environmental Determination:	The project will require an initial study to determine the type of environmental review required by the California Environmental Quality Act (CEQA).
City Staff:	Katie Banister, Associate Planner, Phone: (805) 470-3480, Email: kbanister@atascadero.org
Staff Recommendation:	Staff recommendation is to approve the project with Conditions of Approval.

Planner Banister presented the staff report and she and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Scott Newton and Keith Regan. Mr. Newton answered questions from the Committee and said he proposes 470 units. Mr. Newton has already been in contact with state and federal agencies regarding the wetlands.

Chairperson Fonzi closed the Public Comment period.

1. Neighborhood Compatibility

The Committee determined that this is not the best and highest use for this location. This is a gateway to our community and recommended that staff put this on "high priority" to fix the General Plan for this parcel.

2. General Plan Consistency

The Committee had discussion about the public land use designation and suggested there may be a better use of the land, such as Industrial or Commercial. This product may be better suited for another part of town.

The Committee did not have discussion about the remainder of the following items since they did not agree with the land use:

- 3. Storm water channel**
- 4. Mid-block walking path**
- 5. Adding height and depth variation to the buildings.**
- 6. Adding exterior material variation.**
- 7. If used, materials and spacing for columns.**
- 8. Screening for Building E**
- 9. Landscaping setback for Building A.**
- 10. Caretaker's residence**

The Committee was **not in favor** of moving this project on to Planning Commission. The applicant has the option to move on to Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on the Principal/Pino Solo project which will be coming to DRC on November 28, 2018.

ADJOURNMENT– 3:45 p.m.

The next regular meeting of the DRC is scheduled for November 28, 2018, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, January 9, 2019 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 202, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

Acting Chairperson Dariz called the meeting to order at 2:00 p.m.

ROLL CALL

Present: Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Jamie Jones
Committee Member Heather Newsom

Absent: Chairperson Robert Fonzi (excused absence)

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Callie Taylor
Senior Planner, Kelly Gleason
Public Works Director, Nick DeBar
Public Works Associate Engineer, Mike Bertaccini
Recording Secretary, Annette Manier

Others Present: Chris Thomas
Jerry Dawson
Steve Binder

APPROVAL OF AGENDA

**MOTION: By Committee Member Anderson and seconded
by Committee Member Jones to approve the
Agenda.**

***There was Committee consensus to approve the
Agenda.***

PUBLIC COMMENT

The following member of the public spoke during public comment: Steve Binder.
Community Development Director Dunsmore answered Mr. Binder's questions.
Chairperson Dariz closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 28, 2018**

MOTION: By Committee Member Newsom and seconded by Committee Member Jones to approve the Consent Calendar.

There was Committee consensus to approve the Consent Calendar.

DEVELOPMENT PROJECT REVIEW**2. DESIGN REVIEW OF 7200 NAVAJOA AVE.**

Property Owner/Applicant:	Jerry Dawson
Project Title:	PRE 18-0143, new multi-family development
Project Location:	7200 Navajoa Ave., Atascadero, CA 93422 (San Luis Obispo County) APN 031-043-030
Project Description:	The proposed project includes a new three (3) car garage and two (2) new residential units in the RMF-10 zoning district. The two new units are proposed at 410 sq. ft. and 577 sq. ft. and would be located above the new garage. Driveway access, on-site parking, landscape, and frontage improvements are included as part of the project site development. Appearance review (DRC) is required for all new structures in the multi-family zone.
Proposed Environmental Determination:	The project qualifies for a Class 3 CEQA exemption (CEQA Guidelines 15303) for new construction of a limited number of small structures.
City Staff:	Callie Taylor, Senior Planner, Phone: (805) 470-3448, Email: ctaylor@atascadero.org
Staff Recommendation:	Review the conceptual site plan, landscape plan, and elevation designs for two new multi-family units proposed above a new 3-car garage, and provide recommendations for any potential design modifications.

Planner Taylor presented the staff report, and she and Director Dunsmore answered questions from the Committee.

A determination was made that Committee member Newsom lives within 500 feet of the proposed project; therefore, she would need to recuse herself from commenting or voting on said item.

Applicant Dawson gave a presentation on his project.

PUBLIC COMMENT

The following members of the public spoke during public comment: Robert Hines and Sharon Turner. Robert Hines turned in a letter for the record (Exhibit A)

Chairperson Dariz closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**1. Size of the Proposed Garage**

The Committee was in agreement that the size of the garage was appropriate for the site, and that a CUP should not be required for the size of the garage due to the fact that there are two multifamily units attached to the proposed garage, therefore creating a multifamily dwelling structure that is not subject to the CUP requirements of Atascadero Municipal Code section 9-6.106 regarding accessory structures. The Committee recommended Colony-style design, with detailing emphasized to keep with the Colony-style architecture.

2. Architectural Design

The Committee discussed architectural design and recommended approving it as long as it is compatible with the Colony Home.

3. Colors and Materials

The Committee was in favor of the colors tying into that of the existing house. Staff will work with the applicant during the building permit phase.

4. Carport Designs

The Committee was in favor of the submitted carport designs, with emphasis on rafter tail detailing to ensure the carports appear as if they belong in the colony-era.

5. Site Design, Driveway Approaches, trash storage,

The Committee was in agreement with overall site design. The Committee had no concern with the 2nd driveway approach. The committee prefers the trash cans be stored in an area that is hidden from the view of the street.

6. Parking

The Committee was in favor of a Hollywood style driveway (such as 2 strips of concrete with a paver or greenery in the center) as long as it gets approval from the Fire Department. The Committee recommended that the four car covered parking structure be provided at the back of the lot as proposed.

7. Landscaping in front of existing residence

The Committee was in agreement with staff that additional landscaping be installed at the front of the existing residence for compliance with the landscape standards of the Municipal Code for multifamily site development. The Committee recommended that any fencing to be installed at the front of the

property be designed to match the colony period style and create consistent fencing along the front of property.

MOTION: By Committee Member Jones and seconded by Committee Member Anderson to approve the project with the recommended changes and conditions, and that the project would not trigger a CUP for the size of the garage because there are attached multifamily dwelling units, and therefore the structure is not subject to the CUP requirements of Atascadero Municipal Code section 9-6.106 regarding detached accessory structures.

Motion passed: (3-0-1-1) by a roll-call vote (Newsom abstained) (Fonzi absent)

3. DESIGN REVIEW OF 13940 MORRO ROAD

Property Owner/Applicant:	Don Waller
Project Title:	DEV 18-0142
Project Location:	13940 Morro Road, Atascadero, CA 93422 (San Luis Obispo County) APN 055-221-005
Project Description:	The applicant graded a flat pad on slopes over 30%. The grading occurred without a permit and the applicant has submitted a Precise Plan application as a step toward compliance. The newly graded pad is approximately 3,300 square feet with additional cut and fill slopes proposed as necessary to stabilize the graded area.
Proposed Environmental Determination:	To be determined, depending on extent of grading area.
City Staff:	Kelly Gleason, Senior Planner, Phone: (805) 470-3446, Email: kgleason@atascadero.org
Staff Recommendation:	Recommendation related to compliance with the Hillside Grading Policy.

Planner Gleason presented the staff report, and she and Director Dunsmore answered questions from the Committee.

Applicant Waller presented his reasons for doing the grading, which included grading excess parking, providing access for a fire-turnaround, and making a hiking trail. Applicant Waller stated that the grading was performed by a licensed contractor.

