



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

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**Committee Meeting  
Wednesday, August 14, 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 JULY 10, 2019**



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## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN REVIEW OF 7850 CURBARIL AVE. TENTATIVE PARCEL MAP SUBDIVISION**

Design review of a Tentative Parcel Map for a proposed condominium plan. The project includes two new residences and repairing an existing residence on the property.

- Recommendation: Staff requests the DRC review the proposed project for a multi-family development and provide recommendations for any potential design modifications. (SBDV19-0069)

### **3. DESIGN REVIEW OF CONDITIONAL USE PERMIT FOR A 600 SQUARE FOOT DRIVE-THROUGH COFFEE SHOP AT 7835 EL CAMINO REAL**

Design review of a Conditional Use Permit to demolish an existing building on the site and build a 600 square foot drive-through coffee facility as well as utilize an existing building for a wholesale and distribution use.

- Recommendation: Staff requests the DRC review the proposal for a drive-through development and direct the applicant to make any modifications to the site or building design as necessary. (USE19-0061)

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

## **DIRECTOR'S REPORT**

## **ADJOURNMENT**

*The next DRC meeting is tentatively scheduled for Wednesday, September 11, 2019, 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.***



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ITEM NUMBER: 1

DATE: 8-14-19

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

# **DRAFT MINUTES**

**Regular Meeting – Wednesday, July 10, 2019 – 2:00 P.M.  
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

### **CALL TO ORDER – 2:07 p.m.**

Chairperson Fonzi called the meeting to order at 2:07 p.m.

### **ROLL CALL**

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

Absent: None

Staff Present: Community Development Director, Phil Dunsmore  
Senior Planner, Kelly Gleason  
Public Works Director, Nick DeBar  
Fire Marshal, Tom Peterson  
Recording Secretary, Annette Manier

Others Present: Patti Whelen, Representative for MP Annex, Taco Bell  
Clint Pearce, Madonna Enterprises  
Steve Rigor, Architect  
Jim Bross, Landscape Architect  
Sid Stevens, Civil Engineer  
Alex Cuevas, AGC Design Concept  
Eddie Herrera, RRM Design Group  
John Wilbanks, RRM Design Group  
Lance Wierschem, RRM Design Group  
Matt Walsh, Walsh Engineering  
Ted Lawton, Cal Coast Properties  
Jack Phelan, Cal Coast Properties  
Jeff Landon, Cal Coast Properties  
Max Zappas  
Robert Brown  
Shayan Grisco  
Ron Badger  
Hugh Murphy, VMI Architecture (via conference call)  
Brent Flynn, Taco Bell franchisee (via conference call)  
Members of the Public

**APPROVAL OF AGENDA**

**MOTION:** By Committee Member Dariz and seconded by Committee Member Anderson 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 MAY 22, 2019**

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

*There was Committee consensus to approve the Consent Calendar.*

**DEVELOPMENT PROJECT REVIEW****2. DESIGN REVIEW OF 2 COMMERCIAL BUILDINGS AT 1920 EL CAMINO REAL (DEL RIO TACO BELL AND RETAIL)**

Design review of two commercial buildings totaling approximately 8,000 square feet. One building is proposed as a drive-through restaurant. The project includes shared access with adjacent developments.

- Recommendation: Staff requests the DRC review the proposal for a retail development and direct the applicant to make any modifications to the site or building design as necessary. (DEV19-0026)

Community Development Director Dunsmore gave an introduction on the project site, and stated that this project is not part of the Del Rio Specific Plan (DRSP). There is a new draft traffic analysis and amendments to the DRSP which could change some of the frontage improvements. Public Works Director DeBar answered questions in regards to traffic and timelines for improvements. These items will need to be resolved prior to this project moving forward to the Planning Commission.

Senior Planner Gleason presented the project and answered questions from the Committee. Clint Pearce gave a presentation on the project, and he and Patti Whelen answered questions from the Committee.

Taco Bell representatives Murphy and Flynn answered questions from the Committee via conference call.

### **PUBLIC COMMENT**

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

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

Staff answered questions raised during public comment.

### **DRC ITEMS FOR DISCUSSION:**

#### **1. Site and Landscape Design**

The Committee was in agreement with the overall site design and recommended that the applicant work with staff to add landscape fingers, and maximize landscaping to provide more trees. The project will need to comply with the Del Rio Specific Plan to incorporate improvements at Del Rio and El Camino Real.

#### **2. Architecture Design**

The Committee recommended the following:

- Increase footprint of the patio to include more patio space to eat outside and provide additional seating for both buildings A and B. This adheres with Council's goals in making Atascadero a place-finding experience.
- Work with staff to find some type of covered patio, whether it's umbrellas or something else.
- Bike racks should be on the side closest to patio and out of the pedestrian walkway as proposed.
- Look into alternatives for traditional tables and seating (bars, other options, be creative.)
- Building A's color and elements should provide something that adds texture to the outside to create visual interest, consistent with Building B.

