



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, September 25, 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 AUGUST 14, 2019



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF NEW GAS STATION AT 9550, 9590 EL CAMINO REAL

Design review of a proposed gas station, 3,000 square foot convenience store and 1,400 square foot restaurant at the corner of El Camino Real and Montecito Ave.

- 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)

3. DESIGN REVIEW OF NEW CONSTRUCTION AT 2455 EL CAMINO REAL OF AN AFFORDABLE MULTI-FAMILY RESIDENTIAL APARTMENT COMPLEX

Design review of a 42-unit People's Self Help Housing residential apartment project on lot with 2 existing structures, proposed for removal.

- Recommendation: Staff requests the DRC review the proposed project for a multi-family development and provide recommendations for any potential design modifications. (PRE18-0093)

4. DESIGN REVIEW OF FOUR (4) DETACHED SINGLE-FAMILY RESIDENTIAL HOMES ON EXISTING UNDEVELOPED PROPERTY AT 7900 CURBARIL

Design review of a 4-unit planned development. Parcel map has been created to reflect the new property lines and easements for shared driveway and separate utilities.

- Recommendation: Staff requests the DRC review the proposed project and provide recommendations for any potential design modifications. (DEV18-0124)

5. DESIGN REVIEW OF A ROOF-MOUNTED SOLAR ARRAY INSTALLATION AT 8955 MONTECITO AVE.

Design review of photovoltaic system with roof mount and separate solar support structure with 16 ft. clearance over existing driveway and dirt lot.

- Recommendation: Staff requests the DRC review the proposed project and provide recommendations for any potential design modifications (PRE19-0083)



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COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, October 9, 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: 9-25-19

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, August 14, 2019 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:04 p.m.

Chairperson Fonzi called the meeting to order at 2:04 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
Assistant Planner, Mariah Gasch
Associate Planner, John Holder
Recording Secretary, Annette Manier

Others Present: Eric Winslow
Bernadette Ries
Pam Jardini, Planning Solutions
Pat Mitchell
Victoria Mitchell
Al Fonzi
Larry Gabriel, Larry Gabriel Architects
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 JULY 10, 2019**

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

There was Committee consensus to approve the Consent Calendar.

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)

Planner Gasch presented the project and answered questions from the Committee. Eric Winslow gave a presentation on the project and answered questions from the Committee. Mr. Winslow presented an updated site plan to the Committee (Exhibit A).

PUBLIC COMMENT

The following members of the public spoke during public comment: Eric Winslow and Bernadette Ries.

A letter was received from Barbara Taylor prior to the meeting and was distributed to the Committee (Exhibit B). An email from Debra Eckhardt was received prior to the meeting and was distributed to the Committee (Exhibit C).

Chairperson Fonzi closed the Public Comment period.

Staff answered questions raised during public comment.

DRC ITEMS FOR DISCUSSION:**1. Site Design**

The Committee recommended the following:

- Applicant work with staff to review drainage and elevations so that drainage is retained on-site.
- Applicant work with staff to find a color palette that is suitable, potentially lighter shades (possibly a lighter gray) since the lot is heavily wooded with trees that

cause a lot of shade already. The Colony House should be a complimenting color for consistency.

- Applicant work with staff on colony-style home windows, hardi-board siding and architectural style that appears to mimic the original colony-style era.
- The nine trashcan locations, which will be submitted on the site plan and included with the CC&Rs, should be stored inside the garage or behind fencing.
- The lighting plan shall be consistent with all residences and shall be consistent with colony-style homes. A sidelight shall be placed on both sides on the door or omitted completely.
- Work with staff on paying into the tree mitigation fund vs. replanting trees, due to the fact that the lot already has many trees.

2. Parking

The Committee recommended that the applicant work with staff and the Fire Department to meet turnaround requirements, while creating a parking space deep enough for a resident to back-out.

3. Landscaping

The Committee recommended that the applicant work with staff to design some type of landscaping along the driveway.

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

Chairperson Fonzi announced that she would be abstaining for the next item, as she has a conflict of interest, since her house backs up to the project. Committee member Dariz agreed to chair the meeting.

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)

Planner Gasch presented the staff report, and she and Director Dunsmore answered questions from the Committee. Planner Gasch stated that staff is recommending replacing the ordering speaker with a person to reduce noise to the neighborhood.

Pam Jardini distributed updated drawings to Committee members (Exhibit D). Ms. Jardini stated the following:

- A) Applicant prefers to add brick to existing retaining wall so it matches the proposed structure.

- B) Applicant prefers not to paint the back building gray, but to use colors that complement the Human Bean building.
- C) Because the business model is to have a speaker, the applicant prefers not to replace the speaker with a person, and explained the reasons why.
- D) A new design has come in for the monument sign, so there is no need for a sign on the back of the building.
- E) Applicant would prefer to keep smaller trees near the retaining wall.
- F) Accessible ramp will have to move and come straight up as a single ramp to the north.

PUBLIC COMMENT

The following members of the public spoke during public comment: Pam Jardini, Larry Gabriel, Pat Mitchell and Alfred Fonzi II. Mr. Fonzi presented a letter to the Committee (Exhibit E).

Committee Member Dariz closed the Public Comment period.

Staff answered questions raised during public comment.

DRC ITEMS FOR DISCUSSION:

1. Site Design

The Committee recommended the following:

- Applicant to work with staff on the location of the accessible ramp and how landscaping could be implemented here by looking at both options, (maintain a landscape buffer by keeping the ramp abutting the wall, or putting the landscape closer to the drive-out area.) Ramp should accommodate a stroller or person walking with a stroller for safety reasons.
- Provide striping for keeping the queuing contained.
- Provide some front landscaping to absorb some of the speaker noise.
- Provide a solution to fix the fencing at rear of site, so it's not compromised.
- The retaining wall along El Camino Real should match the proposed structure.
- Applicant to work with staff to reduce lighting along the residential side by using wall-mounted sconces, down-lighting, and creating lighting for security. Bollards could be used towards the back of the building. Applicant could use motion-activated lights on parking spots.
- Work with staff on drainage.

2. Architectural Design

The Committee recommended the following:

- Integrating the colors to ensure compatibility with the main building.
- Explore options on the building design facing El Camino Real as it could use detail on the blank wall to balance out the structure. Some examples suggested were to use a slightly recessed area, a regular window, or awning with tile inlay.
- Explore the pedestal for something to direct speaker noise away from residences

- Retaining wall should match the proposed structure.

3. Landscaping

The Committee recommended the applicant work with staff on the following:

- Shrubs along the back of the property.
- Weeds should be kept down due to fire hazard.
- Landscaping close to drive-through.
- Find street trees that can grow near the accessible ramp and landscape area that have a non-invasive root system.
- If ramp goes across the front, two smaller trees could be planted to absorb speaker sound.
- Pedestrian path coming up to the building can include more landscaping to absorb noise.
- Back area of the property to keep it clean, relatively open, and maintain a visual line of sight. Be attentive to create space that does not become an attractive nuisance by encouraging transient use. Staff can consult with Police Department on what is appropriate for the open space. Some ideas included boulders or a dry creek, but the space should be easy to maintain.

4. Signage

The Committee was in agreement with the signage.

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

Chairperson Fonzi rejoined the meeting at 4:00 p.m.

COMMITTEE MEMBER COMMENTS AND REPORTS

Chairperson Fonzi stated that she might be absent on September 11th.

Committee member Jones stated that she will be absent on September 11th.

Committee member Dariz stated he will be absent the week of September 16th, and will be unavailable the following week.

DIRECTOR'S REPORT

Director Dunsmore gave an update on the item scheduled for the next meeting which is a 42-unit residential People's Self Help Housing project at 2455 El Camino Real. This project will only require DRC approval. Given the importance of this item, it was suggested that staff find an alternate date and time for the next meeting so that all members could attend.

ADJOURNMENT– 4:20 p.m.

The next regular meeting of the DRC is tentatively scheduled for September 11, 2019, at 2:00 p.m., however; this date may change based on committee member availability.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibits are available in the Community Development Department:

Exhibit A – Updated site plan from Eric Winslow

Exhibit B – Letter from Barbara Taylor

Exhibit C – Email from Debra Eckhardt

Exhibit D – New drawings from Pam Jardini

Exhibit E – Letter and photos from Al Fonzi



Atascadero Design Review Committee

Staff Report – Community Development Department

Fueling Station

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
9/25/2019	Kelly Gleason	Arco / Jeannette Verdugo		PRE19-0034
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
9550,9590 El Camino Real	General Commercial (GC)	Commercial Tourist (CT)	056-071-011	Approximately 1.4 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the proposed design for a service station and direct the applicant to make any modifications to the site or building design as necessary. 				
PROJECT DESCRIPTION				
<p>The proposed project consists of a gas station, 3,000 square foot convenience store, and 1,400 square foot restaurant at the corner of El Camino Real and Montecito Ave. The project proposed access from Montecito Ave and shared access using an existing commercial center driveway off El Camino Real. The project site is 1.38 acres.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	

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

<http://www.atascadero.org>

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

DISCUSSION:

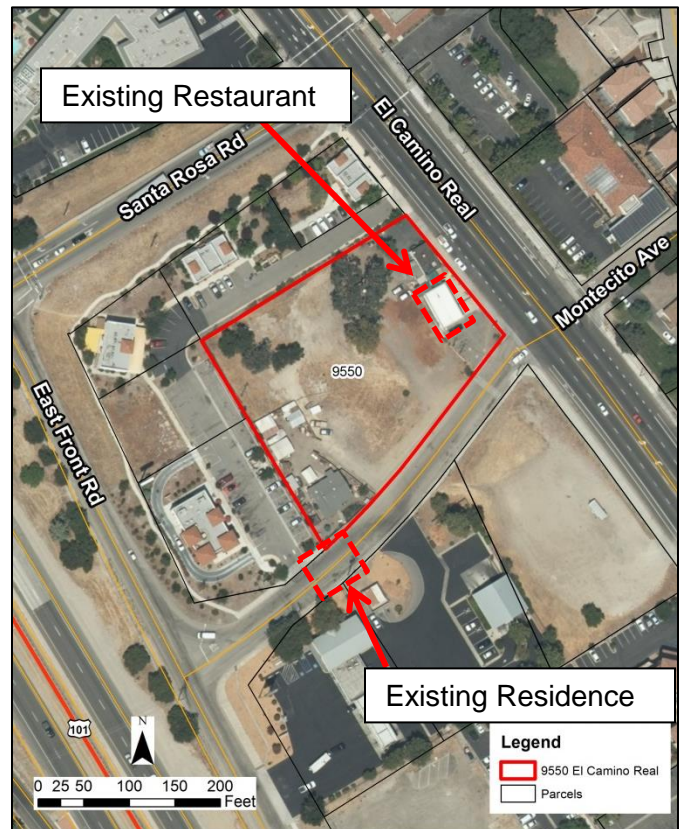
Project Description / Summary

The property is zoned Commercial Tourist (CT) and is approximately 1.5 acres. The front of the parcel faces El Camino Real. Montecito Avenue runs adjacent to the southern property line.

The applicant is proposing the construction of a fueling station with eight pumps, electric vehicle charging spaces, and an approximately 4,600 square foot indoor store and restaurant space. The restaurant will have an outdoor eating area covered by a trellis facing Montecito Avenue.

Project History

The subject parcel is located at the intersection of Montecito Avenue and El Camino Real. The site is the current location of a restaurant (Garcia's) that faces El Camino Real as well as a single family residence at the rear of the property.



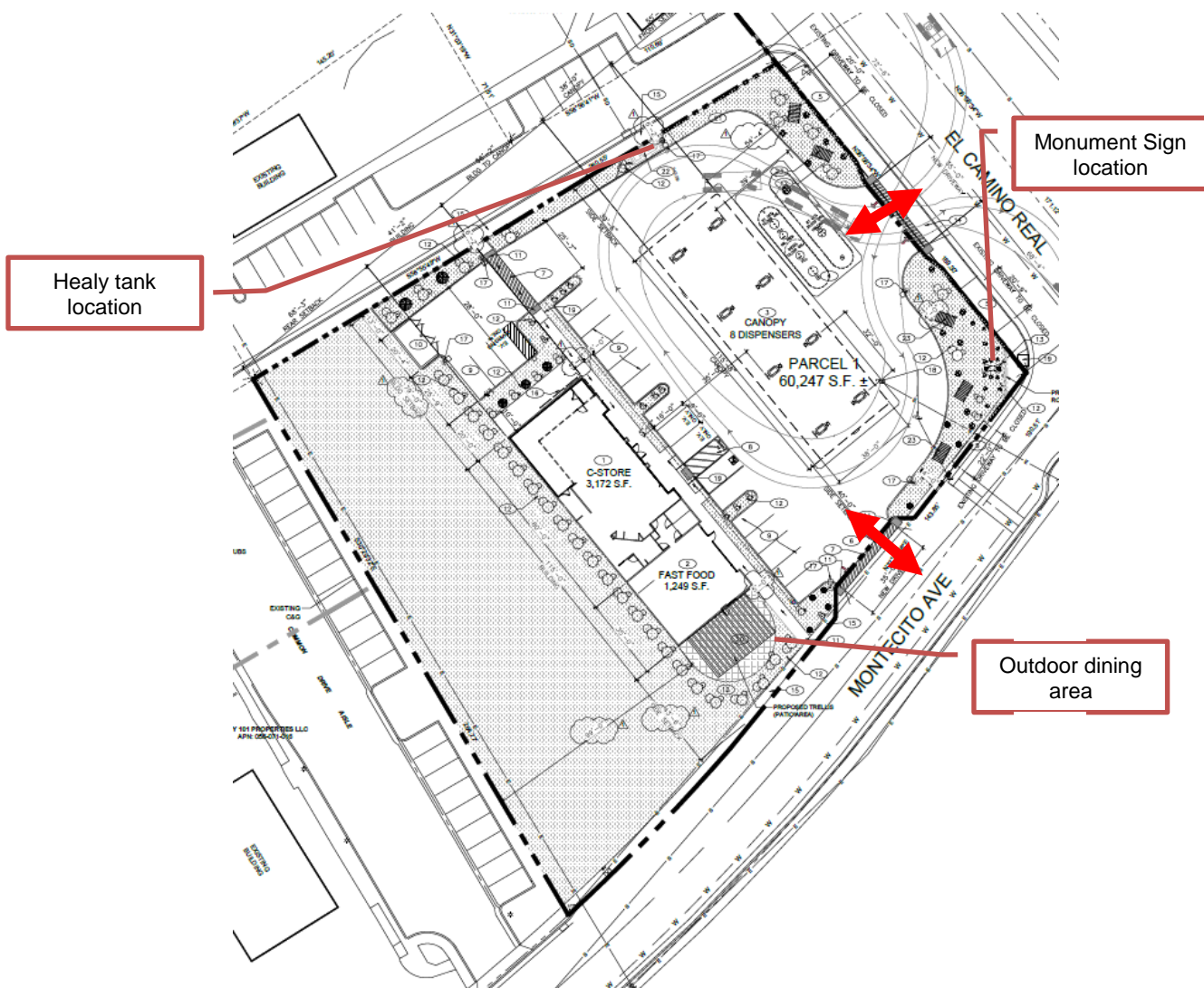
The project initially went to DRC in July of 2019. The DRC recommended modifications to project architecture and landscaping. In addition, it was brought to our attention that the applicant did not have access rights over the driveway and parking area adjacent to the project site. DRC proposed conditions and revisions to improve the project prior to returning for a second meeting. The applicant has implemented some of the requested changes including:

- Modified site access to be separate from existing driveways.
- Increase in the height of the veneer base in areas without windows. Replace stacked stone with a brick veneer.
- A callout on the north elevations for metal wall trellises.
- Shade trees included in all parking lot landscape fingers.
- An interim landscape plan for the vacant portion of the lot.
- Modifications to building architecture including replacement of foam cornice and color changes to the rear service door
- Elimination of changeable copy wall signage



ANALYSIS:Site Design and Access.

The development area will occupy approximately 0.9 acres, or 60%, of the site. The project area will include a new convenience store and restaurant, fuel dispenser canopy, and parking. The applicant has modified the site access to eliminate using the adjacent property improvements. The project is now accessed from 2 driveways: one approach along the eastern property line from El Camino Real; and one along the southern property line off of Montecito Avenue. The rear of the building is oriented to a portion of the site that is proposed to remain undeveloped. The building orientation does not activate this portion of the site and limits future integrated development.

Site Plan

In summary the building and parking area are inefficiently laid out on the site and leave a large portion of the site undeveloped at the back of the building. This strip of land will



be an ideal site for harboring transients, unauthorized storage, or simply a lack of maintenance. Staff suggests that the building be re-oriented to the corner, taking advantage of the entire site. The outdoor dining area for the restaurant could be expanded, or the site could have a more substantial landscape area or expanded retail store opportunity. ***The issue of the unplanned vacant area is the most substantial item for the DRC to provide input on.***

Parking

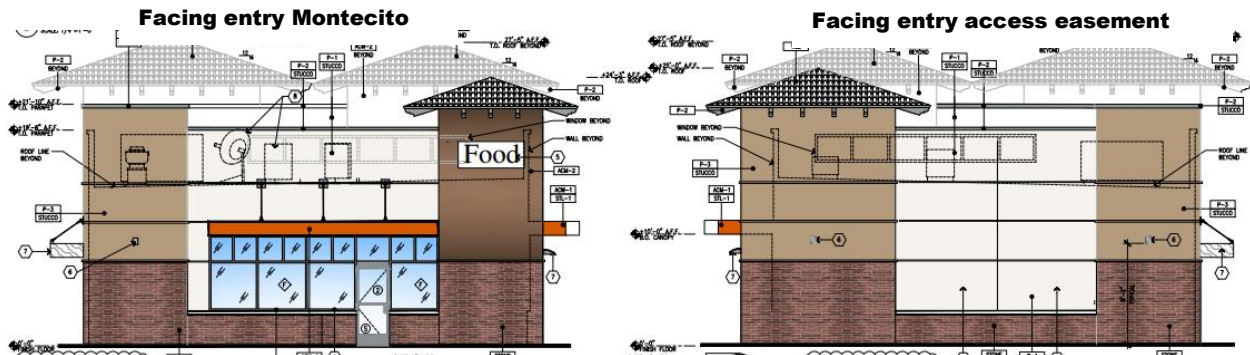
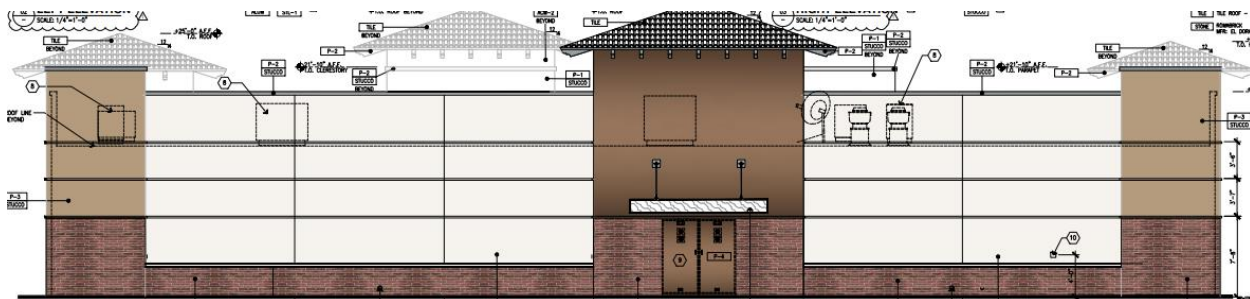
The applicant proposes 35 parking spaces for the project, including two electric vehicle spaces, one handicap space, and 16 spaces at the fueling station. The municipal code requires a total 37 spaces for the two uses on the property; 26 spaces for the restaurant and 12 spaces for the convenience store. ***Staff recommends that the applicant include two additional bike racks to reduce the total number of required parking spaces to 35 in order to comply with AMC parking standards.***

Architectural Design

Building Design

The overall design of the building remains a generic, corporate design, common to Arco fuel stations nationwide. In addition to wood-appearance panels and stucco, the applicant has included brick veneer consistent with local historic architectural materials. The main color theme consists of white and tan with medium toned wood accents. Tile roofs are proposed on tower elements. The primary façade facing El Camino Real includes white stucco exterior walls with 2 wood-look tower features and 2 stucco tower features with a darker tan. Storefront windows face El Camino Real and Montecito Ave. Contemporary steel awnings are proposed which will be accented in bright orange, consistent with corporate colors for AMPM. The brick veneer base is proposed to wrap the entire building and has been raised in height consistent with DRC's previous direction. The base is approximately 3 feet high under windows and increases to 8 feet in areas without windows. Two metal vine wall trellises are called out on the elevations facing the existing adjacent commercial center to the north. The proposed rear façade has minimal design features with no windows or public entrances.



Side Elevations**Front Elevation – facing El Camino Real****Rear Elevation – Facing K-man and Tastee Freeze**

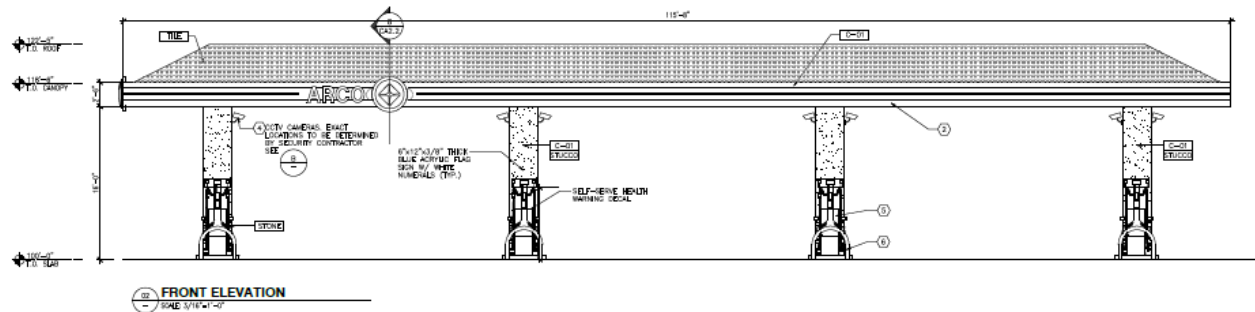
Staff recommends the following modifications:

1. **Eliminate white from the stucco color palette and choose varying earth toned colors that are compatible with the Atascadero blend brick veneer.**
2. **Widen the wrapped parapet tower feature on the rear of the building and add a trellis/awning feature with landscaping.**
3. **Steel awnings should be black or dark grey in color.**



Gas Pump Canopy

The pump canopy is designed to be compatible with the building architecture including a tile roof and stucco columns with a veneer base. Signage is proposed on the fascia of the canopy as discussed below. **Staff is recommending that brick veneer be used for the column bases to match the base style of the proposed store and restaurant and be raised to 8-feet in height consistent with the building design.**



Landscaping

The applicant has prepared a revised landscape concept plan that shows areas for landscaping as well as specific plant species. The specific trees proposed include the chanticleer pear, Chinese pistache, chitalpa, majestic beauty magnolia, and sweet bay. Due to the ample planter area required to buffer the gas pumps from El Camino Real, staff is recommending that oaks be planted along the street frontages with compatible smaller accent trees such as western redbuds intermixed.

The landscape plan shows an approximately 20-foot landscape buffer between El Camino Real and the drive aisle for the gas pumps. The current plan shows trellises within this landscape area, adjacent to the public sidewalk. An approximately 15-foot landscape planter is provided along the Montecito Ave frontage in addition to a covered outdoor dining patio with decorative pavement. Landscaping is included through the parking lot within landscape fingers allowing for shade tree planting. The applicant is also proposing installing two small, rectangular metal vine trellises to the easement facing facade of the store building as an architectural feature. Landscape areas for these trellises are not shown in the proposed landscape plan. Staff is recommending that either above ground or in ground planters be provided to accommodate vine plantings for the trellis features.

The site is approximately 1.4 acres and only 0.9 acres of the site is proposed for development. The existing non-conforming residence is required to be demolished once the site is developed with conforming uses. The Atascadero Municipal Code (AMC 9-4.125(b)(2)) requires that all areas of the site not shown for development be landscaped. The applicant is currently proposing planting eight trees alternating with patches of deer grass across the undeveloped rear area of the site. The current proposal creates an attractive nuisance and a potential safety risk. Site design factors related to this area have been discussed above in the "site design" section.



The gas station will also have a healy tank located along the northern property line. The current plan shows minimal landscape screening opportunities surrounding the tank. Staff is recommending that the tank be located in a planter that provides a minimum of 3-feet of landscaping surrounding the three sides of the tank not adjacent to the gas station parking/drive aisle.

Staff recommends the following modification/conditions for the project landscaping:

1. ***Eliminate the free-standing trellises along the El Camino Real frontage. Frontage landscaping should include medium shrubs and grasses such as deer grass, manzanita, ceanothus, sage, etc.***
2. ***Provide vines where wall trellises are called out. Trellises and vine species should be reflected on the landscape plan.***
3. ***Street trees shall be planted at 30-feet on center along the Montecito and El Camino real frontages. Trees shall be Native Oak trees. Complimentary trees shall be interspersed along the frontage for variety and color.***
4. ***The Healy tank shall be located in a planter that provides a minimum of 3-feet of landscaping surrounding the three sides of the tank not adjacent to the gas station parking/drive aisle.***
5. ***All landscaping shall be drought tolerant and comply with State and local regulations.***
6. ***Taller shrubs shall be used adjacent to the trash enclosure to provide adequate screening.***
7. ***Modification of the site design to eliminate the attractive nuisance caused by orienting the rear of the building to a large undeveloped portion of the site.***

Fencing

There is currently a wooden fence that runs along the northern, eastern, and part of the southern property lines which is associated with the existing residence. This fence is in poor condition with large sections of it having fallen over into the vacant area of the property. The proposed project does not reflect any new fencing along the property and provides a landscape buffer or strip around most of the developed area of the site. ***Staff recommends the use of a split rail fence to enclose the project site to provide a clear separation from the adjacent properties but retain visibility for safety.***

Signage

The design proposal includes wall mounted signage for both tenant spaces. The AMPM sign is designed at approximately 23 square-feet, which complies with the sign ordinance maximum allowable area. The restaurant space includes a wall sign facing El Camino Real. Staff expects that any future tenant may also request signage facing Montecito Ave. In accordance with the Atascadero municipal Code, 150 square-feet is permitted for the total area of all tenant signage and signage can be located on the 2 street-facing facades. The proposed signage meets these standards. No internally illuminated cabinet signs will be permitted. All signage types must conform to the municipal code standards.



The canopy includes the ARCO name and logo on the sides facing El Camino Real and Montecito Ave. The logo hangs over, and protrudes above, the edge of the fascia. The canopy also includes color banding specific to the corporate colors. The banding is illuminated by a blue light.

A monument sign is proposed at the corner of Montecito and El Camino Real. The Atascadero Municipal Code allows for monument signs. The sign is located within a landscape planter, as required by code. Size and height will need to conform to code standards. A condition has been included that the monument sign design be consistent with the building architecture.