PUBLIC COMMENT

None

Chairperson Dariz closed the Public Comment period.

MOTION: By Committee Member Anderson and seconded by Committee Member Newsom to direct the applicant to put the site back to its original condition.

***Motion passed: (4-0-1) by a roll-call vote.
(Fonzi absent)***

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on projects within the City, and reviewed the two items for the January 23rd agenda.

ADJOURNMENT– 3:29 p.m.

The next regular meeting of the DRC is tentatively scheduled for January 23, 2019, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibit is available in the Community Development Department::

Exhibit A – Letter from Robert Hines



Atascadero Design Review Committee

Staff Report – Community Development Department

Hotel Parking Lot Design Review, 9010 West Front

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
1/23/2019	Mariah Gasch Assistant Planner	Jerry Holland	PRE 18-0145	
RECOMMENDATION				
Staff Recommends to the Design Review Committee: <ol style="list-style-type: none"> Review the proposal for the proposed parking lot and identify the appropriate entitlement process and project conditions to ensure code compliance and neighborhood compatibility. 				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
9020 West Front Road	General Commercial (GC)	Commercial Retail (CR) with Planned Development 23 Overlay	056-131-025,-026,-027,-028	0.63 Acres
PROJECT DESCRIPTION				
The proposed project consists of adding road base to a vacant lot at the rear of the hotel to provide a parking area for large trucks and buses that are guests of the hotel.				
ENVIRONMENTAL DETERMINATION				
<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>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class 11 CEQA Guidelines § 15311	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

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<http://www.atascadero.org>

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SPECIAL DEVELOPMENT PLAN STANDARDS			
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Specific Plan _____ <input type="checkbox"/> Planned Development Overlay _____			
USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Parking Lot	<input type="checkbox"/> Allowed <input checked="" type="checkbox"/> Conditional	<input checked="" type="checkbox"/> No <input type="checkbox"/> Colony Home / Commercial <input type="checkbox"/> Registered Building <input type="checkbox"/> Yes, but deemed not historical significance	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input type="checkbox"/> Paloma <input type="checkbox"/> Boulder <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A- not in area of disturbance

EXISTING USES		
All four parcels are currently vacant. The applicant has been using the lots as an area for hotel guest parking of oversized vehicles.		
SURROUNDING ZONING DISTRICTS AND USES		
North: Multi-family residential (RMF-10); Commercial Retail (CR) South: Commercial Retail (CR) East: Commercial Retail (CR) West: Commercial Retail (CR)		
AVERAGE SLOPE	VEGETATION	
Flat	Grasses surrounding graded pad	
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES		
<i>City Standards</i>	<i>Meets Requirements</i>	<i>Exception Requested</i>
Setback standards (AMC 9-4.103-.110)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Height Standards (AMC 9-4.112-113)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Parking Standards (AMC 9-4.114-121)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Landscaping (AMC 9-4.124-127)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



ITEM 3
HOTEL PARKING LOT, 9010 WEST FRONT
PRE 18-0145 / HOLLAND

Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Grading Standards (AMC 9-4.138-145)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Lighting Standards (AMC 9-4.137)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Water Efficient Landscaping(AMC Title 8, Chapter 10)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Use Classification Standards: Parking Lot	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
ADVISORY BODIES / OUTSIDE AGENCIES THAT REQUIRE REVIEW OF PROPOSED PROJECT:			
<input type="checkbox"/> Native American Tribes	<input type="checkbox"/> SLO Air Pollution Control (APCD)		
<input type="checkbox"/> Atascadero Mutual Water Company (AMWC)	<input type="checkbox"/> SLO County		
<input type="checkbox"/> Caltrans District 5			
<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)	<input type="checkbox"/> _____		
<input type="checkbox"/> Dept. of Fish & Wildlife (DFW)	<input type="checkbox"/> _____		
	<input type="checkbox"/> _____		
APPROVAL PROCESS			
<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input type="checkbox"/> PC <input type="checkbox"/> CC			



DISCUSSION:

Project Description / Summary

The applicant has been allowing large trucks and buses to occasionally park in a vacant lot behind the hotel when they are guests of the hotel. The rear property is commonly owned, but is not designed or designated as a parking lot. To access the rear lot, vehicles must drive through an adjacent property driveway (Champions) via an access easement. To address concerns regarding dust and track out onto the adjacent property, the applicant is proposing to cover the site with a recycled asphalt material similar to decomposed granite. Parking on the lot would be limited to hotel guest parking only. The parking lot is proposed as a temporary use until the area is developed according to the Master Plan of Development. The approved master plan allows for the site to be developed with an office park/light industrial buildings. The applicant is expecting up to 7 trucks/buses per week with an average of 1 to 3 trucks/buses at a time. The lot would be able to park up to 4 oversized vehicles at a time, leaving room for the trucks and buses to be able to turn around. The crushed asphalt would cover approximately ⅓ of the total site.

Analysis

The proposed parking lot is located in the Planned Development Overlay Zone No. 23 (PD 23). The project site parcels have been designated by the Master Plan of Development to be used for Business Park uses. A parking lot is not included in the list of allowable uses or conditionally allowable uses, therefore the use of the site as a parking lot for other sites, would require an amendment to the Master Plan of Development.

The applicant intends to use the parking lot as a temporary use and develop these parcels with commercial uses in the future. Atascadero Municipal Code (AMC) 9-4.119 requires all parking lots with 3 or more off-street parking spaces to be surfaced with asphalt or concrete when the parking lot is located inside the urban services line. The proposed parking lot would be located inside the urban services line. AMC 9-4.119 also requires that a minimum of 10% of the interior of all parking lots shall be landscaped and that parking lots that abut a residential zone shall be separated by a landscaped area of at least 5 feet in width and a 6 foot high solid fence or wall. The subject parcels and the neighboring multi-family residential development are currently separated by a solid wall. The applicant is proposing to cover the lot with crushed asphalt and limit the landscaping as they intend the parking lot to be a temporary use.

If the DRC finds that the interim use of the site is inconsistent with the existing Master Plan of Development or Municipal Code standards, the applicant will be required to apply for a minor Conditional Use Permit to request approval from the Planning Commission to amend the Master Plan. Staff prefers that the Master Plan of Development remain in place to accommodate future commercial development. However, if the applicant cannot accommodate large trucks and buses as occupants of the hotel there will be a reduction in the occupancy of the hotel.



DRC DISCUSSION ITEMS:

1. Discuss the appropriate process to allow an interim use of the site.
2. Discuss appropriate treatment of the site to ensure neighborhood compatibility and to reduce the potential impacts to the adjacent property.