#### **3. Signage**

The Committee was in agreement with the Sign Program. Mr. Murphy and Mr. Flynn stated that there will be advertising on the windows that change approximately 8 times per year in conjunction with National advertising.

This item was approved by the DRC and can move on to the Planning Commission.

### **3. DESIGN REVIEW OF NEW GAS STATION, CONVENIENCE STORE AND RESTAURANT AT 9550, 9590 EL CAMINO REAL**

Design review of a gas station, 3,000 sf convenience store, and 1,400 sf restaurant at the corner of El Camino Real and Montecito Ave. The project proposes access from Montecito Ave. and shared access using an existing commercial center driveway off El Camino Real.

- Recommendation: Staff requests the DRC review the proposed design for a service station and direct the applicant to make any modifications to the site or building design as necessary. (PRE19-0034)

Alex Cuevas gave a brief statement on the project and stated that he has submitted plans for review with the Building Department. Mr. Cuevas stated that environmental clean-up has been done on the site, and they are ready to move forward.

Director Dunsmore gave a brief introduction on the project site and stated that this is an allowed use that needs design approval. There are recent easement issues that came to light **after** publication of the staff report. The Committee can still review the design, but driveway locations and traffic analysis will need to change.

Senior Planner Gleason announced that there were two letters received prior to the meeting (Exhibit A – Letter from Ron Badger, and Exhibit B – Letter from Einer Cook Family Trust FBO Jean Brown). Easement documentation has not been provided, and adjacent property owners have come forward with concerns. A Reciprocal Access Agreement will be required if the fuel station is to utilize the shared driveway. Alex Cuevas distributed revised elevations (Exhibit C).

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Robert Brown, Shayan Grisco, Ron Badger, and Max Zappas.

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

Staff answered questions raised during public comment.

### **DRC ITEMS FOR DISCUSSION:**

The Committee decided to provide recommendation on the topics that do not affect site design and access as these will be reviewed at a later date once easement and access issues are resolved.

***The following lists staff recommendations/modifications as stated in the staff report on page 21, with the Committee's recommendations noted in red:***

1. ***Consider the use of brick veneer instead of stacked stone, and increase the height of the brick or stacked stone base in areas without windows. (The Committee agreed on brick veneer, and that the height of the brick should be flush with the door.)***
2. ***Eliminate white from the stucco color palate and choose varying earth toned colors. (Committee agreed)***
3. ***Widen the wrapped parapet tower feature on the rear of the building and add a trellis/awning feature with landscaping. (Committee agreed)***
4. ***The color of the service door on the rear of the building should be a dark brown color to match the wood-grain wall paneling. (Committee agreed)***

5. **Steel awnings should be black or dark grey in color. (color banding counts toward sign area – see sign discussion below) *(The Committee recommended the color banding be black instead of orange.)***
6. **Eliminate cornice and replace with a minimal wall cap. *(Committee agreed)***
7. **Add a wall trellis to the side elevation facing the adjacent commercial development and as an appropriate landscape area for vines. *(Committee agreed)***

This item was not approved by the DRC and will need to come back once easement and access issues are resolved.

*Chairperson Fonzi announced that she would be leaving at 4:00 p.m. and Committee member Dariz agreed to chair the meeting.*

#### **4. DESIGN REVIEW OF MICRO COMMUNITY AT 4711 EL CAMINO REAL**

Design review of a proposed project that includes 26 detached one and two-story single-family micro-homes and a four-story mixed-use/live-work building along the El Camino Real frontage. The project has a total of 30 residential units and 70 on-site parking spaces.

- Recommendation: Staff requests the DRC review the preliminary plans and provide comments. (DEV19-0049)

Planner Gleason gave background on the project and presented the project. Planner Gleason and Fire Marshal Peterson answered questions from the Committee.

The RRM Design Group team presented the project and answered questions from the Committee.

#### **PUBLIC COMMENT**

None

***Committee Member Dariz closed the Public Comment period.***

#### **DRC ITEMS FOR DISCUSSION:**

##### **1. Site Plan**

*The Committee was in agreement with the overall site plan.*

##### **2. Retaining Walls**

*The Committee was in agreement with the placement of the retaining walls and their design.*

##### **3. Parking**

*The Committee recommended that the applicant make sure parking complies with the following: A) Extra spaces in front are ok; B) Ensure that the parking fits the size for vehicle parking (don't offer what looks like a parking space and when in fact it is not a parking space); C) Be attentive to Lot 12's parking; and D) If the Community Center is being rented out, ensure that the public using it has a place to park.*

**4. Paving Materials**

The Committee was in agreement with the paving materials.