Staff recommends the following modifications related to signage:

- 1. Color banding on the canopy does not provide enhancement or consistency with the Mediterranean architectural style. Color banding and associated lighting strip should be eliminated.***
- 2. The canopy logo should be decreased to fit entirely on the fascia.***
- 3. Signage shall be permitted facing Montecito Ave for the restaurant tenant, provided that the total area for all tenant signage does not exceed 150 square-feet.***

DRC DISCUSSION ITEMS:

1. Architectural Design – General Recommendations
2. Landscape Design – General recommendations
3. Signage – recommendation to Hearing Officer for increased AMPM signage
4. Signage – General Recommendations

ATTACHMENTS:

1. Notice of Action
2. Aerial Image
3. Site Plan
4. Landscape Plan
5. Elevations



Attachment 1: Notice of Action PRE 19-0034

DRC NOTICE OF ACTION

Proposed Conditions of Approval:

1. The site shall comply with minimum parking standards set forth in the Atascadero Municipal Code. Bike racks can be used to count toward parking requirements in accordance with municipal code standards.
2. Eliminate white from the stucco color palate and choose varying earth toned colors.
3. Widen the wrapped parapet tower feature on the rear of the building and add a trellis/awning feature with landscaping.
4. Steel awnings should be black or dark grey in color.
5. Veneer on the canopy shall be consistent with the building material and shall be 8-feet in height consistent with the proposed building design.
6. Frontage landscaping should include medium shrubs and grasses such as deer grass, manzanita, ceanothus, sage, etc.
7. The freestanding trellises shall be eliminated along the street frontages.
8. Provide above ground or in ground planters for vines where wall trellises are provided.
9. Street trees shall be planted at 30-feet on center along the Montecito and El Camino Real frontages. Trees shall be native oak trees with accent trees intermixed.
10. The Healy tank shall be located in a planter that provides a minimum of 3-feet of landscaping surrounding the three sides of the tank not adjacent to the gas station parking/drive aisle.
11. All landscaping shall be drought tolerant and comply with State and local regulations.
12. Taller shrubs shall be used adjacent to the trash enclosure to provide adequate screening.
13. Color banding on the canopy does not provide enhancement or consistency with the Mediterranean architectural style. Color banding and associated lighting strip shall be eliminated.
14. The canopy logo shall be decreased to fit entirely on the fascia.
15. Signage shall be permitted facing Montecito Ave for the restaurant tenant provided that the total area for all tenant signage does not exceed 150 square-feet.
16. Modification of the site design to eliminate the attractive nuisance caused by orienting the rear of the building to a large undeveloped portion of the site

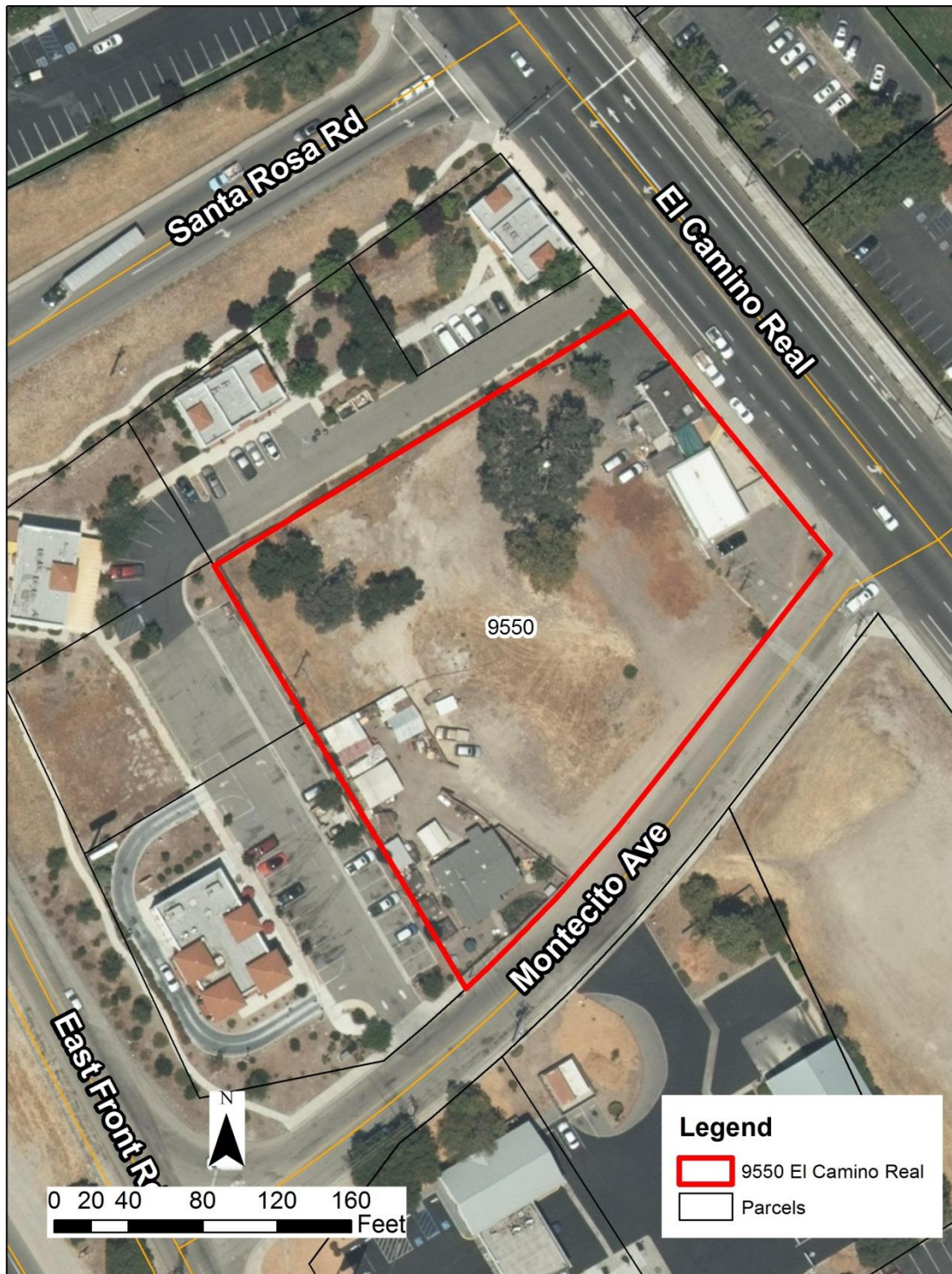
Action/ Decision Summary: *To be recorded at meeting conclusion*

Meeting Date: September 25, 2019

Project Planner: Kelly Gleason
Senior Planner



Attachment 2: Site Plan
PRE 19-0034

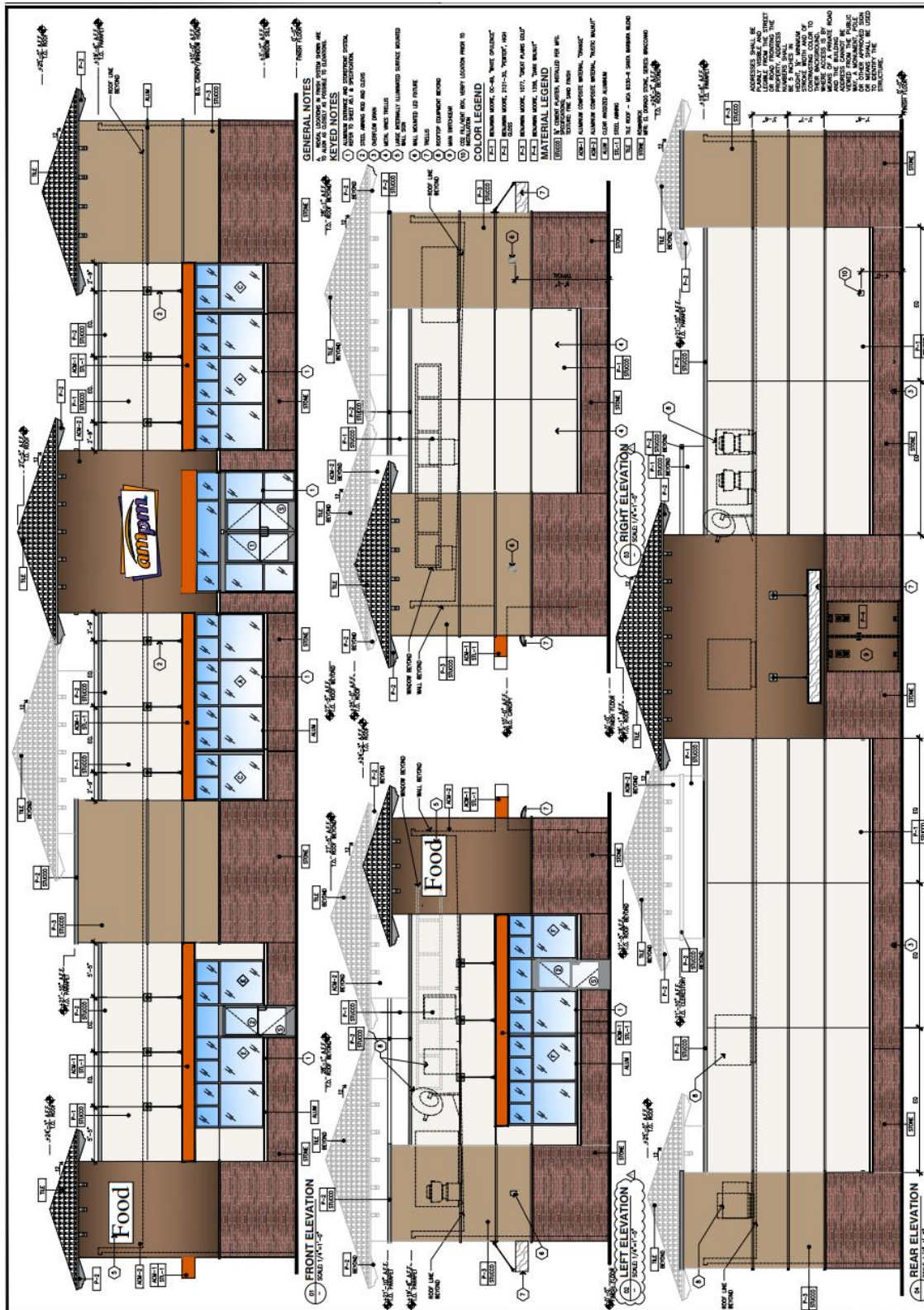


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Design Review Committee | City of Atascadero | www.atascadero.org | fb.me/planningatascadero



Attachment 5: Elevations
PRE 19-0034



1 BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 CANOPY ELEVATIONS
SCALE: 1/8" = 1'-0"

3 PROPOSED MONUMENT SIGN
SCALE: 1/4" = 1'-0"

4 SITE PLAN
SCALE: 1/8" = 1'-0"

5 BUILDING SIGN
SCALE: 1/4" = 1'-0"

6 DISPENSER

7 SIGN SUMMARY
SCALE: 1/8" = 1'-0"

8 TOTAL SIGN AREA SUMMARY

9 ARCO

10 CANOPY SPARK

11 ARCO

12 ARCO

13 ARCO

14 ARCO

15 ARCO

16 ARCO

17 ARCO

18 ARCO

19 ARCO

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Atascadero Design Review Committee

Staff Report – Community Development Department

People's Self Help Multi-Family Housing

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
9/25/2019	Mariah Gasch Assistant Planner	People's Self Help Housing	PRE 18-0093	
RECOMMENDATION				
<p><i>Staff Recommends:</i></p> <ol style="list-style-type: none"> 1. Review the proposed project for a multi-family development and provide recommendations for any potential design modifications. 				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
2455 El Camino Real	High Density Residential	Residential Multi-family (RMF-24)	049-151-056	1.95- acres
PROJECT DESCRIPTION				
<p>People's Self Help Housing (PSHH) proposes to develop an affordable multi-family residential apartment project on a lot with two existing structures, proposed for removal. The project includes 42 affordable apartments in five separate buildings. Each building is two stories and approximately 30 feet tall. The site will include a community room, a basketball court and children's play area.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				

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

<http://www.atascadero.org>

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PROPOSED PROJECT SITE PLAN



DISCUSSION:

Project History.

The site is identified in the City's General Plan in Appendix 1, Table V-45 for up to 46.8 high-density residential units. Atascadero Municipal Code (AMC) 9-3.262 states that properties found in this table "shall be permitted 'by right' and will not be subject to conditional use permit or specific plan." This project is only subject to design review before building permit review.

Project Description / Summary

The project includes 42 affordable apartments in five separate buildings for a density of 21.5 units per acre. The applicant, People's Self Help Housing (PSHH), proposes to develop an affordable multi-family residential apartment project. The subject property is adjacent to the Del Rio Specific Plan. The site has an existing single-family residence and a shed. Both structures are proposed to be demolished. The project includes 42 new units, all of which will be 100% affordable. The units range from 1-bedroom, 2-bedroom and 3-bedroom units. The target income levels are extremely low, very low, and low income.

Access is taken from El Camino Real by an existing driveway going through the site and leading to two single-family residences on adjacent properties at the rear. Onsite amenities include a 3,865-foot community room that will be visible from El Camino Real. The community room will include a kitchen, multi-purpose room, laundry facilities, restroom an office for the onsite manager and resident support services. Other amenities include a courtyard with children's play equipment and a basketball court. Residents will also be provided with access to PSHH licensed social workers at no charge to provide direct assistance. A 24-hour full-time, onsite property manager will occupy one of the units. Security cameras will also be installed to monitor activity.

	Bedrooms	Square Feet	# of Units
	1	712	6
	2	850-915	24
	3	1162	12
Total			42

Analysis

Site Plan

The buildings appear to blend when looking from El Camino Real as they utilize the natural slope and step up the hillside. The site is designed with a single access off El Camino Real. Four parking areas throughout the site allow for resident parking. Building #2 is set back 15 feet off the property line along El Camino. An existing driveway runs along the property line adjacent to the Del Rio Specific Plan area.