ATTACHMENTS:

Attachment 1: Aerial Photo
Attachment 2: Proposed Site Plan
Attachment 3: Tract Map
Attachment 4: Site Photos



ATTACHMENT 1: Aerial Photo
PRE 18-0145

Ariel View



ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
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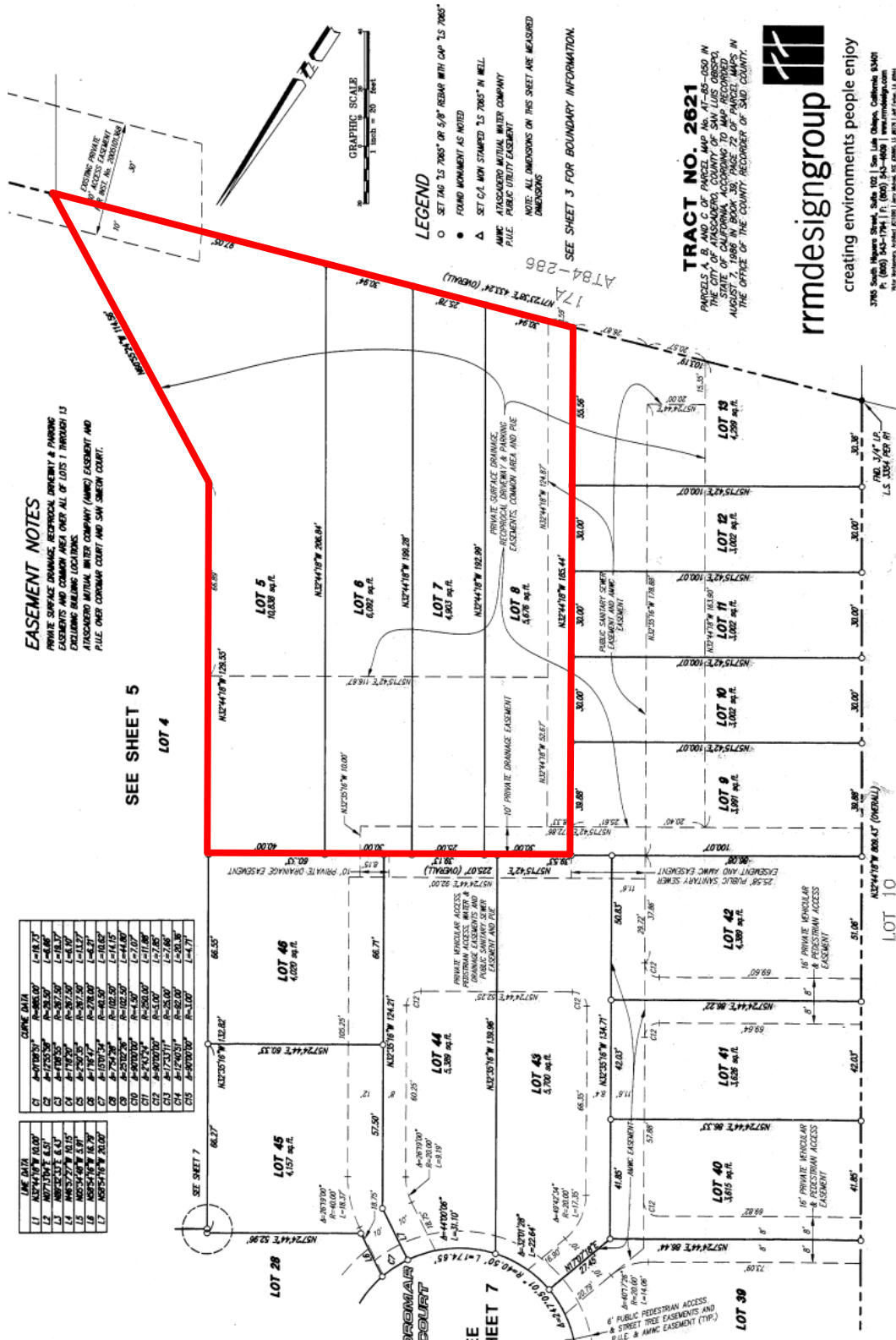
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**ATTACHMENT 2: Site Plan
PRE 18-0145**

PROPOSED PROJECT SITE PLAN



ATTACHMENT 3: Tract Map
PRE 18-0145



ATTACHMENT 4: Allowable uses from PD 23
PRE 18-0145

(p) Allowed uses for the business park portion of the project behind the hotel shall be as prescribed as follows:

Allowable uses:

- (1) Broadcast studios;
- (2) Building materials and hardware (see Section 9-6.165 of this title);
- (3) Furniture, home furnishings and equipment;
- (4) General merchandise stores;
- (5) Mail order and vending;
- (6) Temporary or seasonal sales (see Section 9-6.174 of this title);
- (7) Financial services;
- (8) Health care services;
- (9) Offices;
- (10) Small scale manufacturing;
- (11) Temporary offices (see Section 9-6.176 of this title);
- (12) Personal services;
- (13) Light repair services;
- (14) Accessory storage (see Section 9-6.103 of this title);
- (15) Membership organizations;
- (16) Horticultural specialties (see Section 9-6.116 of this title);
- (17) Business support services, where all areas of use are located within a building;
- (18) Social and service organizations;
- (19) Libraries and museums;
- (20) Amusement services;
- (21) Indoor recreation services; and
- (22) Temporary events (see Section 9-6.177 of this title).

Conditionally allowable uses:

- (1) Indoor auto dealers (new and used) and supplies (see Section 9-6.163 of this title). (Ord. 544 § 2, 2009; Ord. 539 § 2, 2009; Ord. 486 § 2, 2005)



ATTACHMENT 5: Site Photos
PRE 18-0145



View looking to the north



View looking to the northeast

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Atascadero Design Review Committee

Staff Report – Community Development Department

MODULAR RV HOTEL

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
1/23/2019	Kelly Gleason, Senior Planner	Peter Laughlin, Laughlin Development Company	DEV18-0101	
RECOMMENDATION				
<p><i>Staff recommends DRC:</i></p> <p>Review the conceptual site plan, landscape plan, and elevation designs for a lodging use comprised of 21 modular RV class units and associated amenities, review staff's recommendations, and provide recommendations for any potential design modifications.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
6000 Del Rio Rd	General Commercial (GC)	Commercial Tourist (CT)	049-131-074, 075	1.8 acres
PROJECT DESCRIPTION				
<p>The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.</p>				
ENVIRONMENTAL DETERMINATION				
TBD				
APPROVAL PROCESS				
<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input checked="" type="checkbox"/> PC <input type="checkbox"/> CC				

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USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Director's Determination – combination of Hotel/Motel and RV park	<input type="checkbox"/> Allowed, subject to design review <input checked="" type="checkbox"/> Conditional – acreage exception for RV park	<input checked="" type="checkbox"/> No <input type="checkbox"/> Colony Home <input type="checkbox"/> Registered Building <input type="checkbox"/> Yes, but not deemed historically significant	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input type="checkbox"/> Paloma <input type="checkbox"/> Boulder <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A – Drainage determined non-jurisdictional
EXISTING USES			
Vacant			
SURROUNDING ZONING DISTRICTS AND USES			
<i>North:</i> Residential Suburban (RS) <i>South:</i> Commercial Tourist, RSF-Y (Apple Valley Neighborhood) <i>East:</i> Highway 101 <i>West:</i> Residential Suburban (RS)			
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES			
City Standards	Meets Requirements	Notes	
Setback standards (AMC 9-4.103-.110)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Height Standards (AMC 9-4.112-113)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Parking Standards (AMC 9-4.114-121)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Landscaping (AMC 9-4.124-127)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Grading Standards (AMC 9-4.138-145)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Lighting Standards (AMC 9-4.137)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Water Efficient Landscaping (AMC Title 8, Chapter 10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Creek setbacks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Use Classification Standards: <u>Hotel/Motel & RV Park</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	With CUP approval	



DISCUSSION:

Project Description

The subject site is zoned Commercial Tourist which allows for a variety of tourist serving uses, including lodging and RV parks, subject to development standards. The proposed project consists of 21 individual tiny home lodging units on the 1.8 acre site with associated parking and site amenities.