**5. Buildings Setbacks**

The Committee was in agreement with the setbacks. Interior setbacks will be set by the Building Code.

**6. Architectural Design**

The Committee was in agreement with the architectural design.

**7. Solar Carport**

The Committee was in agreement with the design of the solar carport.

**8. Landscaping**

The Committee was in agreement with the landscaping.

**9. Cluster Design**

The Committee was in agreement with this cluster design and were pleased with the fact that residents could move from renting to ownership, with the potential sales price of these units being in the \$200,000 – \$300,000 range.

**10. Signage**

The Committee discussed the roof signage, and determined that because it is unique, the applicant should work with staff so it has a neighborhood feel to it.

**11. Agrarian design theme**

The Committee was in agreement with the design and stated it was an appropriate theme for Atascadero. They were satisfied with the level of detail to make it affordable and asked the applicant to work with staff on specific detailing.

**12. El Camino Interface**

The Committee doesn't see any issues with the storefront, and asked the applicant to work with staff on the appropriate theme, street lights, sidewalk design, and street trees.

**13. Community Mural**

The Committee was in agreement with the community mural, and stated that the theme (above) might be incorporated into the mural area as well.

**14. Planned Development (PD) Benefit Policy**

The Committee was in agreement that this project satisfies the PD Benefit Policy.

*Committee Member Jones announced that she would be leaving at 4:40 p.m. and left the meeting room.*

The applicant will work with staff on the above items, and the project can move on to Planning Commission.

**COMMITTEE MEMBER COMMENTS AND REPORTS**

None

**DIRECTOR'S REPORT**

Director Dunsmore gave an update on one item that will be presented to the Committee, at the next meeting, which is a drive-through coffee shop called *The Human Bean*.



ITEM NUMBER: 1

DATE: 8-14-19

**ADJOURNMENT– 4:50 p.m.**

The next regular meeting of the DRC is tentatively scheduled for August 14, 2019, at 2:00 p.m.

**MINUTES PREPARED BY:**

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Annette Manier, Recording Secretary  
Administrative Assistant

The following Exhibit is available in the Community Development Department:

Exhibit A – Letter from Ron Badger

Exhibit B – Letter from Einer Cook Family Trust FBO Jean Brown

Exhibit C – Updated Arco Site Plan



## ***Atascadero Design Review Committee***

### ***Staff Report – Community Development Department***

#### **Multi-Family Residential Design Review, 7850 Curbaril Ave.**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
8/14/19	Mariah Gasch	Eric Winslow		SBDV19-0069
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
7850 Curbaril Ave.	Medium Density Residential (MDR)	Residential Multi-Family (RMF-10)	031-231-019	.5-acres
<b>RECOMMENDATION</b>				
<i>Staff Requests the Design Review Committee:</i> <ol style="list-style-type: none"> <li>Review the proposed project for a multi-family development and provide recommendations for any potential design modifications.</li> </ol>				
<b>PROJECT DESCRIPTION</b>				
<p>The applicant proposes two new single-story residences and a detached garage to serve the existing residence on a .5-acre lot at 7850 Curbaril Avenue. The existing residence is a vacant colony house at the front of the property. The colony house has been severely damaged by a fire and the project includes a complete and extensive remodel of the house. A new driveway will extend to provide access to the new residences. The two proposed residences share the same design, which includes 1,356 square-feet of living space, a patio, and an attached garage. The applicant also proposes a 434 square-foot detached garage to serve the existing residence. The detached garage will be placed along the new driveway.</p>				
<b>ENVIRONMENTAL DETERMINATION</b>				
<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	<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

Aerial Map



**DISCUSSION:**

*Project History*

The subject property is host to an existing historic colony home, which was badly damaged by a fire. The applicant applied for a subdivision in July to create three airspace condominiums with fencing to give each of them private, outdoor space. The site is surrounded by single-family residences in the Residential Multi-Family Zoning District (RMF-10).

*Project Description / Summary*

The applicant proposes two new single-story residences and a detached garage to serve the existing residence on a .5-acre lot at 7850 Curbaril Avenue. The existing colony house has been severely damaged by a fire. The project includes a complete and extensive remodel of the colony house. A new driveway will extend to provide access to the new residences. The two proposed residences share the same design, which includes 1,356 square-feet of living space, a patio, and an attached garage. The applicant also proposes a 434 square-foot detached garage to serve the existing residence to be placed along the new driveway.