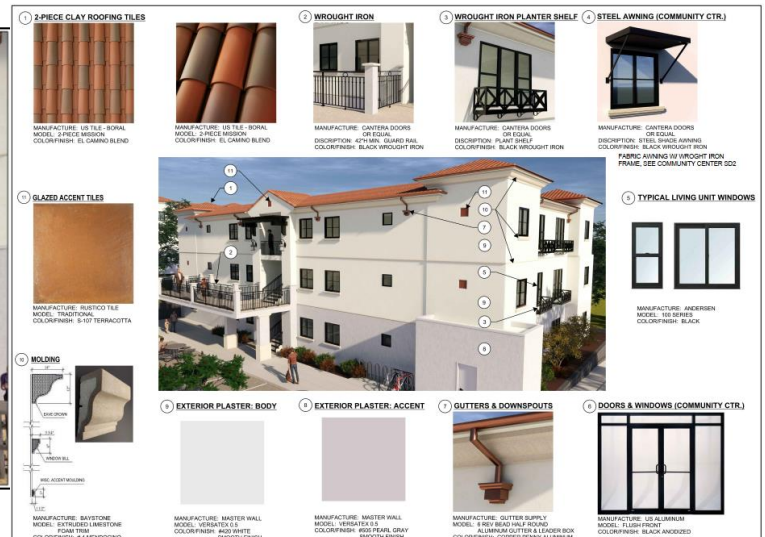


Parking

There are 87 parking spaces onsite available for vehicles in addition to 52 bicycles spaces and four motorcycles spaces. Atascadero Municipal Code (AMC) 9-4.118 requires 87 parking spaces for the residences and eight spaces to be used as guest parking. Since the project is providing 100% affordable units, the State places a maximum limit that the City can require for parking to 1 parking space for one-bedroom and studio units and 2 parking spaces for two and three-bedroom units. The project meets the required parking standards.

Architectural Design

The project is designed with a Tuscan/Mission/Spanish architectural style, utilizing mixed colors and materials to add visual interest to the design. Materials include smooth finish plaster, black wrought iron railings and awnings, copper color gutters and downspouts, terracotta accent tiles, and 2-piece clay tile roofing. All buildings are designed with varying roof forms and undulating façade elements. Access to units is gained by open breezeways run through each residential building. Staff is requiring that the retaining wall be split-face and the windows and doors be aluminum clad.



The applicant is proposing six buildings, five of which are to include residential units. Units will be one, two or three bedroom units and will range in size from 712 square feet to 1,185 square feet. All units will be affordable, ranging from extremely low income to low income units. Building #1, the office and multipurpose building will include a storage area and provide onsite laundry facilities. Parking is provided in the four parking lots throughout the site.

Retaining Walls

Due to the slope of the lot, retaining walls are to be added along the southern property line with a six-foot tall fence along the top. The combined height of fence and retaining wall could exceed 10 feet near or along the property line.



To reduce the visual impacts for neighboring properties, staff recommends that no retaining wall be over five feet tall. If the site requires taller retaining walls, the applicant should revise the plan to include shorter, tiered retaining walls.



Landscaping

The applicant is proposing landscaping within the front setback along El Camino Real as well as throughout and along the edges of the parking lots. Street trees are proposed in the public right-of way along El Camino, lining either side of a new sidewalk. Staff is requiring that these frontage improvements are consistent with what has been approved for the Emerald Ridge housing development a few properties to the south. The applicant is proposing very little new landscaping between the existing driveway and northern property line. Landscaping is shown on the southern property line except along some of the walkways and the basketball court.

Staff recommends that landscaping be added along the northern and southern property lines, particularly along the project outdoor use area (proposed basketball court) to provide for a noise and visual buffer. Additional landscaping should be added around the outdoor use area to screen it from surrounding residences and the proposed tot lot.

Outdoor use Area

The applicant is proposing to add a basketball court to be used as a part of the project's outdoor space. The court will add additional hardscape to the project and generate noise that could affect surrounding residences.

Staff recommends replacing the basketball court with something that is more inclusive to all residences. Alternatives could include outdoor seating, vegetable garden plots, outdoor cooking facilities, outdoor games, water features, gathering space, etc.

Concessions

The State of California grants concessions for affordable housing projects. For a 100% affordable project like this one, up to three concessions may be applied. Concessions can allow for a reduction in site development standards or a modification of zoning code requirements. The applicant is requesting 4 concessions but only 3 may be granted. The following exceptions are being requested by the applicant:

- AMC 9-4.125(a)(ii): Multi-family zoning districts are required to landscape at least 25% of the project site;



- AMC 9-4.125(b)(8): A minimum five (5) foot landscape strip must be provided within the side yard setback of all commercial and multi-family project sites;
- AMC 9-3.262(b): Each dwelling unit shall be provided a minimum of one hundred (100) cubic feet of enclosed storage space, exclusive of closets, which may be located in either a principal or accessory building;
- AMC 9-3.2629(c): The amount of open space required on the site is 12,600 square feet. The applicant is proposing 10,200 square feet, 2,400 square feet short of the City's requirement.

DRC DISCUSSION ITEMS:

- Site Plan
- Architectural design
- Landscaping
- Concessions

ATTACHMENTS:

1. Notice of Action
2. Zoning Map
3. Aerial Map
4. Site Pictures
5. Elevations and Sections
6. Landscape Plan
7. Renderings



Attachment 1: Notice of Action
PRE 18-0093

DRC NOTICE OF ACTION

Conditions of Approval:

1. The retaining wall shall be split-face and the windows and doors be aluminum clad.
2. No retaining walls shall be greater than five feet tall. If taller walls are required, they shall be reduced and tiered.
3. Frontage improvements and landscaping along El Camino Real shall be consistent with Emerald Ride frontage improvements.
4. All landscaping shall be drought tolerant and compatible with Sunset Zone 7.
5. The applicant shall consider alternative uses for the outdoor space instead of basketball. Passive seating, a community garden, barbeques, bocce ball, corn hole, and a gathering area are far more inclusive to all of the residents while reducing potential noise.
6. Landscaping shall be added around the outdoor use area.
7. Up to three concessions may be granted for the entire project.

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

Meeting Date: September 25, 2019

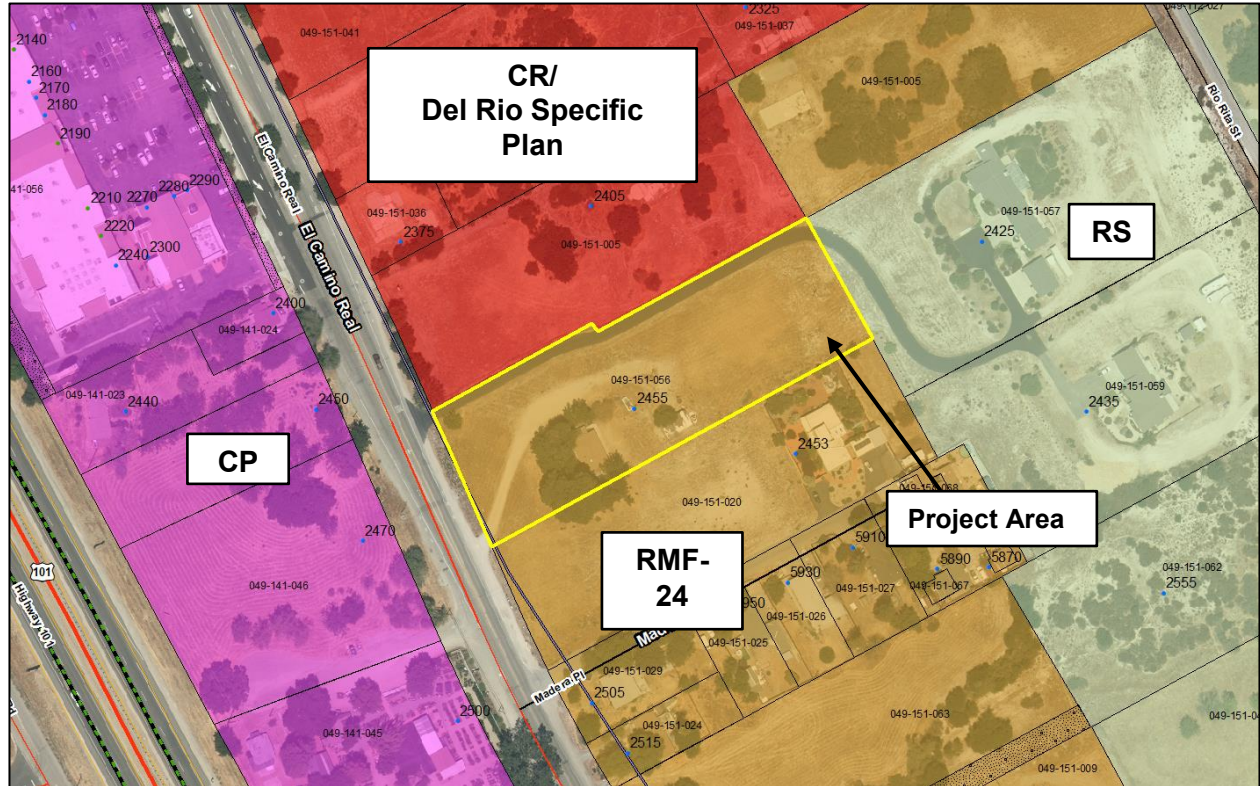
Project Planner: Mariah Gasch
 Assistant Planner



Attachment 2: Zoning Map

General Plan Designation: High Density Residential (HDR)

Zoning District: Residential Multi-Family (24 units/acre)