Analysis

Although the zoning is clearly designed for lodging uses, the design of this project is unique and requires some interpretation. The City views the proposed use as most similar to a Motel. However, each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. This unique situation and ambiguity in local vs. State definitions and jurisdiction will require this project to obtain CUP approval before State permits can be sought. The CUP process will allow the City to apply conditions of the site that govern use and design, and will allow us to best coordinate our efforts with the State. The process will also ensure that future modifications to the project are reviewed and approved by the City. The following analysis is based on zoning standards for a motel use.

1. Use standards

Under the Hotel/Motel use definitions, units with kitchens are limited to 25% of the total units provided on-site. Out of the 21 total units, 12 are proposed with full kitchen facilities (including the manager's unit/office), exceeding the 25% maximum. The applicant has agreed to modify the units to eliminate full kitchens and provide a wet bar configuration instead. Because these types of units are regulated by the State's Department of Housing and Community Development, some level of kitchen facility is required. Modifying the configuration of the majority of the units to a wet bar configuration will allow the project to meet both State and City requirements.

2. Site, fencing, and Landscape Design

The project site is designed with a circular access way serving 20 rental units placed around the edge of the site. The center of the site houses the manager's unit/office and community gathering space. Parking is distributed throughout the site in designated parking spaces adjacent to the units.

Parking

A total of 28 parking spaces are proposed with an additional space for a utility vehicle to be used by hotel staff to service and provide goods to the rooms. The code requires a total of 25 spaces as a Hotel/Motel use. A majority of the parking spaces are partially covered by a wood trellis, adding to the site appearance and providing shaded cover.



Fencing

The applicant is proposing two fencing types throughout the site; a 6-foot privacy fence surrounding the site and in key locations adjacent to rental units, and a low, wood-framed wire mesh fence to define certain common areas. The applicant is proposing a contemporary horizontal slat design for the privacy fencing in a natural wood color. The fence is proposed to be setback 10-feet from the Del Rio frontage allowing for landscape to soften the view of the site from Del Rio Rd. Staff has included recommended DRC conditions that would require a more rural privacy fence such as a wood framed wire mesh fence or split rail fence to compliment the surrounding residential neighborhoods and the rural character of the surrounding properties.

Setbacks

The proposed units are setback a minimum of 10-feet from the Del Rio frontage and 5-feet from all other property boundaries. The property directly to the west and north is vacant and is in escrow with a company that is exploring development options. These development options will likely include tourist serving and retail uses, therefore the smaller 5-foot setback would be appropriate. However, if the property is developed as currently zoned, a greater setback would be appropriate.

Landscape Design

The applicant is proposing landscape and shade trees throughout the site to compliment the common areas and provide aesthetically pleasing outdoor spaces for guests. Staff has added a condition that the applicant work with staff on ensuring compliance with City's water efficiency ordinance as well as to incorporate larger shade trees adjacent to the parking areas and London Plane Trees along the street frontage. In addition, staff has added a condition that more native landscaping be integrated into the site for consistency with the adjacent neighborhoods.

3. Architectural Design

The development proposes a combination of 6 unique modular lodging units scattered throughout the site in addition to the manager's unit/office. The design of the units is complimentary and all units include wood siding and porches. The proposed unit colors range from white to darker earth toned colors. Staff will work with the applicant to ensure a complimentary color distribution throughout the project site.

4. Site Lighting

Pole lighting is proposed throughout the site as well as building mounted lighting. Staff is recommending a condition that all pole lighting be decorative and pedestrian in scale, not to exceed 14-feet in height, and that bollard lighting be included as necessary to maintain low lighting levels. All building mounted lighting will be required to meet code requirements for shielding.



DRC DISCUSSION ITEMS:

- Use Standards
- Site, Fencing and Landscape design
 - Parking and parking stall trellises
 - Fencing design and placement
 - Setbacks from property boundaries
 - Landscape design
- Architectural design of proposed lodging units.
 - Colors and materials
- Site Lighting

ATTACHMENTS:

Attachment 1:	DRC Notice of Action
Attachment 2:	Location Map and Site Aerial
Attachment 3:	Project Plan Set (site, landscape, architecture)



ATTACHMENT 1: Notice of Action



DRC NOTICE OF ACTION

- Conditions of Approval:
1. Perimeter fencing shall be designed as a more rural privacy fence such as wood framed wire mesh or split rail with landscape providing a majority of the aesthetic screening.
 2. All landscaping shall be drought tolerant and compatible with Sunset Zone 7. Native species shall be incorporated into the landscape design.
 3. Street trees shall be provided at a maximum spacing of 30-feet on center. Trees shall be London Plane Sycamores.
 4. Staff and the applicant will work together to ensure a complimentary color distribution throughout the project site.
 5. All pole lighting shall be decorative and pedestrian in scale, not to exceed 14-feet in height and bollard lighting shall be included as necessary to maintain low lighting levels. All lighting shall comply with the municipal code.

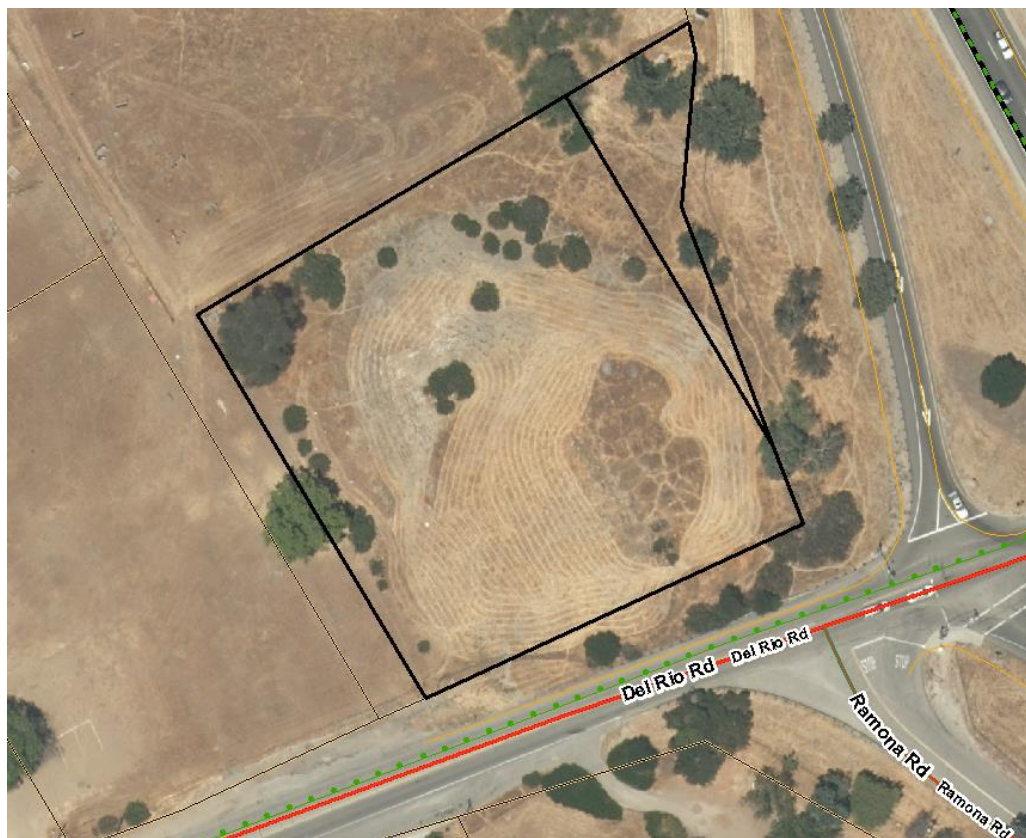
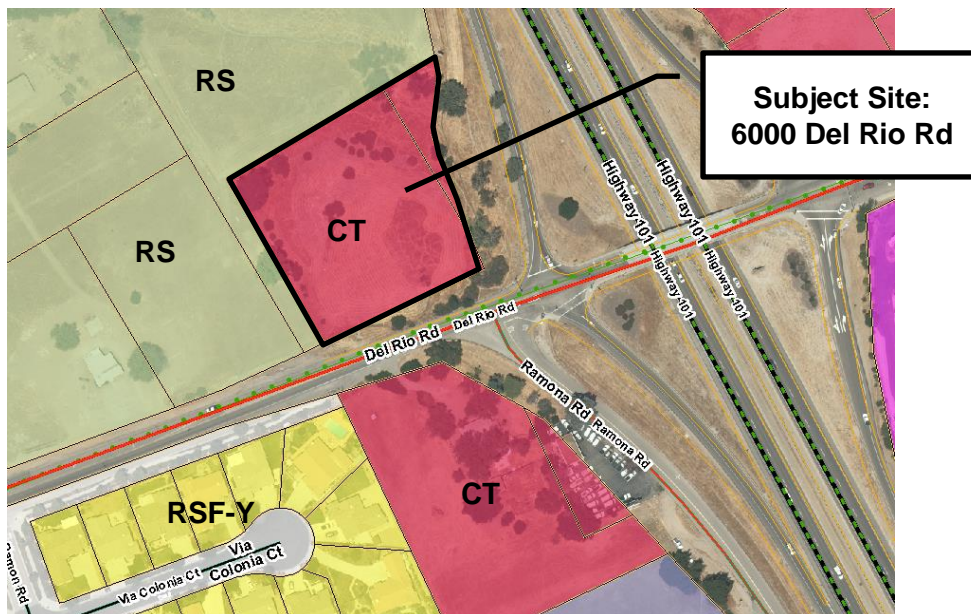
Action/ Decision Summary: *To be recorded at meeting conclusion*