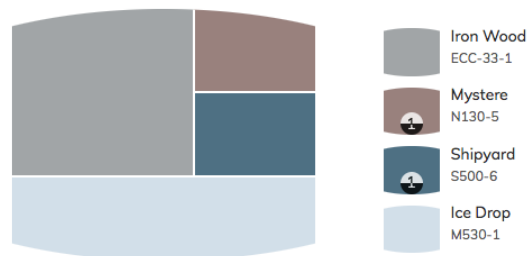


## Analysis

### Design

The proposed buildings are largely hidden from Curbaril Avenue by the existing colony home. The proposed residential building façade includes wood colored cement-board siding (hardi-plank) in horizontal lathes. Both of the side faces will have two white vinyl double-glaze windows, surrounded by white wood trim. This white wooden trim would also surround each door. The fiberglass front door and façade details will be wood and replicate the American craftsman style. The applicant is proposing gray (“Ironwood”) for the body on the horizontal siding. Shingle siding gables will brown (“Mystere”) on one unit and blue (“Shipyards”) on the other. The applicant is also proposing to reverse each color for the entry door. All of the trim will be white.

The garage for the existing colony home will be done in the same style as the proposed residences. All garage doors will be a metal sectional garage door in white. The proposed buildings all comply with the RMF-10 setbacks. Atascadero Municipal Code 9-4.128 sets a maximum fencing height within the side and rear setbacks of 6 feet. The applicant is proposing new 6-foot high fencing around the condominiums, giving them private outdoor space. The existing colony house will be remodeled to fit in with the original style of the house as well as match the new residences.



### Parking

Atascadero Municipal Code section 9-4.118 requires two parking spaces for each single-family residence. Code section 9-3.262 also requires all RMF zones to provide at least one covered parking stall in the form of a carport or garage. The proposed design includes two parking stalls between the new garage and residence #2 as well as one garage stall for each residence.

### Landscaping

AMC 9-4.125 requires lots in the Residential Multi-Family to have at least 25% of the lot landscaped. The applicant has not submitted a landscape plan and is not proposing new landscaping. AMC 9-4.125 requires that a minimum 5-foot landscape strip be provided within the side yard setback for all multifamily projects. This landscaping is required to be added to the site plan upon building permit submittal. The applicant is removing several non-native trees as well as one native oak tree. Staff recommends planting at least four additional 5-gallon oak trees onsite as well as additional landscaped areas around the residences.