Attachment 3: Aerial Map



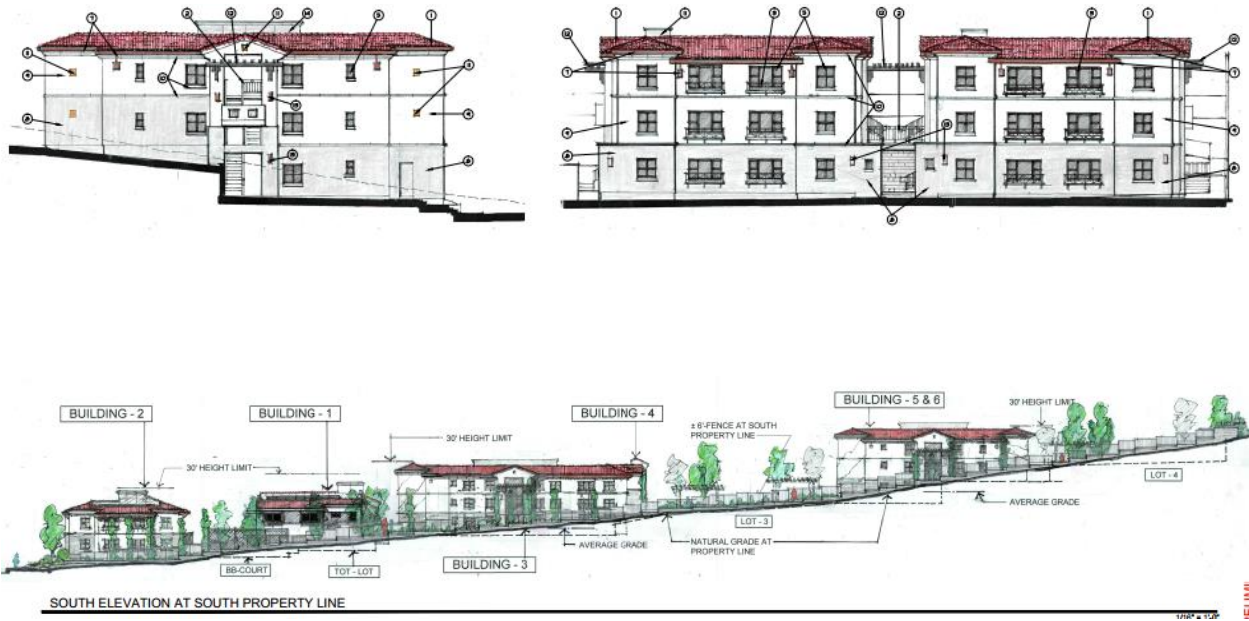
Attachment 4: Site Pictures



Attachment 5: Elevations and Sections

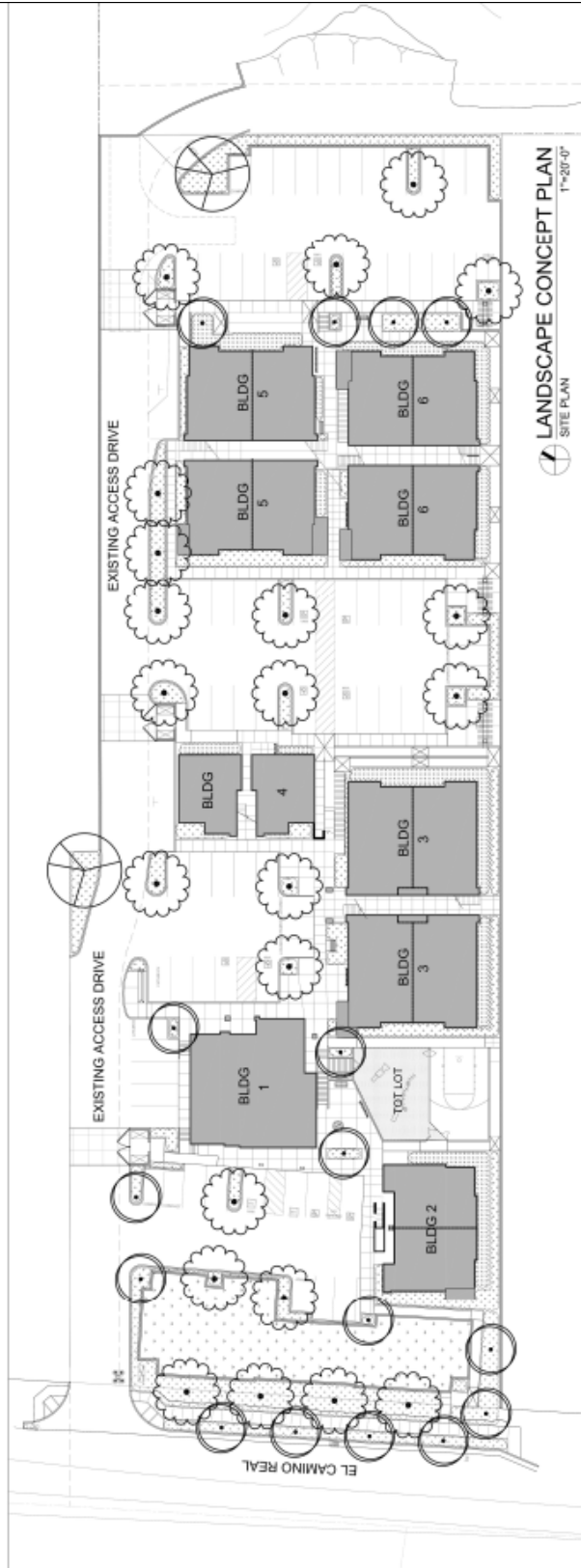


Attachment 5: Elevations and Sections

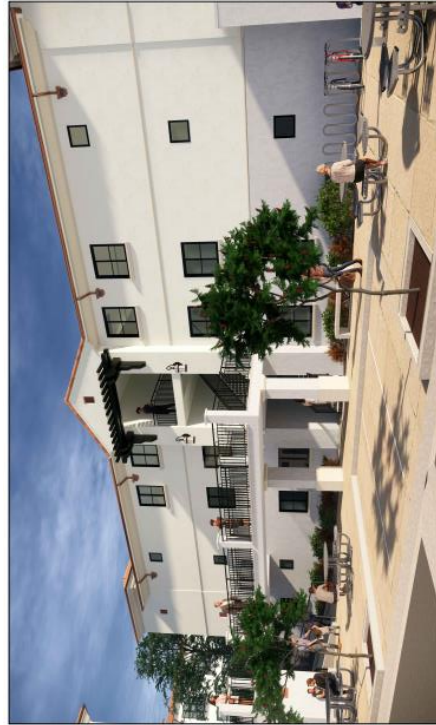


Attachment 6: Landscape Plan

Water Usage Chart - MAWA vs. ETWU	
$\text{MAWA} = (E_2) \times (0.02) \times (10.45) \times (1.0)$ $= (43.7) \times (0.02) \times (10.45) \times 1.0$ $= 90.100 \text{ gallons per year}$	
ETWU (Hydrozones #1 - Low-Builders) $\text{ETWU} = (E_2) \times (0.02) \times (H_2) \times (H_4) \times (IE)$ $= (43.7) \times (0.02) \times (30.31) \times (9.4020) \times (0.4)$ $= 94.347 \text{ gallons per year}$	ETWU (Hydrozones #2 - Moderate-Builders) $\text{ETWU} = (E_2) \times (0.02) \times (H_2) \times (H_4) \times (IE)$ $= (43.7) \times (0.02) \times (10.05) \times (2.8180) \times (0.4)$ $= 46.596 \text{ gallons per year}$
ETWU (Hydrozones #3 - Low-Sprays) $\text{ETWU} = (E_2) \times (0.02) \times (H_2) \times (H_4) \times (IE)$ $= (43.7) \times (0.02) \times (30.31) \times (4.1180) \times (0.20)$ $= 44.629 \text{ gallons per year}$	ETWU (Hydrozones #3 - Low-Sprays) $\text{ETWU} = (E_2) \times (0.02) \times (H_2) \times (H_4) \times (IE)$ $= (43.7) \times (0.02) \times (30.31) \times (4.1180) \times (0.20)$ $= 44.629 \text{ gallons per year}$
TOTAL ETWU (Sum of Hydrozones 1, 2 & 3) = 189.372 gallons per year	
MAWA < ETWU 100.100 gallons < 189.372 gallons ✓	

[illegible]

Attachment 7: Renderings





Atascadero Design Review Committee

Staff Report – Community Development Department

4 UNIT PLANNED DEVELOPMENT – 7900 CURBARIL

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
9/25/2019	Kelly Gleason, Senior Planner	Robert Mannon (Owner)	DEV18-0124	
RECOMMENDATION				
<p><i>Staff Recommends to the DRC:</i> Review the proposed project and provide recommendations for any potential design modifications.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
7900 Curbaril Ave.	Medium Density Residential (MDR)	Residential Multifamily - 10 (RMF-10)	031-231-003	0.58-acres
PROJECT DESCRIPTION				
<p>The applicant proposes the construction of four (4) detached single-family-residential homes on an existing undeveloped property. A parcel map has been created to reflect the new property lines and the easements for a shared driveway and separate utilities. Each new residence will have several usable outdoor spaces including: an upper floor balcony, first floor porch, private rear yards, landscaped front yards and easy accessibility to common open space areas.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class 15 CEQA Guidelines § 15315	<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>

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DISCUSSION:***Project Description***

The subject site is a residential multi-family lot (RMF-10), which would allow up to 5 units on the 0.58-acre site. The site is currently vacant. The neighboring parcels to the west are within the RMF-10 zone and developed with mainly single-family homes. The parcels adjacent to the east are within the Commercial Neighborhood (CN) zone. Approximately 100 feet to the east is a Shell gas station with access off both Curbaril Ave and Morro Rd. The lots on the east side of Morro Rd are within the General Commercial (GC) zone. The applicant is proposing a planned development with four single-family-residences on the subject parcel. The design has one of the four proposed homes fronting Curbaril Ave with a private driveway. The other three homes will be oriented towards a shared internal driveway. Each new unit would be two stories and approximately 2,355 square-feet inclusive of the two-car garage. The proposed parcel setbacks comply with Planned Development 25 and consist of: Front = 20'-0"; Back = 10'-0"; Side = 5'-0"; Interior = 5'-0".

Analysis

The proposed single-family-detached residential units are an allowed use on the subject lot under Planned Development 25. The parcel is currently subject to a vesting tentative parcel map (AT #18-0111) which would divide the property into four lots with a home on each.

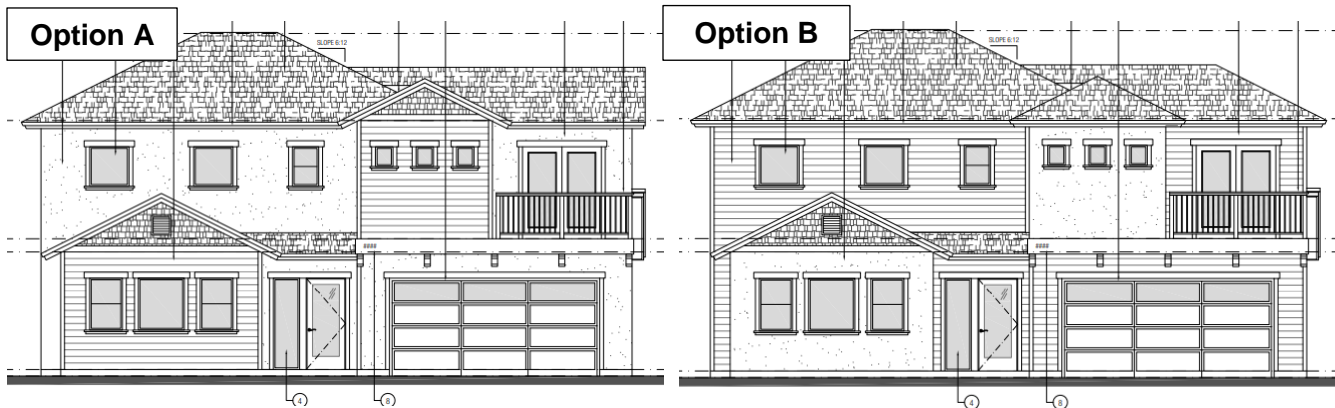
1. Architectural Design

The proposed units are two stories in the height, with attached garages, totaling approximately 2,355 square-feet. The applicant is proposing two slightly different exterior-design options. Both designs include a mixture of horizontal exterior siding and stucco. Option A has a predominately stucco façade with composite-wood horizontal laths on the extruded planes. Option B's façade consists of predominately composite wood with stucco on the extruded faces.

The units have minimal variation besides material changes and front façade accent roof line. The units are proposed to be alternated on the site. Current City Planned Development policy requires that architectural design be high quality to meet the required findings to allow for the reduction in lot size standards. This not only includes high quality materials but also variation in design and attention to massing and limiting garage dominance. However, the City does not have adopted policies on what constitutes "high quality". Instead this is determined on a case by case basis.

The DRC is asked to provide direction to the Planning Commission and the City Council on whether the proposed project design meets this finding.

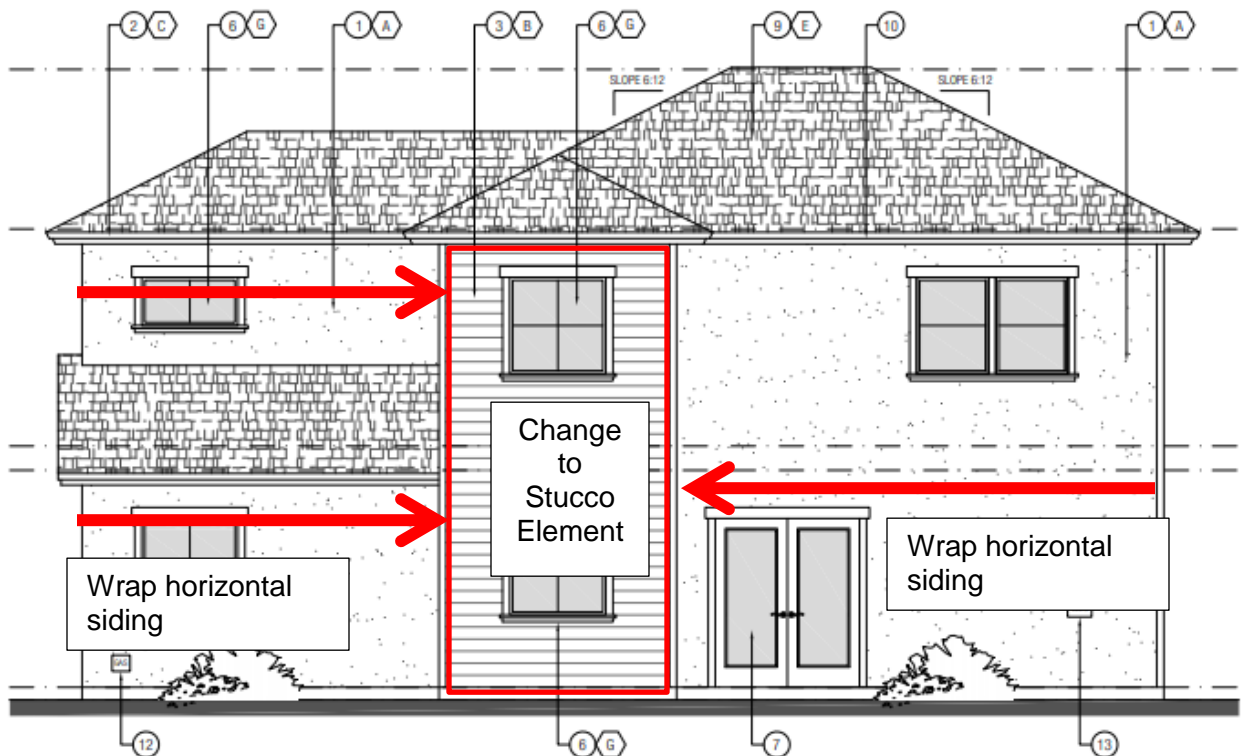




Staff recommends the following modifications if the units are found to be in consistent with Council Policy:

1. Horizontal siding on Option B wrap to the rear of the building and end at an inside corner (see diagram below)
2. Stucco be hand troweled smooth finish
3. Windows be high quality materials, not vinyl
4. Roofing be architectural grade dimensional composition shingles

B



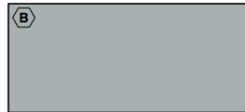
2. Color schemes

The applicant has submitted color schemes for both design options. Earth toned colors schemes are proposed with accents on the entry doors of each unit.