Meeting Date: January 23, 2019

Project Planner: Kelly Gleason
Senior Planner



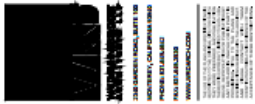
ATTACHMENT 2: Location Map and Site Aerial



ATTACHMENT 3: Proposed Project Plan Set



ITEM 4
TINY HOME HOTEL, 6000 DEL RIO RD
DEV18-0101 / LAUGHLIN



THE TINY VILLAGE HOTEL
 DEL RIO ROAD
 CITY OF ATASCADERO, STATE OF CALIFORNIA
 A.P.N.: 006-131-005

18124
 PREP DATE: 12/11/18
 PLAT DATE: 12/11/18
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 NOT REVISION: [blank]

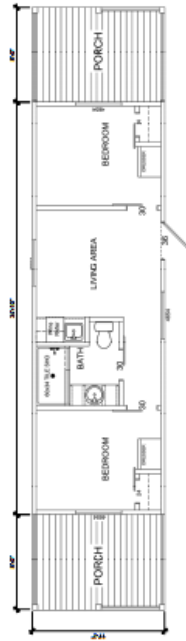
UNIT FLOOR PLANS
 SHEET NO. **A200**
 TOTAL SHEETS: 213



A SINGLE OCCUPANCY
 SCALE: 1/8" = 1'-0"



B SINGLE OCCUPANCY
 SCALE: 1/8" = 1'-0"



C DOUBLE OCCUPANCY
 SCALE: 1/8" = 1'-0"



D FAMILY OCCUPANCY
 SCALE: 1/8" = 1'-0"



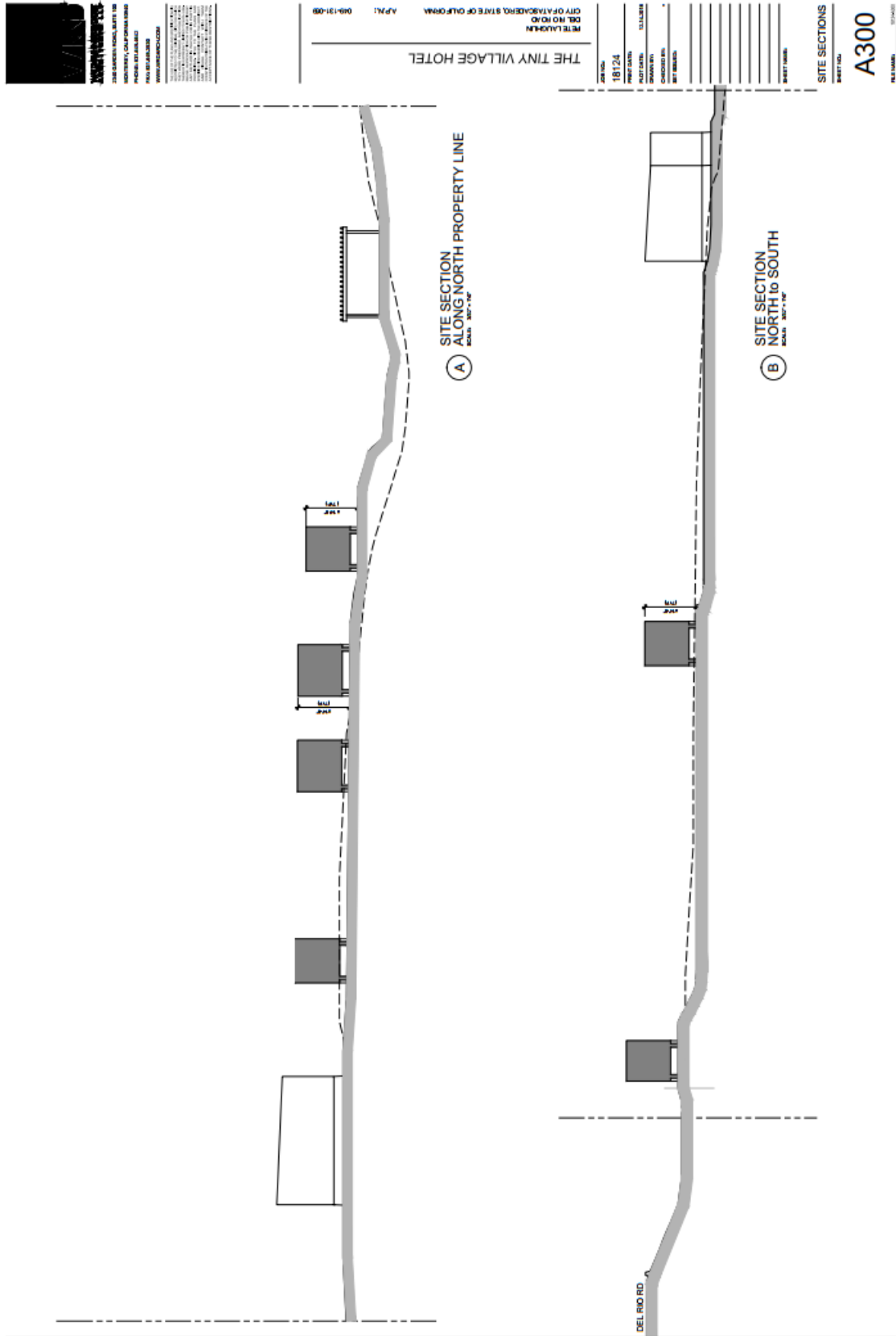
E FAMILY OCCUPANCY
 SCALE: 1/8" = 1'-0"