### **DRC DISCUSSION ITEMS:**

1. Design
2. Parking
3. Landscaping



**ATTACHMENTS:**

1. Site Photos
2. Elevations
3. Site Plan
4. DRC Action Report





Attachment 1: Site Photos  
SBDV19-0069



**Front Elevation of Lot - Driveway**



**Existing Colony House**

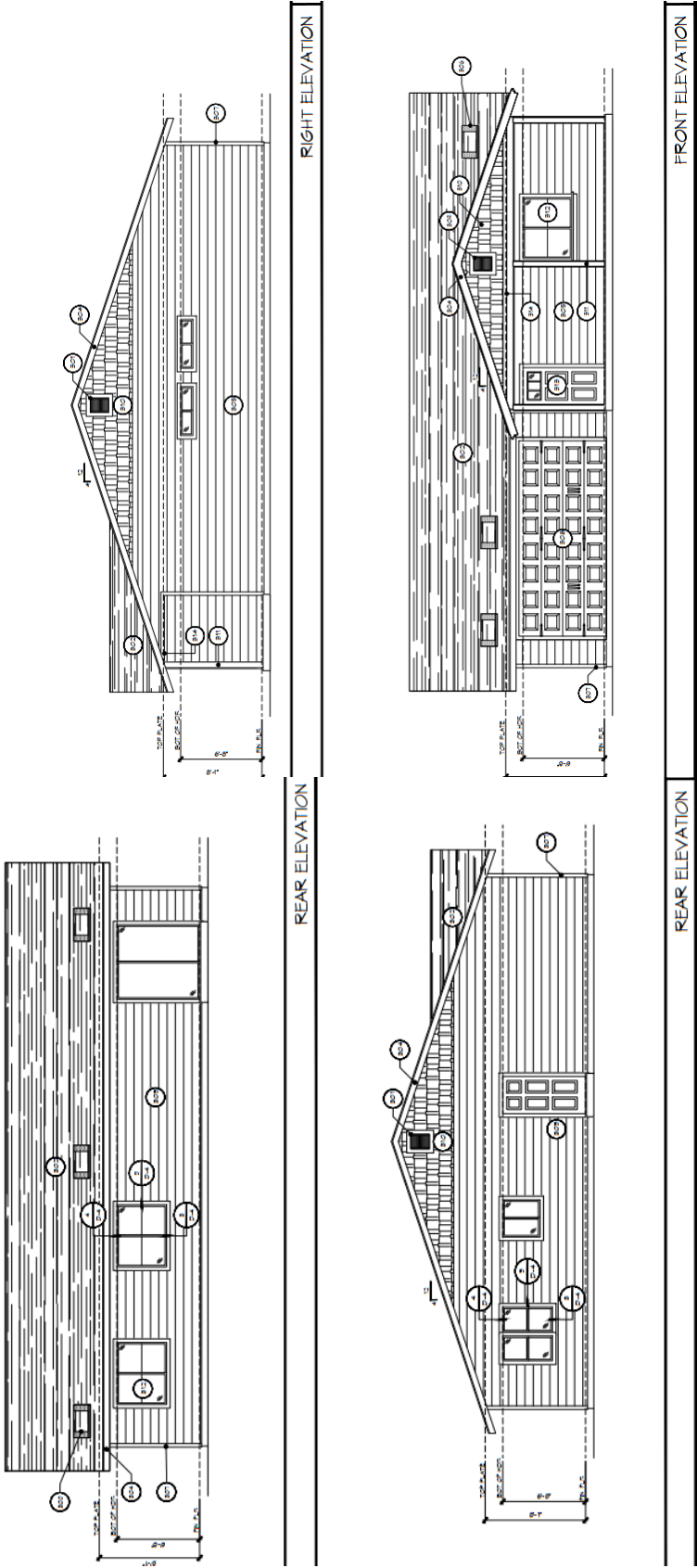








Attachment 3: Elevations  
SBDV19-0069



Residence





# CITY OF ATASCADERO

## Community Development Department

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

### DRC Action Form

Project #: SBDV19-0069  
Project Title: Curbaril Condo Development  
Planner/ Project Manager: Mariah Gasch  
DRC Review Date(s): 8/14/19

**Final Action:** ☐ DRC ☐ PC ☐ CC

#### Conditions & Recommendations:

Yes No

☐ ☐ Plant at least four 5-gallon oak trees onsite as well as additional landscaped areas around the residences.





## ***Atascadero Design Review Committee***

### ***Staff Report – Community Development Department***

#### **El Camino Real Drive-through Coffee Shop**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
8/14/19	Mariah Gasch Assistant Planner	Moss Lane Ventures / Pamela Jardini	USE 19-0061	
<b>RECOMMENDATION</b>				
<i>Staff Recommends to the DRC:</i> <ol style="list-style-type: none"> <li>Review the proposal for a drive-through development and direct the applicant to make any modifications to the site or building design as necessary.</li> </ol>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
7835 El Camino Real	Commercial Professional (CP)	General Commercial	030-132-049 & 050	0.47 Acres
<b>PROJECT DESCRIPTION</b>				
The applicant is proposing to demolish an existing building on the site and build a 600 square foot drive-through coffee facility. The coffee shop would include a queue area that could accommodate up to 5 stacked cars as well as a walk up window. An existing building would remain on the site to be used for wholesale and distribution.				
<b>ENVIRONMENTAL DETERMINATION</b>				
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.				
<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 ____3____ CEQA Guidelines § 15303	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

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COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