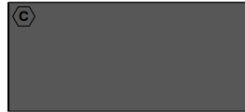
Color scheme proposed - Option A



SHERWIN WILLIAMS - SW7070 "SITE WHITE"



SHERWIN WILLIAMS - SW6234 "UNCERTAIN GRAY"



SHERWIN WILLIAMS - SW7674 "PEPPERCORN"



BENJAMIN MOORE - AF-230 "BUTTERED YAM"

Option A - Units 7910 + 7930

Proposed Residences | Materials Board
7900 Curbaril Avenue, Atascadero, CA
18.1023



MALARKEY WINDSOR - "WEATHERED WOOD"



MILGARD "ULTRA" - WHITE FINISH

COLOR SCHEDULE

- (A) WHITE (BODY) = SMOOTH CEMENT PLASTER
SHERWIN WILLIAMS - SW7070 "SITE WHITE"
- (B) LIGHT GRAY (ACCENT) = HARDI-SIDING COMPOSITE
SHERWIN WILLIAMS - SW6234 "UNCERTAIN GRAY"
- (C) LIGHT GRAY (FASCIA, PICKETS, AND TRIM) = PAINT
SHERWIN WILLIAMS - SW7674 "PEPPERCORN"
- (D) BLUE (ENTRY DOORS/ACCENT) = PAINT
BENJAMIN MOORE - AF-230 "BUTTERED YAM"
- (E) COMP SHINGLE ROOFING = DARK GRAY
MALARKEY WINDSOR - "WEATHERED WOOD"
- (F) WINDOW COLOR = MILGARD - WHITE "ULTRA" FIBERGLASS
GARAGE DOOR = NORTHWESTERN DOOR CO - CLEAR
ANODIZED ALUMINUM ETCHED GLAZING INFILL, TEMPERED



Color scheme proposed - Option B



7900 CURBARIL DEV18-0124 / MANNON



SHERWIN WILLIAMS - SW7562 "ROMAN COLUMN"



SHERWIN WILLIAMS - SW6234 "UNCERTAIN GRAY"



SHERWIN WILLIAMS - SW7069 "IRON ORE"



SHERWIN WILLIAMS - SW6711 "PARAKEET"

Option B - Units 7920 + 7940

Proposed Residences | Materials Board
7900 Curbaril Avenue, Atascadero, CA
18.1023



MALARKEY WINDSOR - "WEATHERED WOOD"



MILGARD "ULTRA" - BLACK BEAN FINISH

COLOR SCHEDULE

- Ⓐ WHITE (BODY) = SMOOTH CEMENT PLASTER
SHERWIN WILLIAMS - SW7562 "ROMAN COLUMN"
- Ⓑ LIGHT GRAY (BODY) = HARDI-SIDING COMPOSITE
SHERWIN WILLIAMS - SW7068 "GRIZZLE GRAY"
- Ⓒ DARK GRAY (FASCIA, PICKETS, AND TRIM) = PAINT
SHERWIN WILLIAMS - SW7069 "IRON ORE"
- Ⓓ ORANGE (ENTRY DOORS/ACCENT) = PAINT
SHERWIN WILLIAMS - SW6711 "PARAKEET"
- Ⓔ COMP SHINGLE ROOFING = DARK GRAY
MALARKEY WINDSOR - "WEATHERED WOOD"
- Ⓕ WINDOW COLOR = MILGARD - BLACK BEAN FIBERGLASS
GARAGE DOOR = NORTHWESTERN DOOR CO - DARK
ANODIZED ALUMINUM ETCHED GLAZING INFILL, TEMPERED

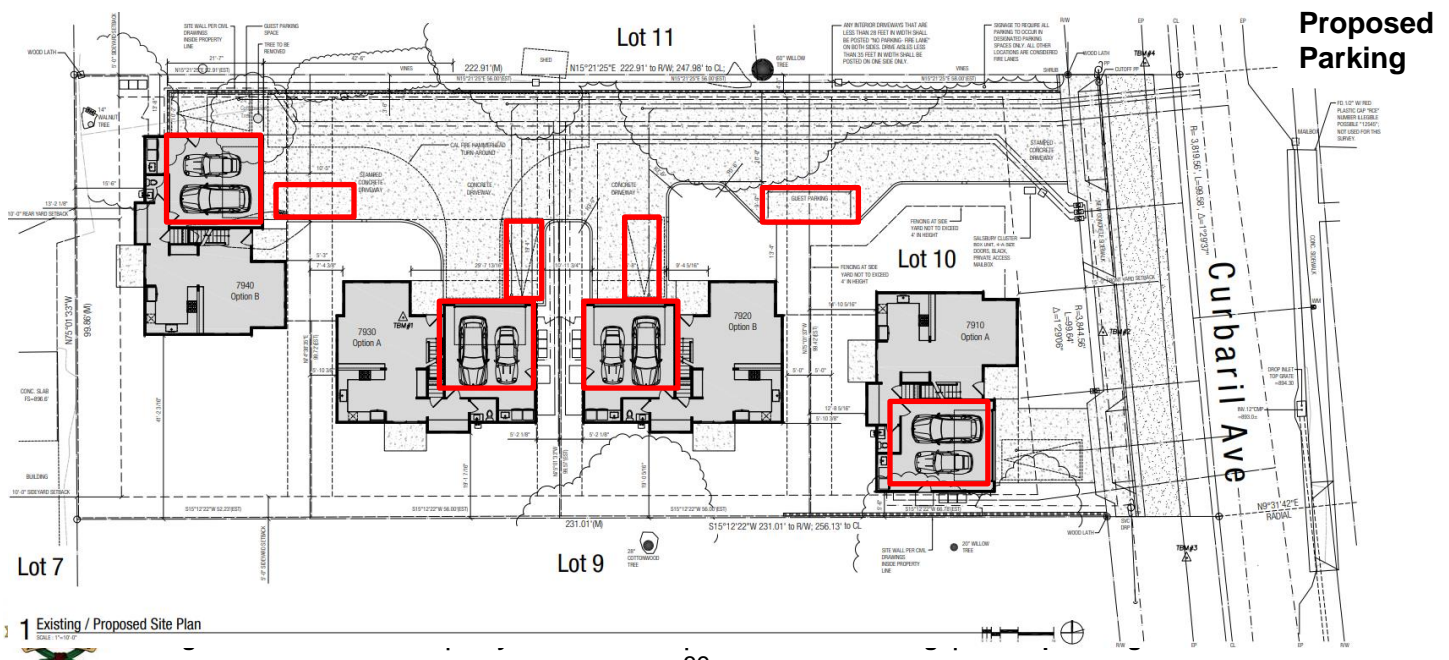


Staff recommends the following:

- A darker integral stucco color for color scheme A and tying the units together by using the same window and garage color for all 4 units.
- Use of historic color palettes for complimentary and accent colors

3. Parking

A total of eight covered parking spaces are provided on the proposed site plan. The units include two car garages for parking. In addition to the garages, the applicant proposes that the driveways are suitable for holding additional cars. One uncovered guest-parking spot will be included as part of the shared driveway.



4. Landscape & Fencing

A landscape plan has been provided to meet the requirements of the PD 25 requirements. The front of the homes will be vegetated with drought tolerant grasses and succulents. The proposed plan also provides for street trees to cover parking and buffer along Curbaril Ave. The residence located closest to Curbaril Avenue will have a four foot tall open fence around the front yard setback to use as a private yard. All other fencing will act as privacy screens between residences and will be six feet as specified in Atascadero Municipal Code. The site has been designed with a minimal 3-foot landscape strip between the shared driveway and the adjacent property line. The Municipal code requires a minimum of 5-feet unless decorative paving is proposed. The PD 25 also requires decorative paving for the parking court recognizing that these types of projects are higher density and that the driveway pavement occupies a significant portion of the site. The applicant is proposing pavers at the driveway entry and extending to approximately the property line of the first lot. ***Staff recommends colored or other decorative treatment of the additional driveway area for compliance with PD requirements.***

5. Planned Development Benefit Policy

Planned Developments allow for deviation in the City's standards for setbacks, heights, minimum lot size, etc. in exchange for community benefits that have been established by the City Council. The Planned Development Policy requires certain benefits be provided in order to warrant the granting of special or modified development standards. The benefit chart is shown below.

PD Location	Tier 1 Benefits	Tier 2 Benefits
Inside of Urban Core PD-7 PD-17 Custom PD's	a) Affordable / Workforce Housing b) High Quality Architectural Design c) High Quality Landscape Design d) Buffering between Urban and Suburban zones (large lot sizes, increased setbacks, landscape buffers, etc.) e) Higher density to meet Housing Element goals	a) Pocket Parks in larger projects b) Trails / Walkways for Pedestrian Connectivity c) Historic Preservation
Outside of Urban Core Rural / Suburban Areas PD-16 Custom PD's	a) Natural Open Space Preservation	a) Multi-Purpose Trails – Equestrian / Bicycle / Pedestrian b) Recreational Areas / Facilities c) Historic Preservation

The City Council must find that the amended project provides all Tier 1 benefits, including high quality landscape and architectural design in order to approve the Planned Development amendment. When reviewing the proposed project, the DRC



should make a recommendation to the Planning Commission regarding the proposed project's ability to provide the design related Tier 1 benefits required for approval of a Planned Development. (See architecture discussion above)

DRC DISCUSSION ITEMS

1. Architectural Design – High Quality as required by Council Policy
2. Site/Landscape design

Potential Modifications and Conditions of Approval:

- The parking court shall be colored or stamped concrete in areas not designated as pavers in compliance with PD-25 standards.
- Horizontal siding on Option B wrap to the rear of the building and end at an inside corner.
- Stucco be hand troweled smooth finish
- Windows be high quality materials, not vinyl
- Roofing be architectural grade dimensional composition shingles
- A darker integral stucco color for color scheme A and tying the units together by using the same window and garage color for all 4 units.
- Use of historic color palettes for complimentary and accent colors
- Trash storage – concrete pads & access gates to be installed for trash storage
- Retaining walls shall be dark color split face block

ATTACHMENTS:

- | | |
|---------------|-------------------------|
| Attachment 1: | DRC Notice of Action |
| Attachment 2: | Aerial Photo |
| Attachment 3: | Proposed Site Plan |
| Attachment 4: | Proposed Landscape Plan |
| Attachment 5: | Proposed Elevations |
| Attachment 6: | Proposed Floor Plans |



ATTACHMENT 1:	DRC Notice of Action DEV18-0124
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DRC NOTICE OF ACTION

Proposed Conditions of Approval:

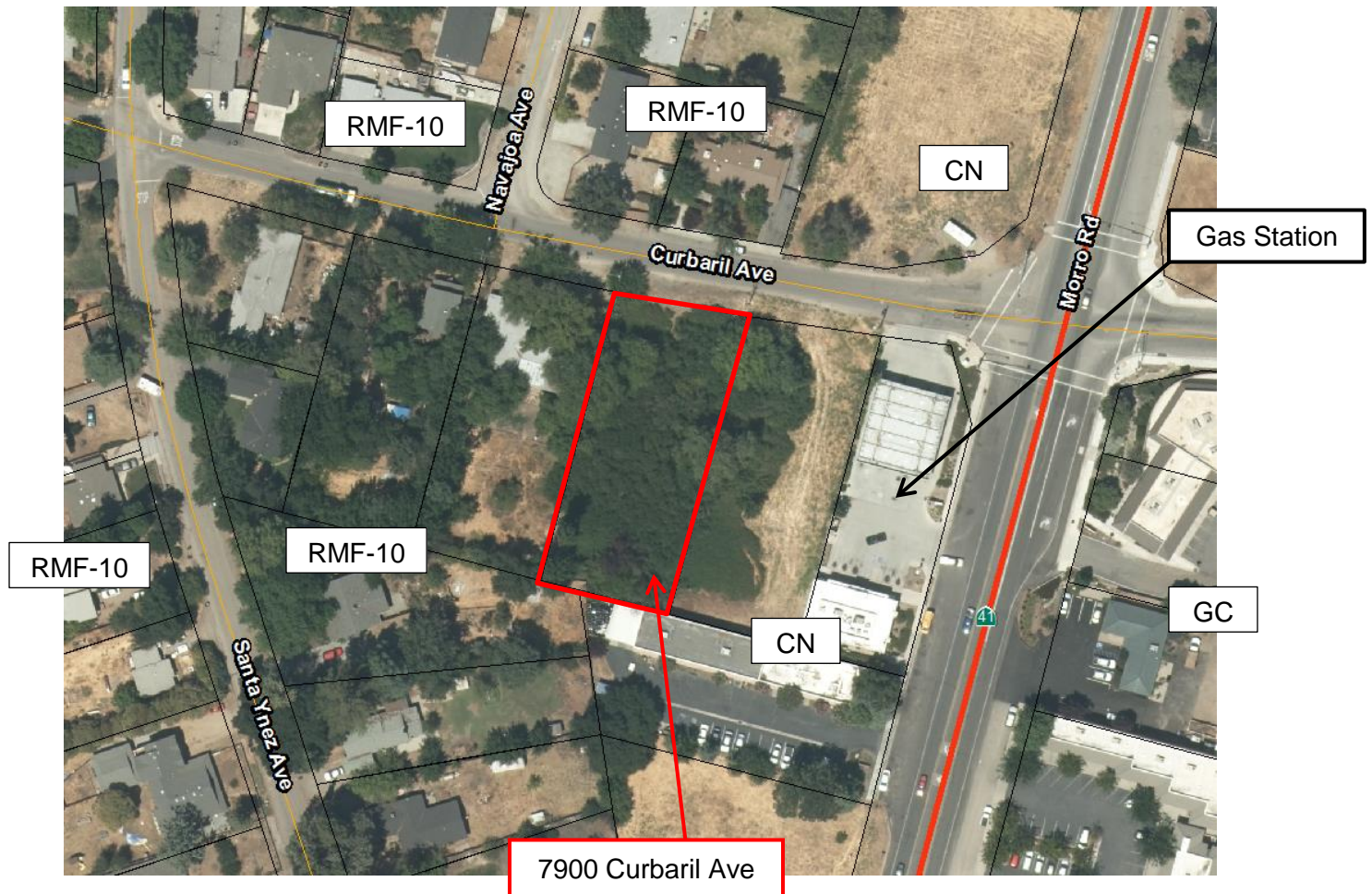
1. The site shall comply with minimum parking standards set forth in the Atascadero Municipal Code. Bike racks can be used to count toward parking requirements in accordance with municipal code standards.
 2. Eliminate white from the stucco color palate and choose varying earth toned colors.
 3. Widen the wrapped parapet tower feature on the rear of the building and add a trellis/awning feature with landscaping.
 4. Steel awnings should be black or dark grey in color.
 5. Veneer on the canopy shall be consistent with the building material and shall be 8-feet in height consistent with the proposed building design.
 6. Frontage landscaping should include medium shrubs and grasses such as deer grass, manzanita, ceanothus, sage, etc.
 7. The freestanding trellises shall be eliminated along the street frontages.
 8. Provide above ground or in ground planters for vines where wall trellises are provided.
 9. Street trees shall be planted at 30-feet on center along the Montecito and El Camino Real frontages. Trees shall be native oak trees with accent trees intermixed.
 10. The Healy tank shall be located in a planter that provides a minimum of 3-feet of landscaping surrounding the three sides of the tank not adjacent to the gas station parking/drive aisle.
 11. All landscaping shall be drought tolerant and comply with State and local regulations.
 12. Taller shrubs shall be used adjacent to the trash enclosure to provide adequate screening.
 13. Color banding on the canopy does not provide enhancement or consistency with the Mediterranean architectural style. Color banding and associated lighting strip shall be eliminated.
 14. The canopy logo shall be decreased to fit entirely on the fascia.
 15. Signage shall be permitted facing Montecito Ave for the restaurant tenant provided that the total area for all tenant signage does not exceed 150 square-feet.
 16. Modification of the site design to eliminate the attractive nuisance caused by orienting the rear of the building to a large undeveloped portion of the site
- Action/ Decision Summary: *To be recorded at meeting conclusion*