F MGR / BUSINESS OFFICE
 SCALE: 1/8" = 1'-0"



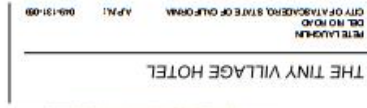
ITEM 4
TINY HOME HOTEL, 6000 DEL RIO RD
DEV18-0101 / LAUGHLIN



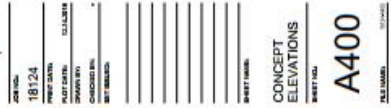
ITEM 4
TINY HOME HOTEL, 6000 DEL RIO RD
DEV18-0101 / LAUGHLIN



(A)
SINGLE
UNITS 1, 15, 16, 17, & 21
 SCALE: 1/8"=1'-0"



(B)
SINGLE (VERSION 2)
UNITS 2, 10, 12, 19
 SCALE: 1/8"=1'-0"



(C)
DOUBLE
UNITS 3, 7, 13 & 22
 SCALE: 1/8"=1'-0"



(C)
DOUBLE
UNITS 6, 11, & 20
 SCALE: 1/8"=1'-0"



(D)
FAMILY UNIT
UNITS 8 & 18
 SCALE: 1/8"=1'-0"



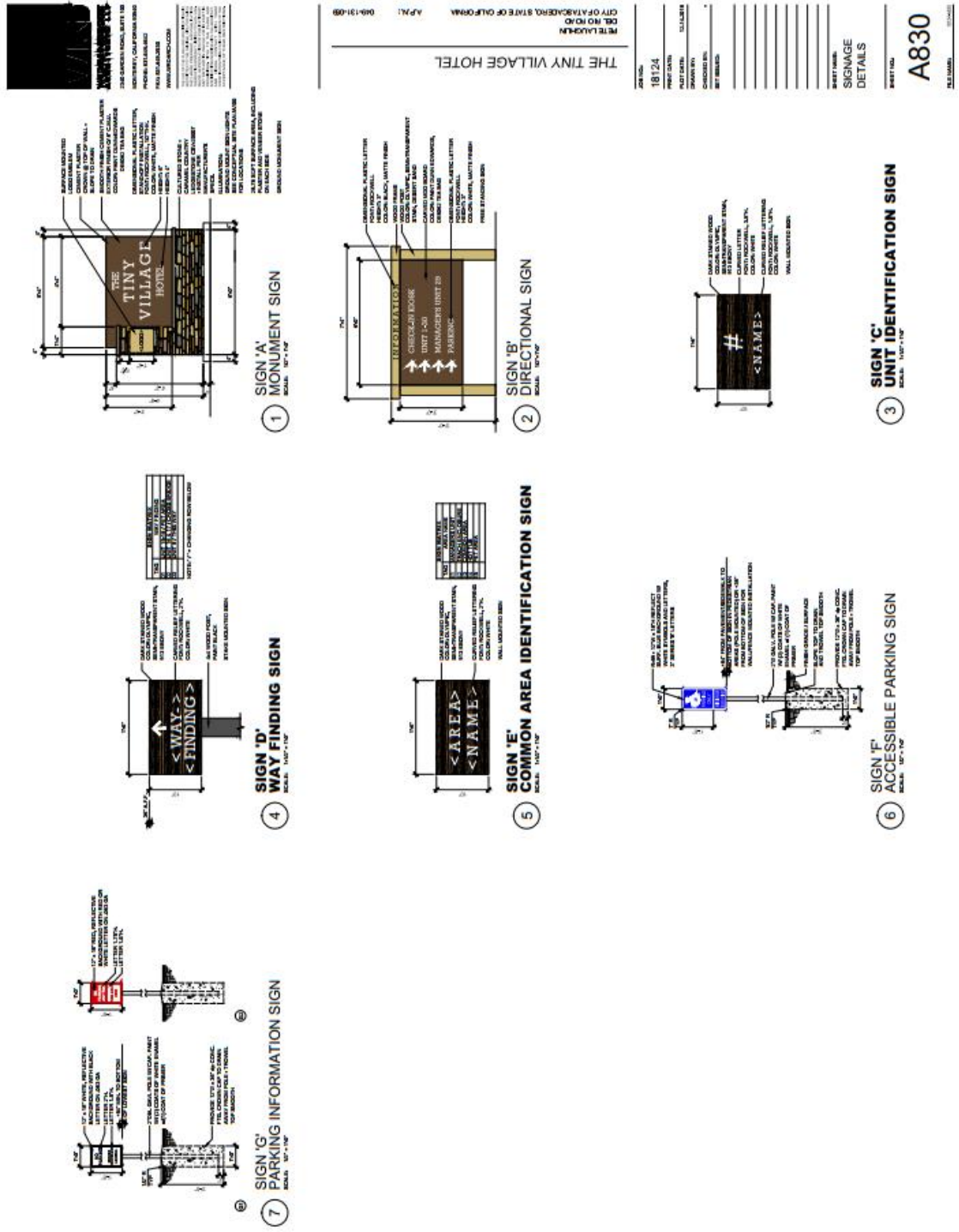
(E)
FAMILY UNIT
UNITS 4, 5, 9 & 14
 SCALE: 1/8"=1'-0"



TYPICAL MATERIALS & COLOR IMAGE
 SCALE: 1/8"=1'-0"

MATERIAL SELECTION		COLOR	
ELEMENT	MATERIAL		
Siding:	PAINTED CEMENT BOARD, SHIP-LAP, BOARD & BATTEN	PAINTED STAINLESS STEEL FINISHES	WHITE
	STAINED & SEALED CEDAR TRIM & CEMENT BOARD		
SHIPPING:	PAINTED CONTRIBUTION OF SIKING TO GRADE	WHITE	
TRIM:	PAINTED CEMENT BOARD	BRONZE	
ROOF:	FACTORY PAINTED STANDING SEAM METAL	WHITE	
WINDOWS:	FACTORY PAINTED VINYL	BLUE	
WOOD:	FACTORY PAINTED FIBERGLASS	GRAY	
PORCHES:	SOLID-BODY STAINED & SEALED TREX	BLACK	
RAILINGS:	METAL		