**ITEM 3**  
**El Camino Real Drive-through Coffee Shop**  
**USE 19-0061 / Moss Lane Ventures**

**Aerial Map**

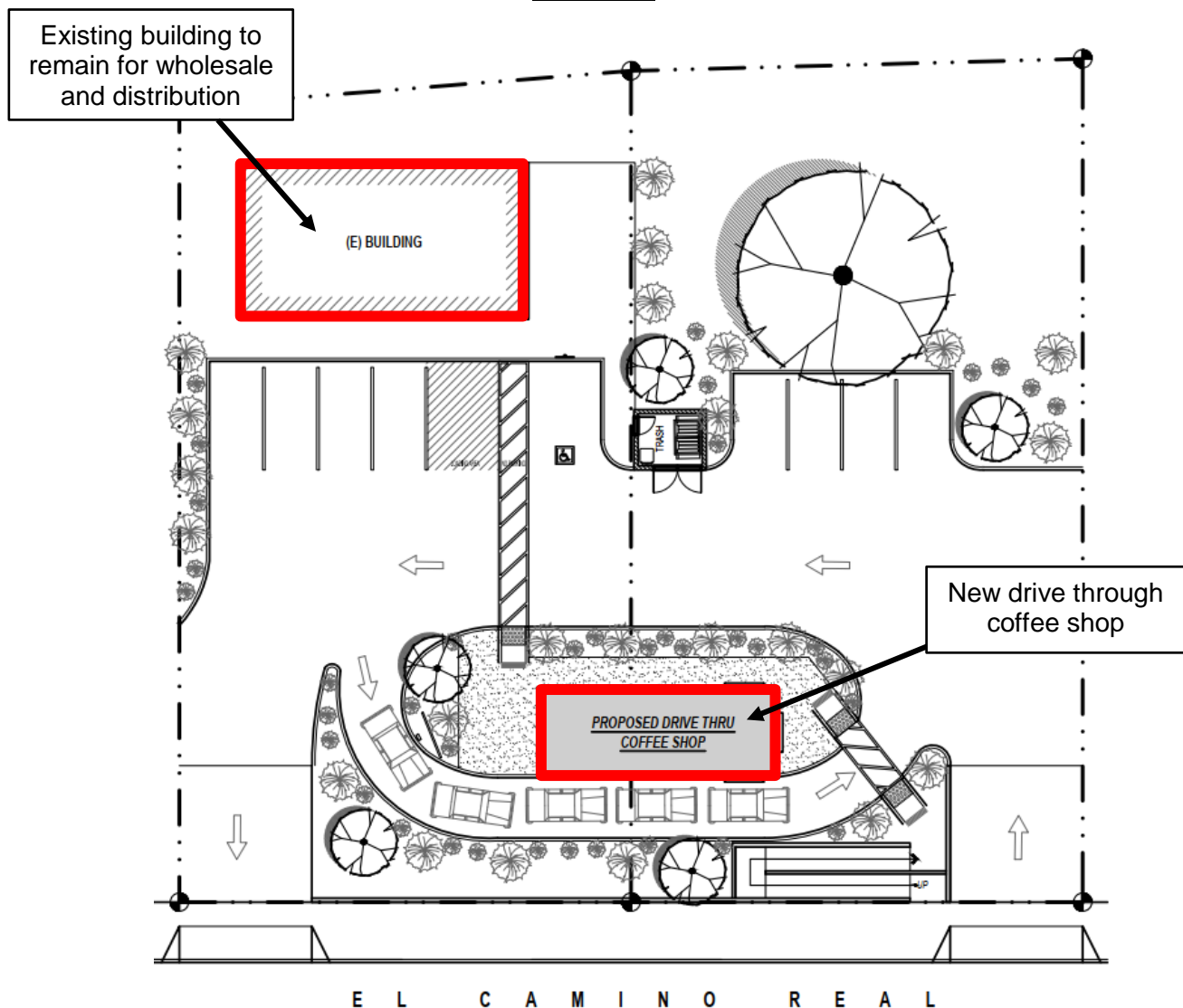


## DISCUSSION:

### *Project Description / Summary*

The subject site is made up of two parcels with a combined size of 0.47 acres. A condition of approval for the project will be to merge the two lots as the proposed building would be built over the property line. The proposed coffee shop would be occupied by the coffee chain, Human Bean, and include a single sided drive-up design with a menu board and order station located in a landscaped area. The coffee shop would be 600 square feet with a drive-through lane that can accommodate up to 5 stacked cars. Nine onsite parking spaces are provided for the Human Bean's employees and the wholesale/ distribution building. The project does not include tables or seating areas for customers. Since the new facility is requesting a drive-through, the project is subject to a Conditional Use Permit which will require Planning Commission review.

### Site Plan





### Site Design

The site is accessed from El Camino Real. The new building is proposed to be setback 20 feet off of the front property line. Landscape buffering is provided between the drive aisle and the adjacent public streets to soften the visual appearance of the drive-through lane. A pedestrian pathway connects the sidewalk on El Camino Real to the shop's walk up window.

### Architectural Design

The project proposed a single-story building consisting of stucco and stone veneer. Awnings are created from foam covered with stucco or custom built metal awnings. Wall mounted sconces provide lighting. The building is a contemporary design with a flat roof and canopies. The design includes varying materials in subtle earthen tones, adding architectural interest to the design. The applicant is not proposing any changes to the existing building to be used for wholesale and distribution.

*Staff recommends painting the wholesale and distribution building dark grey with black window trim to make it less visible on the site.*

### Landscaping

The site has one existing oak tree that is to remain. The application is proposing to plant 4 additional coast live oak trees in landscaped planters. Landscaped areas include native grasses and shrubs.

*Staff recommends revising the plan to include 3 new London Plane Sycamore trees in the front planter adjacent to the sidewalk along El Camino Real, replacing the Coast Live Oak tree here. Staff also recommends replacing 2 of the proposed Coast Live Oaks with a smaller variety, to be determined by staff upon building permit submittal.*

### Signage

The applicant is proposing to add one ground monument sign, four wall signs and multiple directional signs and menu signs. The proposed ground sign is 4.75 feet tall and 5.7 feet wide for a total of 27 square feet. Atascadero Municipal Code (AMC) 9-15.008 states that wall signs are limited to one square foot per linear foot of building frontage. The proposed building has a frontage measurement of 40 linear feet. The proposed wall signs are composed of individual channel letter which are 16 square feet each, totaling 64 square feet. The applicant is requesting an exception to allow the wall signs to exceed the allowed signage by 24 feet. Total aggregate signage allowed in the Commercial Professional zone is 150 feet. Proposed aggregate wall and ground mount signs is 91 square feet. Directional signs and menu signs do not count toward aggregate signage.