Meeting Date: September 25, 2019

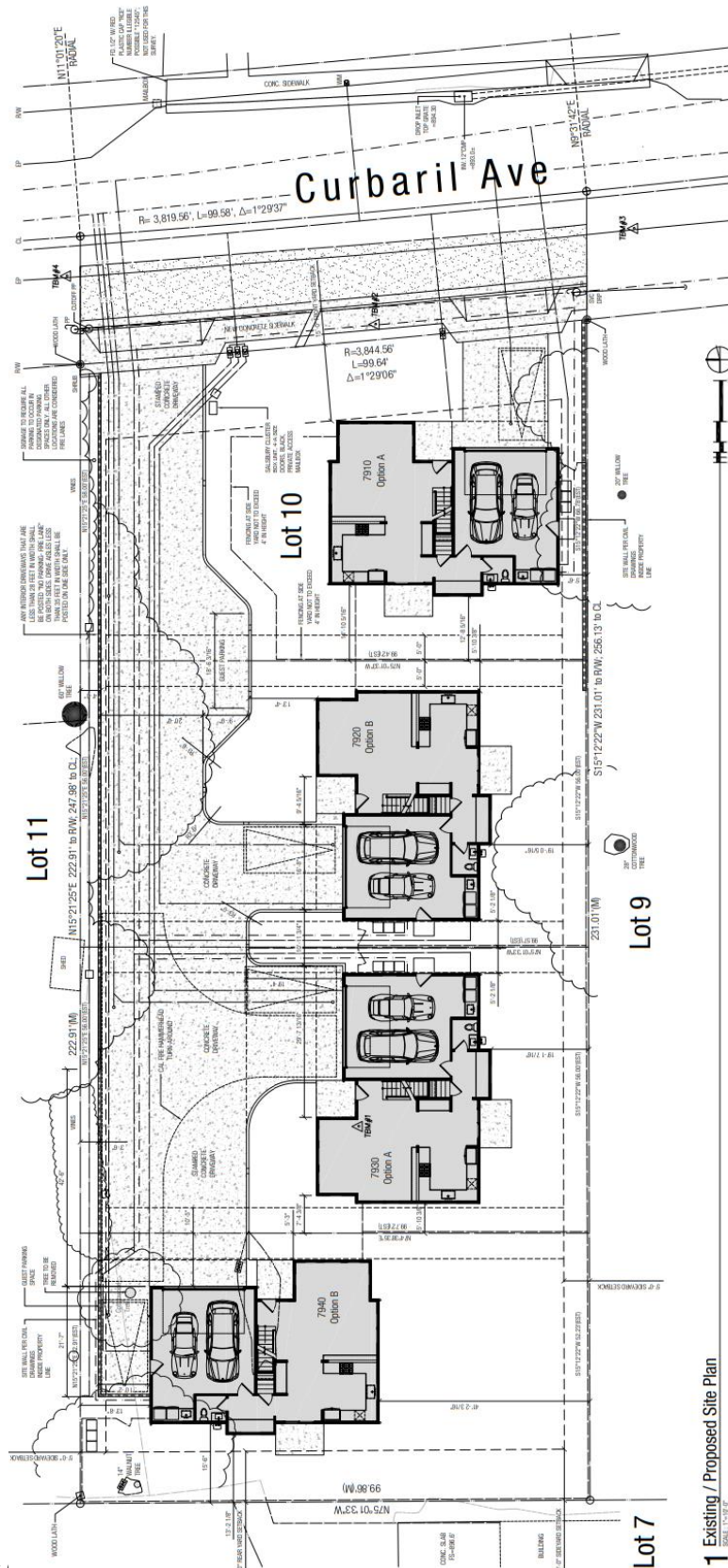
Project Planner: Kelly Gleason
Senior Planner



ATTACHMENT 2: Aerial Photo
DEV18-0124



**ATTACHMENT 3: Proposed Site Plan
DEV18-0124**



1 Existing / Proposed Site Plan






SCALE: 1" = 10'

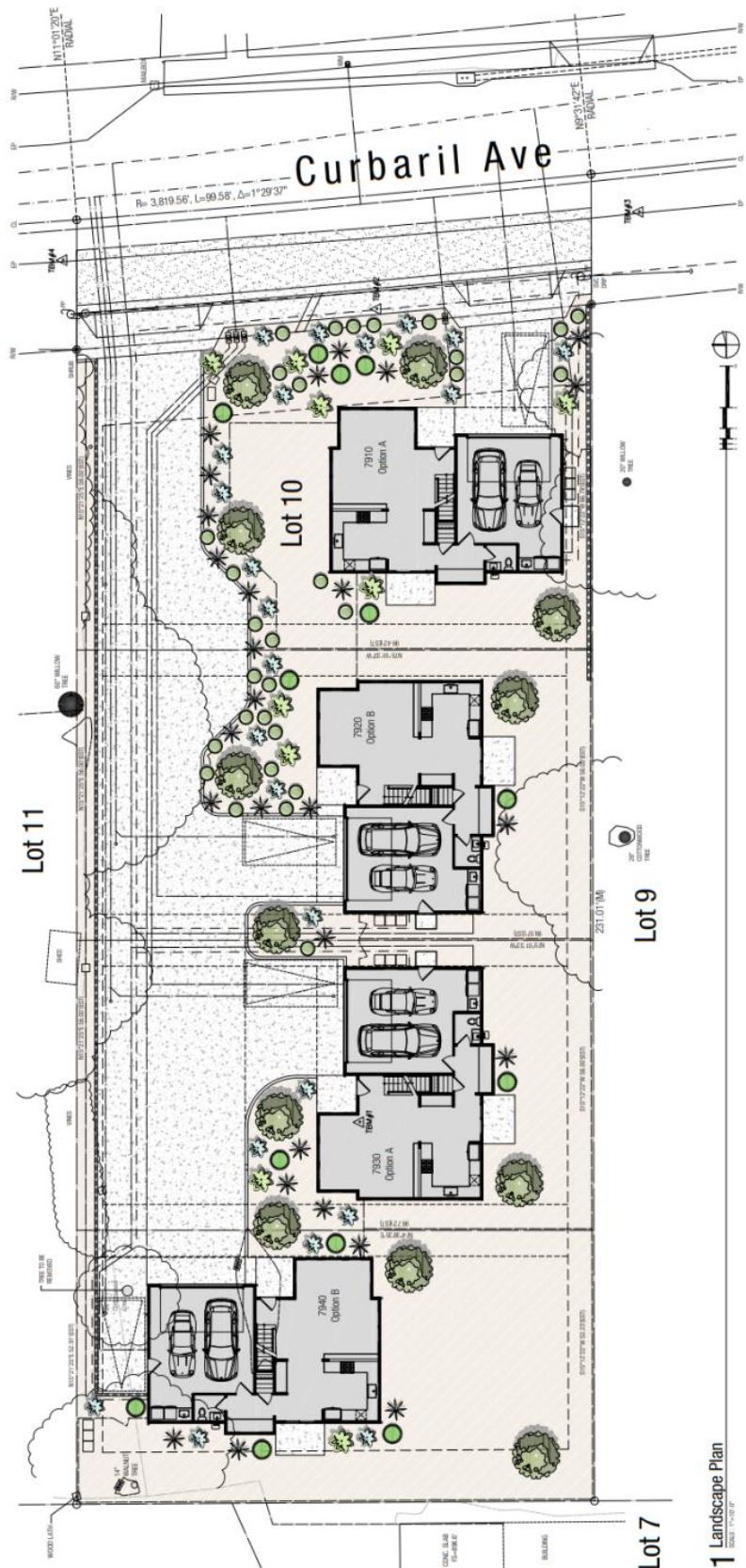
ningatascadero



Design Review

ATTACHMENT 4: Proposed Landscape Plan
DEV18-0124

	STREET AND PARKING LOT TREES	12
	ARBUUS X MARINA / ARBUUS STANDARD	24" BOK
	SIZE: 40' - 50' TALL AND 20' - 40' WIDE	
	WUCOLS PF = .1 - .3	
	ORNAMENTAL SCREENING GRASSES	70
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL
	SIZE: 3' - 5' TALL AND 1.5' - 2.5' WIDE	
	WUCOLS WATER NEEDS: 1 - 3	
	MULLENBERGIA RIGENS / DEER GRASS	5 GAL
	SIZE: 4' - 5' TALL AND 4' - 6' WIDE	
	WUCOLS PF = .1 - .3	
	ORNAMENTAL ACCENT GRASSES	60
	LOMANORA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GAL
	SIZE: 3' TALL AND WIDE	
	WUCOLS PF = .1 - .3	
	ORNAMENTAL AGAVES	25
	AGAVE ATTENUATA 'NOVA' / BLUE CLONE	5 GAL
	SIZE: 3' - 4' TALL AND WIDE	
	WUCOLS PF: .1 - .3	
	SCREENING ORNAMENTAL AGAVE	38
	FURCRAEA MACDOUGALLI / FALSE AGAVE	15 GAL
	SIZE: 12' - 20' TALL 6' WIDE	
	WUCOLS PF = >.1	