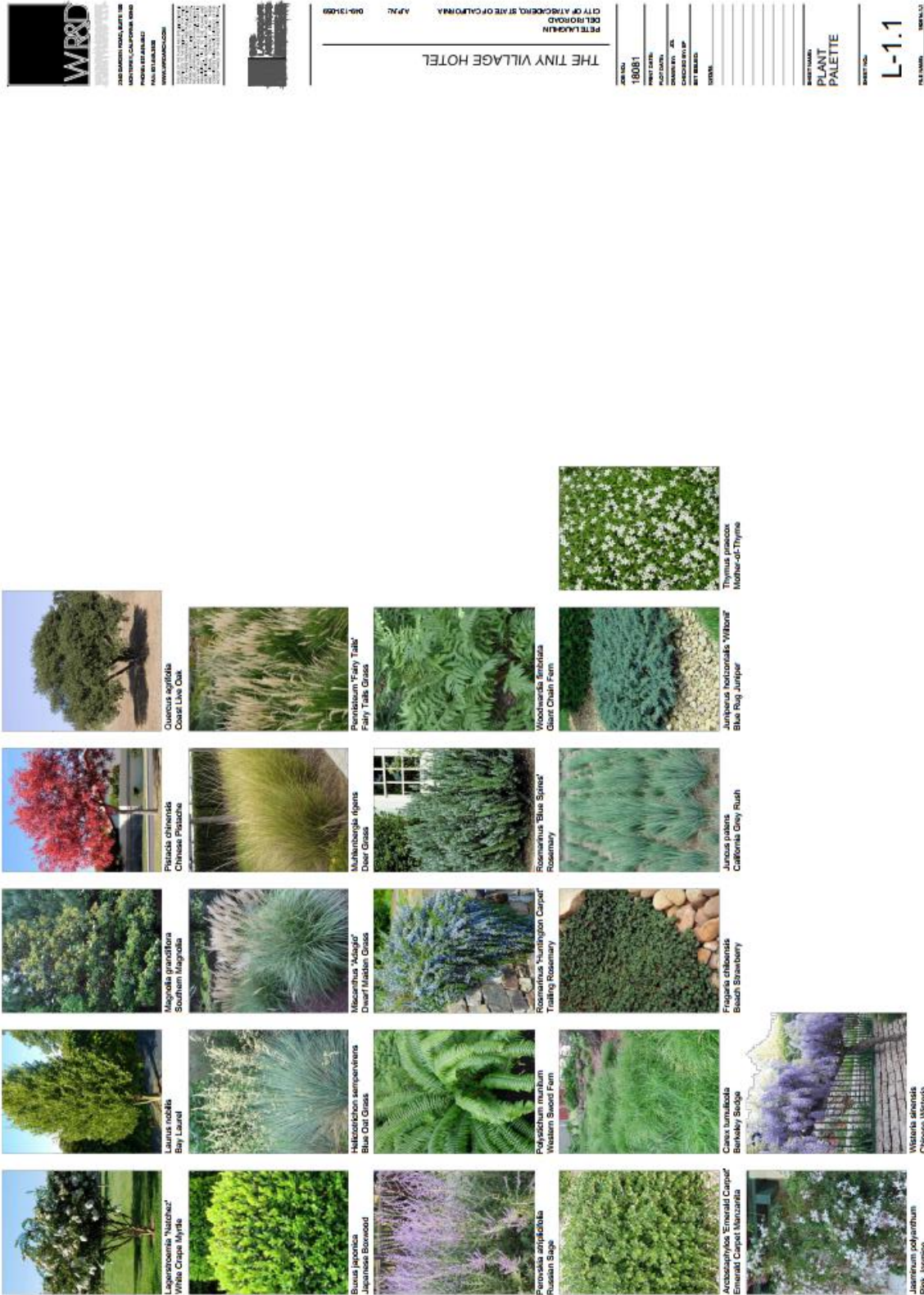




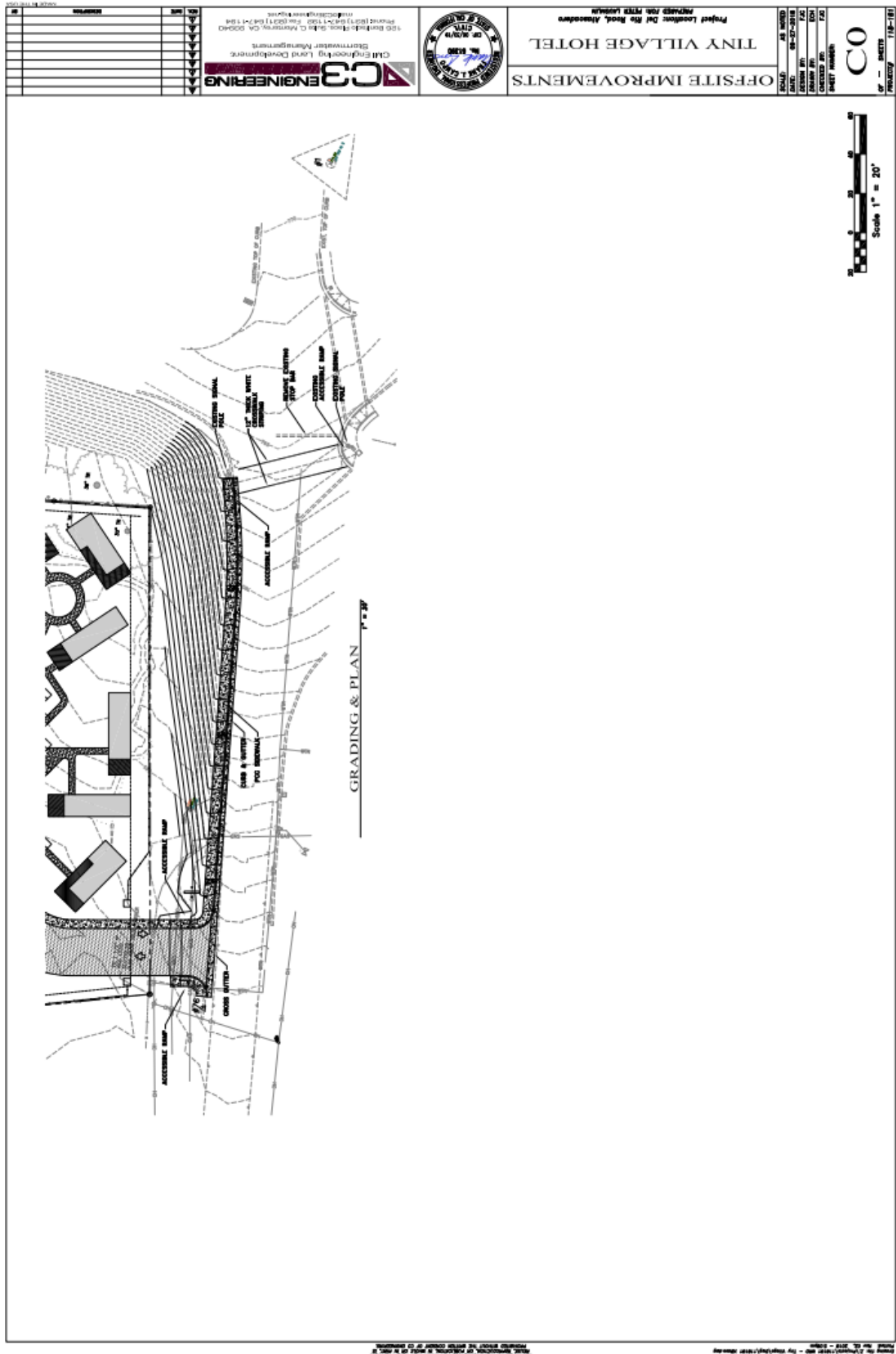


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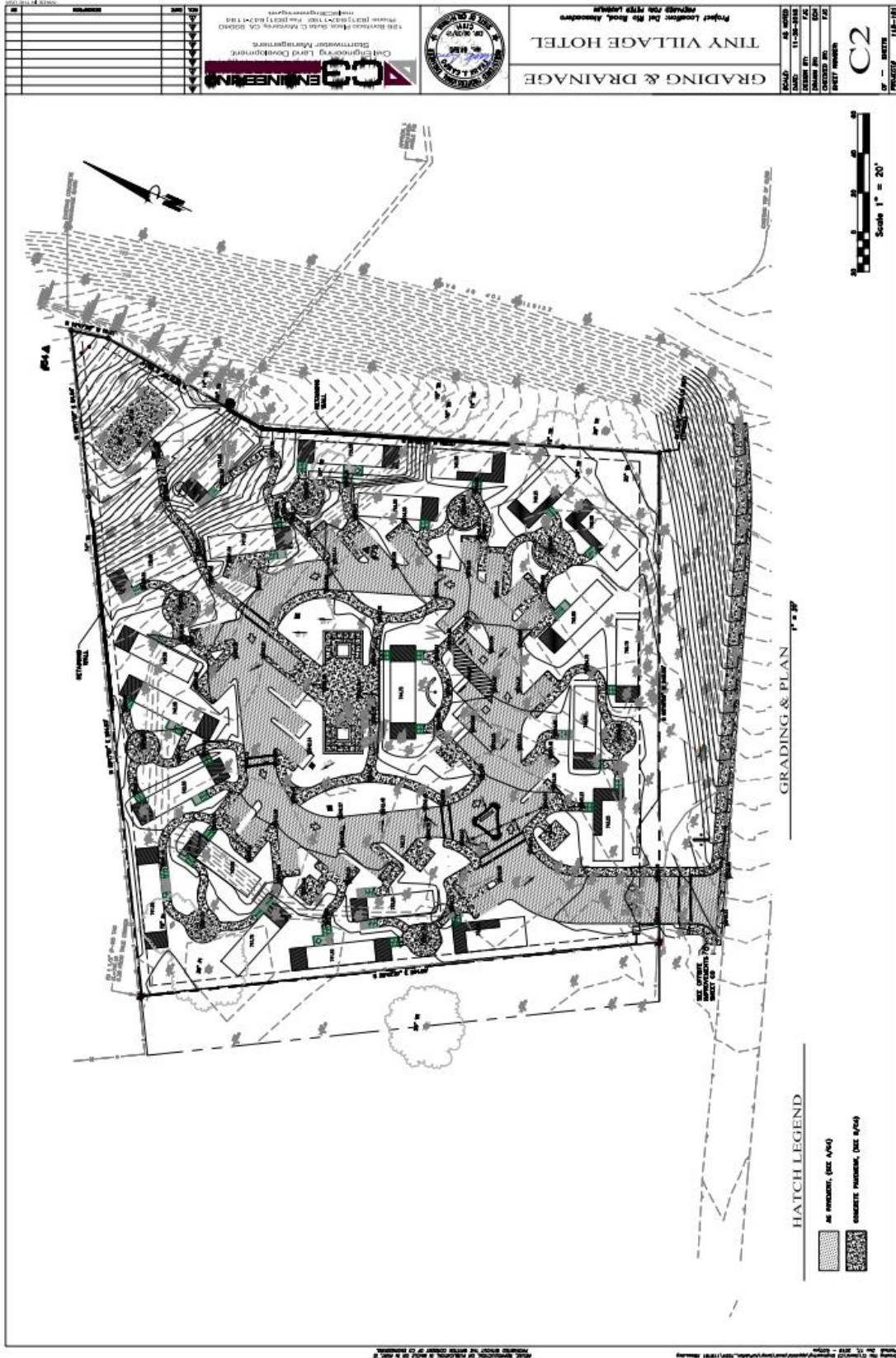




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DEV18-0101 / LAUGHLIN

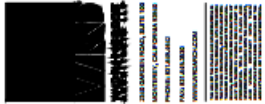


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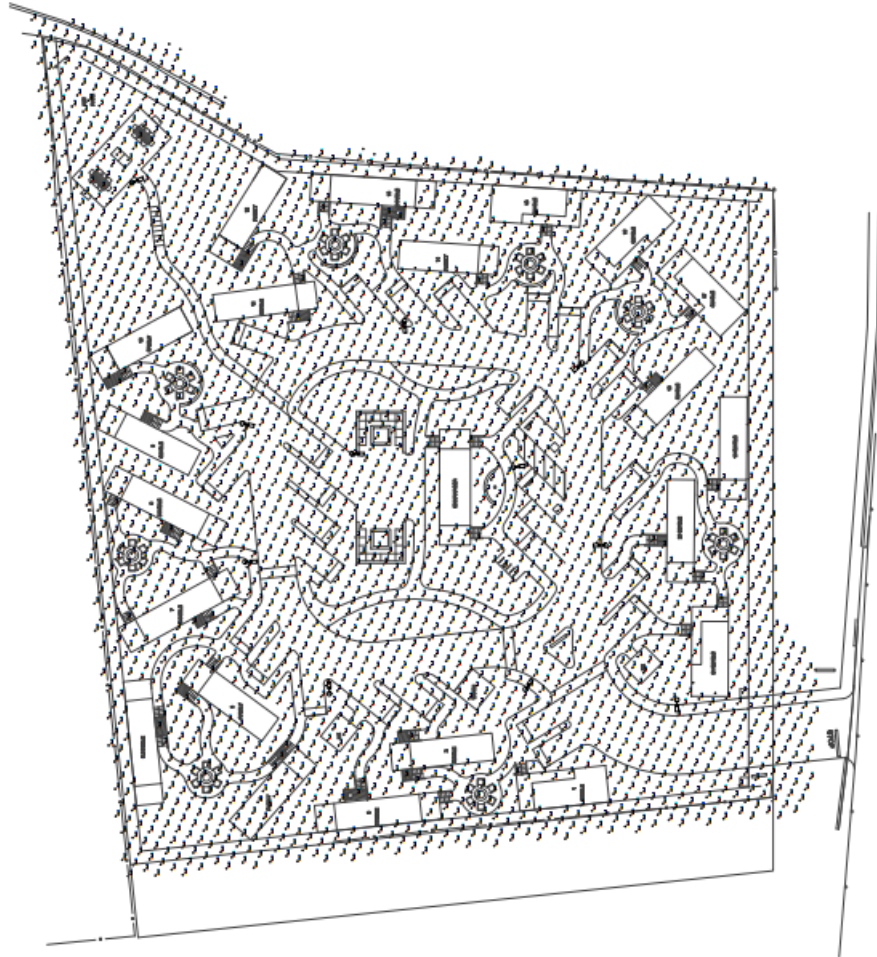


ITEM 4
TINY HOME HOTEL, 6000 DEL RIO RD
DEV18-0101 / LAUGHLIN



THE TINY VILLAGE HOTEL
 PETER LAUGHLIN
 CITY OF ATASCADERO, STATE OF CALIFORNIA
 A.P.N. 068-134-009

18124
 PROJECT NAME: TINY VILLAGE HOTEL
 PROJECT ADDRESS: 6000 DEL RIO RD, ATASCADERO, CA 93422
 PROJECT OWNER: PETER LAUGHLIN
 PROJECT ARCHITECT: PETER LAUGHLIN
 PROJECT ENGINEER: PETER LAUGHLIN
 PROJECT DATE: 08/13/2019



01 SITE PHOTOMETRIC PLAN

AVERAGE FOOT CANDLES @ 6.8 FC

NAME	ADDRESS	CITY	STATE	ZIP	DATE	BY	CHKD	APP'D
A. LAUGHLIN	6000 DEL RIO RD	ATASCADERO	CA	93422	08/13/2019	PETER LAUGHLIN		