### **DRC Discussion items:**

1. Site Design
2. Architectural Design
3. Landscaping
4. Signage



**ATTACHMENTS:**

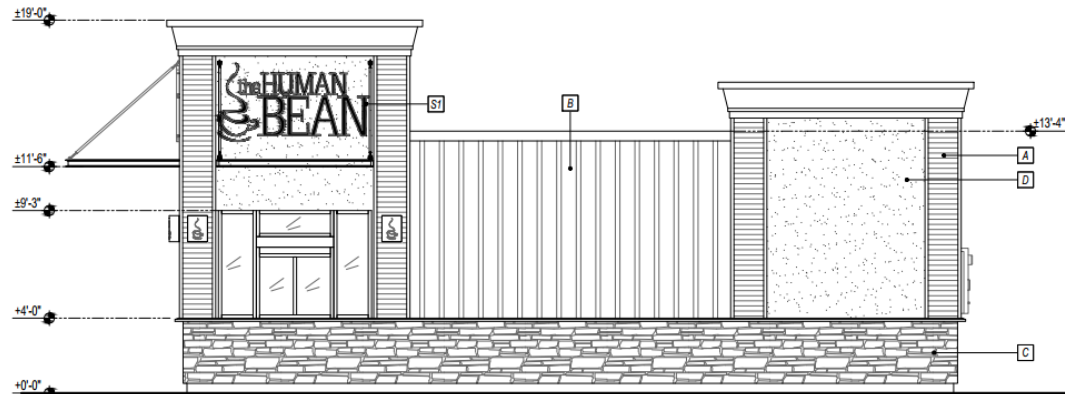
- Attachment 1: Elevations
- Attachment 2: Proposed Facade
- Attachment 3: Proposed Signs
- Attachment 4: Landscape Plan with Staff Recommendations
- Attachment 5: Site Photos
- Attachment 6: DRC Action Form



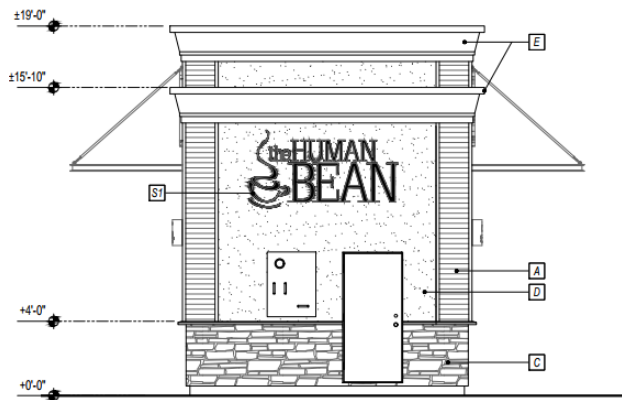
**Attachment 1: Elevations**  
**USE 19-0061**



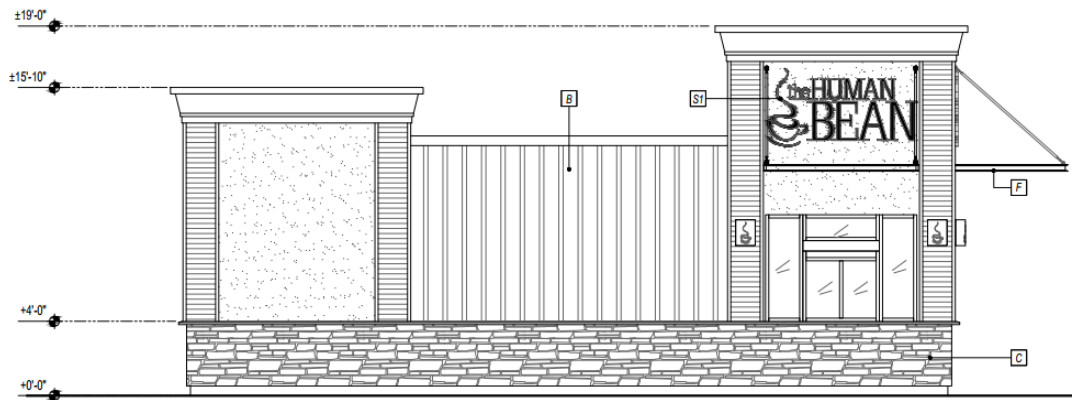
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION (EL CAMINO REAL)**

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<http://www.atascadero.org>



**Attachment 2: Proposed Façade**  
**USE 19-0061**



**Attachment 3: Proposed Signs**  
**USE 19-0061**

Wall Signs (Channel Letters)