ATTACHMENT 5: Proposed Elevations – Option A
DEV18-0124



1 Proposed Side Elevation
1/4" = 1'-0"



2 Proposed Side Elevation
1/4" = 1'-0"



ATTACHMENT 5: Proposed Elevations – Option A
DEV18-0124



3 Proposed Front Elevation
1/4" = 1'-0"



4 Proposed Back Elevation
1/4" = 1'-0"



ATTACHMENT 5: Proposed Elevations – Option B
DEV18-0124



1 Proposed Side Elevation
1/4" = 1'-0"



2 Proposed Side Elevation
1/4" = 1'-0"



**ATTACHMENT 5: Proposed Elevations – Option B
DEV18-0124**

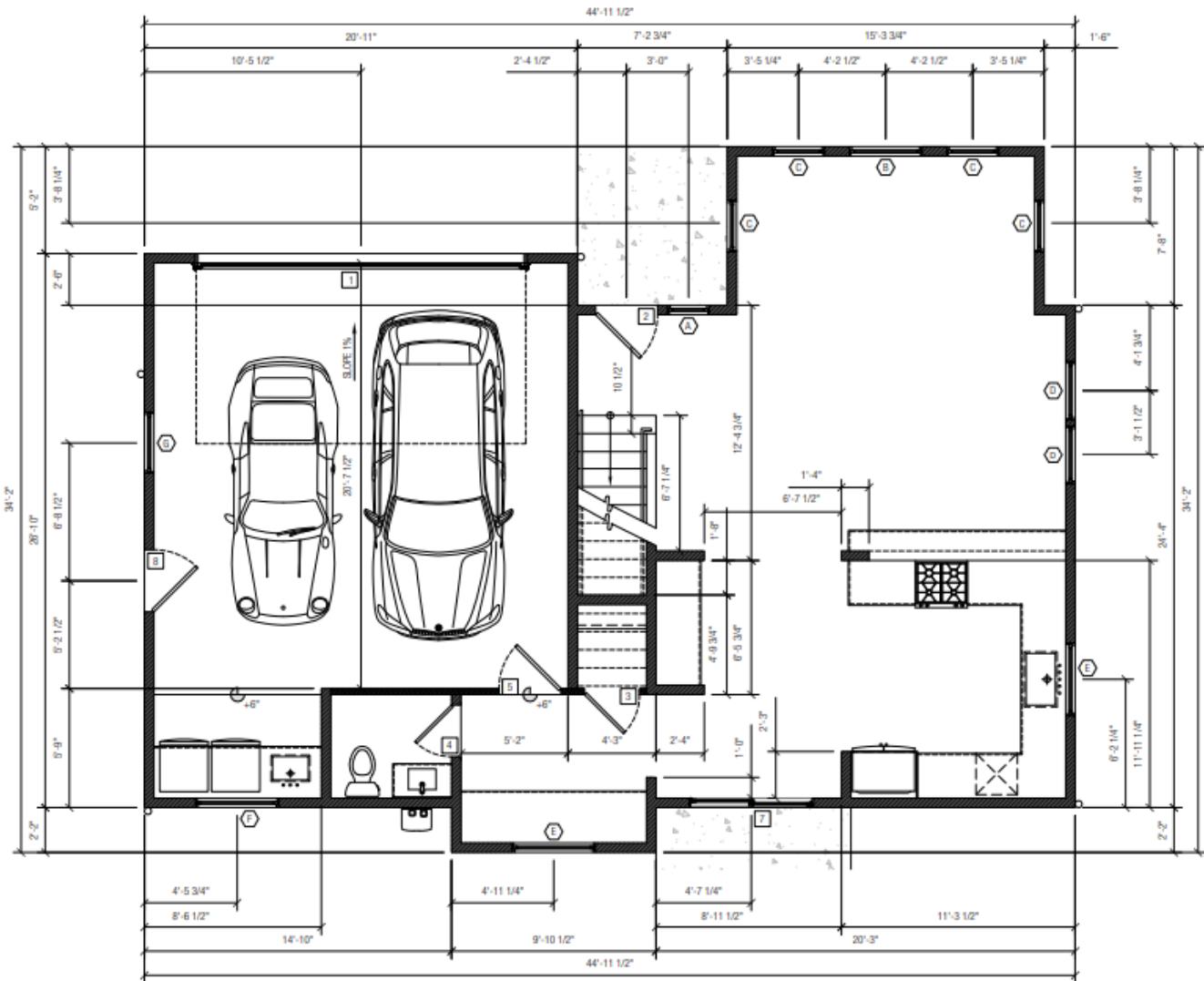


3 Proposed Front Elevation
1/4" = 1'-0"



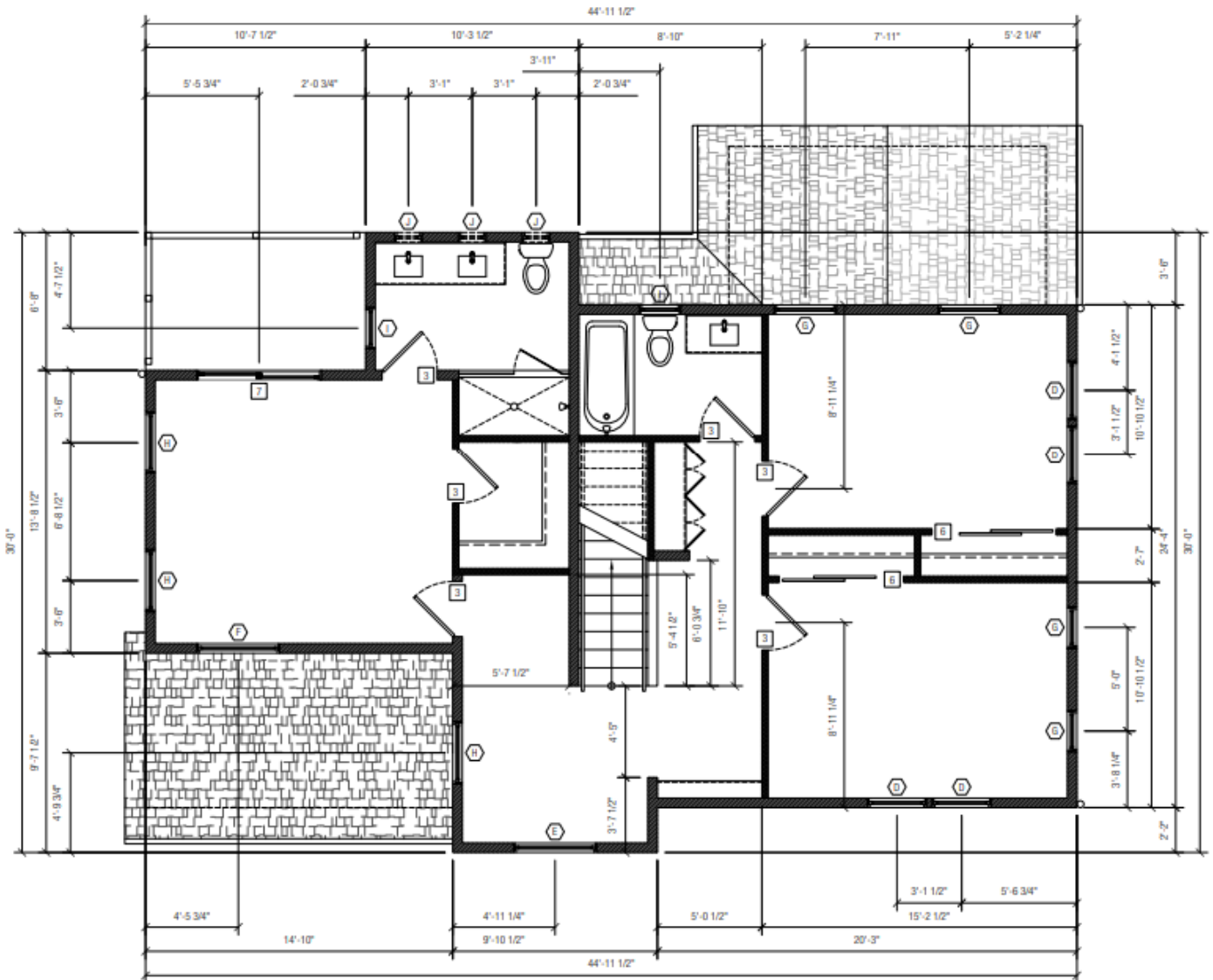
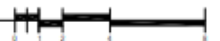
4 Proposed Back Elevation
1/4" = 1'-0"



ATTACHMENT 6: Proposed Floor Plans – Ground Floor
DEV18-0124**1 Proposed First Floor Plan**

1/4" = 1'-0"



ATTACHMENT 6: Proposed Floor Plans – Second Floor
DEV18-0124**2 Proposed Second Floor Plan**
1/4" = 1'-0"



Atascadero Design Review Committee

Staff Report – Community Development Department

Chevron Solar System

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
9/25/19	Mariah Gasch Assistant Planner	Shine Saran (owner) Charles Schluter	PRE 19-0083	
RECOMMENDATION				
<i>Staff Recommends to the DRC:</i> Review the proposed project and provide recommendations for any potential design modifications.				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
8955 Montecito Ave, Atascadero, CA 93422	General Commercial (GC)	Commercial Tourist (CT)	056-081-013 056-081-029	0.66-acres
PROJECT DESCRIPTION				
The applicant is proposing to install five photovoltaic, roof-mounted arrays on existing structures, as well as construct a new independent shade-structure which would hold another photovoltaic array.				
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 <u> 3 </u> CEQA Guidelines § 15303	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

DISCUSSION:

Project Description / Summary

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

<http://www.atascadero.org>
 6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

The subject property is a corner lot located at East Front Rd and Montecito Ave adjacent to Hwy 101. The parcel is within the Commercial Tourist (CT) zoning district. The surrounding sites are designated Commercial Tourist (CT) and Commercial Retail (CR). To the south of the subject parcel is an urgent care and post office, to the north is a shopping center with general retail and restaurants, to the west is US Highway 101.

The applicant is proposing the installation of an approximately 89kW photovoltaic system (solar panel system). The system would include the installation of five photovoltaic, roof-mounted arrays on existing structures as well as a new independent shade structure which would hold another photovoltaic array. The new structure will act as a carport and shade existing parking stalls on the north-west corner of the site.

The photovoltaic system is not reflected in the master plan of development for the property. However, staff does not expect the roof-mounted arrays or the independent shade structure to visually change the development's compatibility with the surrounding community. However, the addition of shade for parking spaces combined with the opportunity to produce solar energy is a factor in considering the placement of the arrays and structure. Similar structures have been placed at many of the school sites around the County.

DRC DISCUSSION ITEMS:

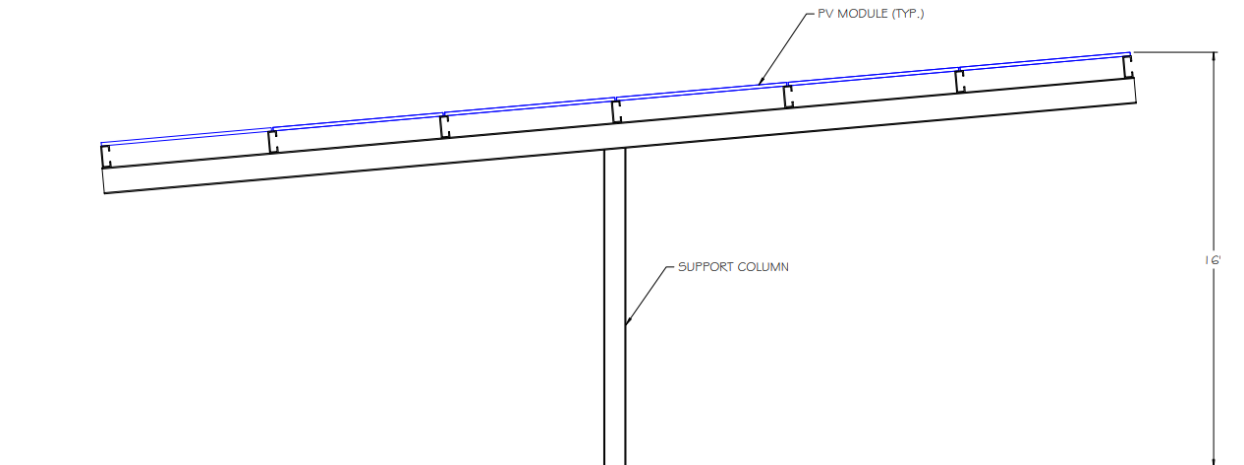
Color

The applicant is proposing structure remain a grey steel. Staff has no recommendations as this would match the grey of the surrounding buildings.

Design

The proposed shade structure would be made of steel. This structure design measures 52' X 39' and will rise a maximum of 16' above the surface upon a centered row of 3 columns each with horizontal support beams. The structure will include shielded lighting fixtures every 36' along the length of the roof. The roof will be finished at a 5 degree pitch down towards the center of the site.





Landscaping

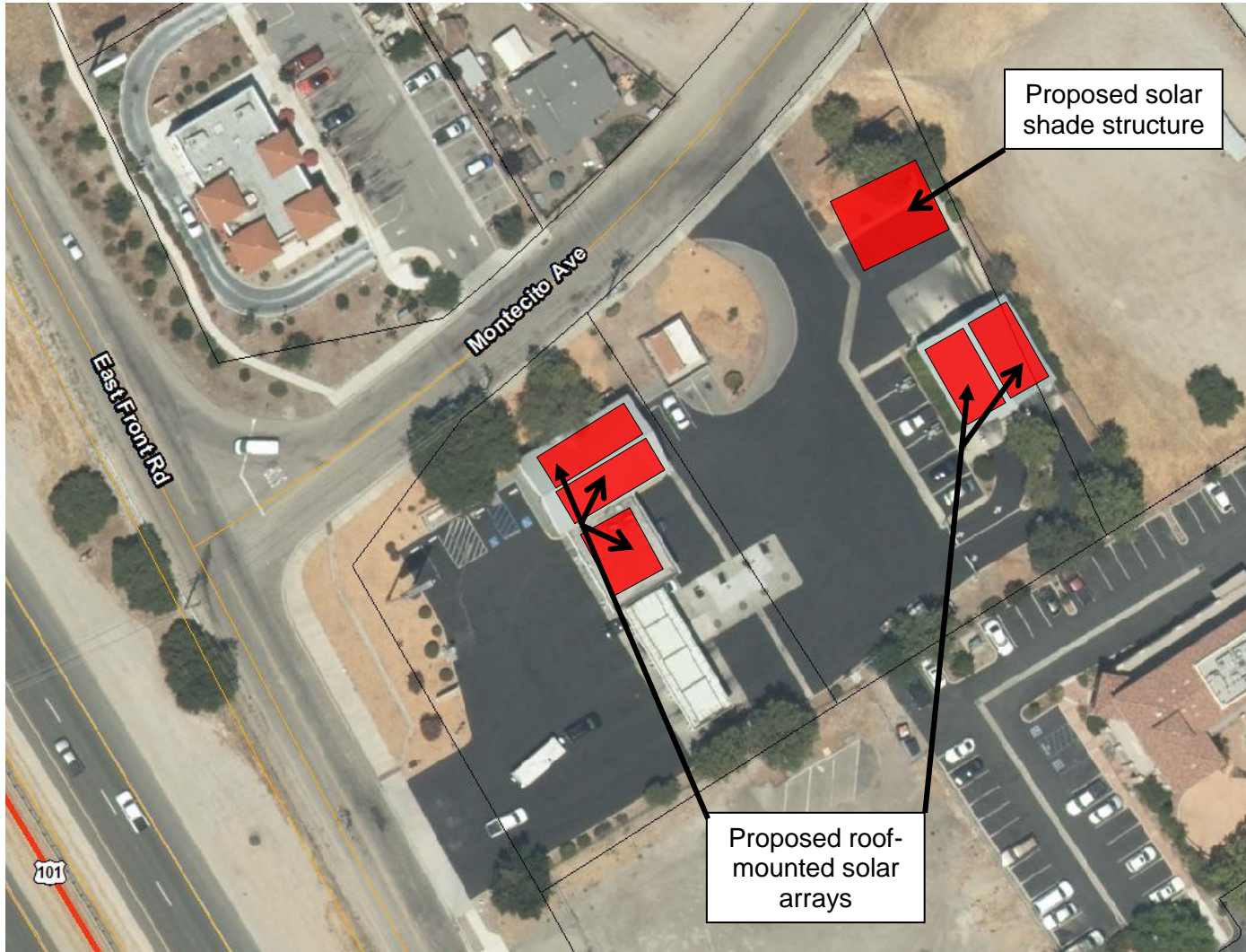
The new solar structure will be highly visible, partially due to the lack of landscaping onsite. The Precise Plan for the original gas station, originally approved in 1990, lists that at least 20% of the site be landscaped with 5-foot landscaped strips along each frontage. Staff will work with the applicant during the building permit process to add landscaping to bare areas of the site. The DRC should provide comments regarding the existing or potential landscape on the site.

ATTACHMENTS:

- Attachment 1: Aerial View
- Attachment 2: Site Pictures
- Attachment 3: Site Plan
- Attachment 4: Renderings
- Attachment 5: DRC Action Form



Attachment 1: Aerial View
PRE 19-0083



Attachment 2: Site Pictures
PRE 19-0083



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



Attachment 4: Renderings
PRE 19-0083



Attachment 4: Renderings
PRE 19-0083



Attachment 4: Renderings
PRE 19-0083



Attachment 5: DRC Action Form
PRE 19-0083



CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: PRE19-0083
Project Title: Chevron Solar Structure
Planner/ Project Manager: Mariah Gasch
DRC Review Date(s): 9/25/19

Final Action:

☐ DRC

☐ PC

☐ CC

Conditions & Recommendations:

1. The new solar structure shall match the color of the surrounding buildings
2. The applicant shall work with staff during building permit submittal to determine the species and locations of new landscaped areas.