Drive-through Menu



Walk Up Menu



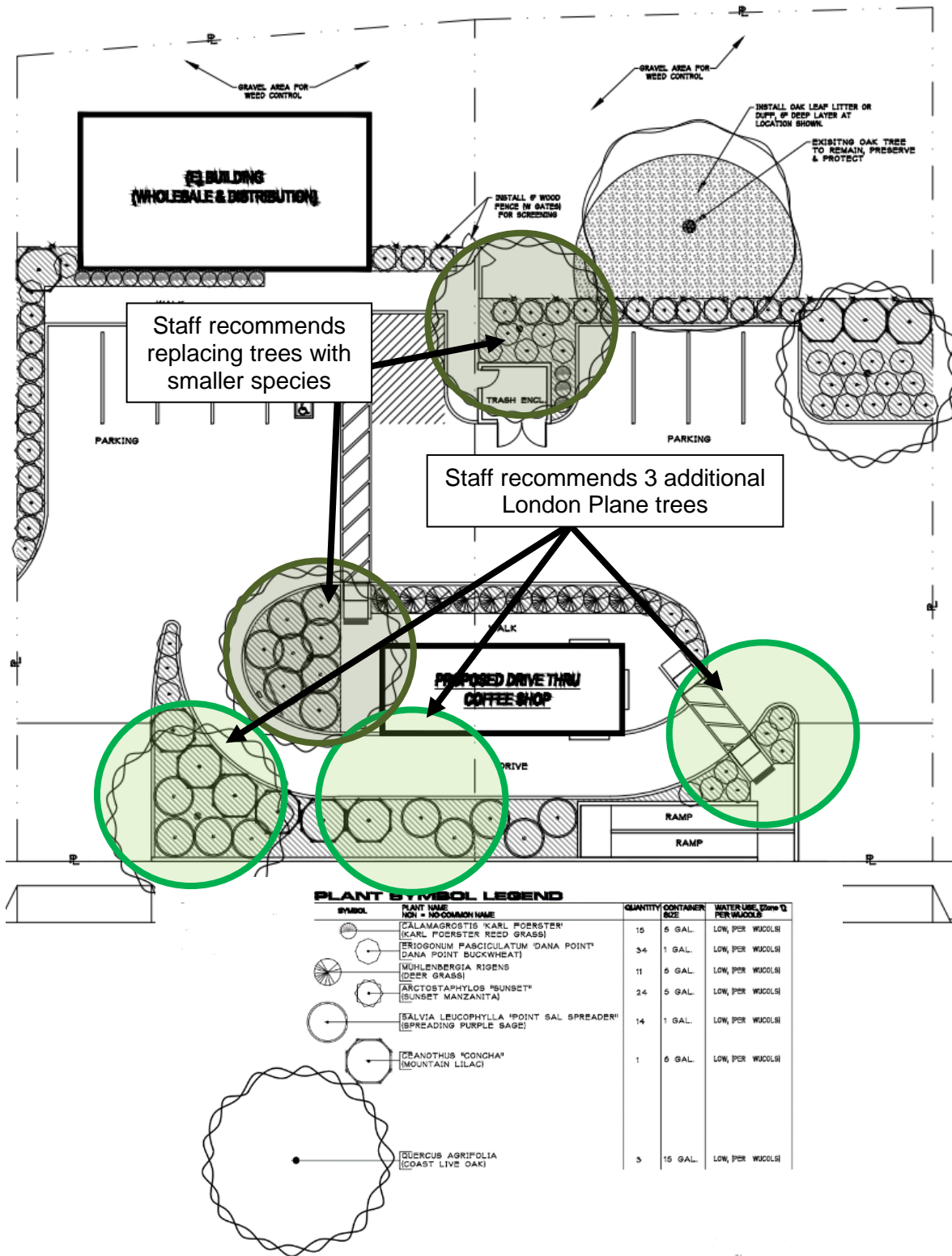
Speaker Box



Directional Signs



**Attachment 4: Landscape Plan with Staff Recommendations**  
**SE 19-0061**



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COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>



**ITEM 3**

**El Camino Real Drive-through Coffee Shop  
USE 19-0061 / Moss Lane Ventures**

Wholesale and Distribution Building (to remain)



View of the site from El Camino Real (existing house to be demolished)





# CITY OF ATASCADERO

## Community Development Department

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

### DRC Action Form

Project #: Use 19-0061

Project Title: Drive-through Coffee Shop

Planner/ Project Manager: Mariah Gasch

DRC Review Date(s): 8/14/19

Final Action:

☐ DRC

☐ PC

☐ CC

#### Conditions & Recommendations:

Yes No

☐ ☐ Paint the wholesale and distribution building dark grey with black window trim.

☐ ☐ Revise the landscape plan to include 3 new Landon Plane Sycamore trees in the front planter adjacent to the sidewalk along El Camino Real, replacing the existing Coast Live Oak tree here. Replace 2 of the proposed Coast Live Oaks with a smaller variety, to be determined by staff upon building permit submittal.

