



# **CITY OF ATASCADERO PLANNING COMMISSION AGENDA**

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**REGULAR MEETING**  
**Tuesday, October 1, 2019**  
**6:00 P.M.**

**City Hall Council Chambers**  
**6500 Palma Avenue, 4<sup>th</sup> Floor**  
**Atascadero, California 93422**

## **CALL TO ORDER**

Pledge of Allegiance

Roll Call: Chairperson Tom Zirk  
Vice Chairperson Mark Dariz  
Commissioner Duane Anderson  
Commissioner Tori Keen  
Commissioner Michael Shaw  
Commissioner Jeff van den Eikhof  
Commissioner Jan Wolff

## **APPROVAL OF AGENDA**

**PUBLIC COMMENT** (This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

**CONSENT CALENDAR** (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

### **1. DRAFT MINUTES OF SEPTEMBER 3, 2019**

- **Recommendation:** Commission approve the September 3, 2019 Minutes.

## **COMMUNITY DEVELOPMENT STAFF REPORTS**

Discuss status of Time Extension for Walmart site.

### **WEBSITE:**



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**PUBLIC HEARINGS**

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Prior to a project hearing Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits, and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

**2. TENTATIVE PARCEL MAP FOR 9040 SAN DIEGO ROAD AND 9081 LA PAZ**

The proposed project is to subdivide one residential parcel into two residential parcels.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (SBDV19-0024)

**3. ROAD ABANDONMENT FOR 12215 CENEGAL ROAD/SAN CAYETANO RD.**

The proposed project is a road abandonment of a portion of San Cayetano Road located along the southwesterly property line of 12215 Cenegal Road.

- Ex-Parte Communications:
- Recommendation: Planning Commission adopt PC Resolution approving the Road Abandonment. (RAB19-0015)

**4. PLANNED DEVELOPMENT FOR 4711 EL CAMINO REAL**

The proposed project is a Planned Development, which includes 26 detached one and two-story single-family micro-homes and a four story mixed use/live-work building.

- Ex-Parte Communications:
- Recommendation: Planning Commission adopt PC Resolution approving the Planned Development (DEV19-0049)

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## **COMMISSIONER COMMENTS AND REPORTS**

### **DIRECTOR'S REPORT**

### **ADJOURNMENT**

*The next regular meeting will be held on October 15, 2019, at 6:00 p.m.*

*Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.*

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*City of Atascadero***WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING**

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, [www.atascadero.org](http://www.atascadero.org). All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information (470-3400).

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

**TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA**

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

1. Give your name for the record (not required)
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

This is when items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Public Comment Portion (unless changed by the Commission).

**TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)**

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at 470-3402 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Commission.

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## **CITY OF ATASCADERO PLANNING COMMISSION**

# **DRAFT MINUTES**

**Regular Meeting – Tuesday, September 3, 2019 – 6:00 P.M.  
City Hall Council Chambers  
6500 Palma Avenue, Atascadero, California**

### **CALL TO ORDER - 6:00 p.m.**

Vice Chairperson Dariz called the meeting to order at 6:02 p.m. and Commissioner Anderson led the Pledge of Allegiance.

### **ROLL CALL**

Present: Commissioners Anderson, Keen, Wolff, Shaw, van den Eikhof, and Vice Chairperson Dariz

Absent: Chairperson Zirk (excused absence)

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore

### **APPROVAL OF AGENDA**

**MOTION: By Commissioner Anderson and seconded by Commissioner Wolff to approve the Agenda.**

***Motion passed 6:0 by a roll-call vote.***

### **PUBLIC COMMENT**

None.

***Vice Chairperson Dariz closed the Public Comment period.***

### **CONSENT CALENDAR**

Staff pulled Item 2 from the Consent Calendar for discussion. The Commission agreed to vote on Item 1 and discuss Item 2.

**1. DRAFT MINUTES OF AUGUST 6, 2019**

- Recommendation: Commission approve the August 6, 2019 Minutes.

**MOTION: By Commissioner Wolff and seconded by Commissioner Anderson to approve the draft minutes of August 6, 2019.**

***Motion passed 6:0 by a roll-call vote.***

**2. APPROVAL OF TIME EXTENSION FOR 2055 EL CAMINO REAL**

- Recommendation: Commission deny the time extension (TEX19-0068).

Director Dunsmore stated that staff received a letter from the attorney representing the Walmart project (Gresham Savage-Exhibit A). This letter was distributed to the Commission. Director Dunsmore explained that staff is reconsidering the denial of the Time Extension. Director Dunsmore answered questions from the Commission.

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Paige Gosney, Attorney from Gresham Savage.

***Vice Chairperson Dariz closed the Public Comment period.***

Director Dunsmore answered additional questions from the Commission.

***Vice Chairperson Dariz reopened the Public Comment period.***

**PUBLIC COMMENT**

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

***Vice Chairperson Dariz closed the Public Comment period.***

Director Dunsmore answered additional questions from the Commission.

**MOTION: By Commissioner Anderson and seconded by Commissioner Wolff to approve staff's verbal recommendation to approve, and recommend that the Time Extension be placed on the October 1, 2019, Agenda as a Consent item with a Resolution for approval to finalize this action.**

***Motion passed 6:0 by a roll-call vote.***

## **COMMUNITY DEVELOPMENT STAFF REPORTS**

None.

## **PUBLIC HEARINGS**

None.

## **COMMISSIONER COMMENTS AND REPORTS**

None.

## **DIRECTOR'S REPORT**

Community Development Director stated that the next meeting on September 17, 2019, will be cancelled.

Director Dunsmore polled the Commission for a training date. Thursdays seemed to be a good day of the week for most Commissioners. It was agreed that Thursday, October 10, 2019, at 6 p.m. would work for most Commissioners.

## **ADJOURNMENT – 6:38 p.m.**

The next Regular meeting of the Planning Commission is scheduled for **October 1, 2019**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

## **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 Gresham / Savage



# Atascadero Planning Commission

## Staff Report – Community Development Department

### Tentative Parcel Map (Whitaker) 9040 San Diego Rd. (AT 19-0017 / SBDV 19-0024)

#### RECOMMENDATION(S):

Staff recommends the Planning Commission adopt PC Resolution 2019 approving Tentative Parcel Map AT 19-0017 to subdivide one residential parcel into two residential parcels.

#### Project Info In-Brief:

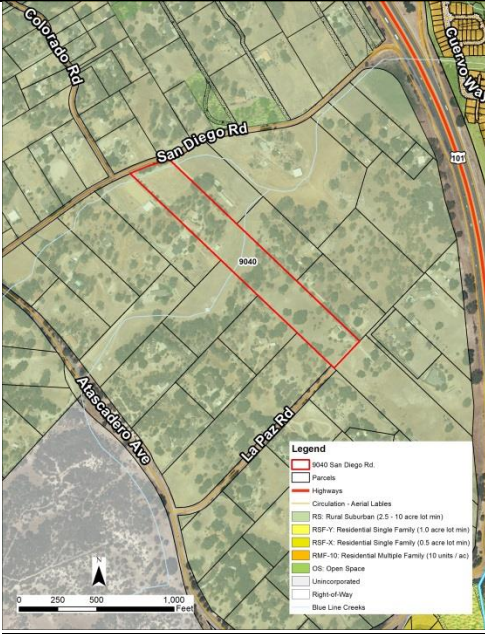

<b>PROJECT ADDRESS:</b>	9040 San Diego Road & 9081 La Paz Lane	Atascadero, CA	<b>APN</b>	045-431-004
<b>PROJECT PLANNER</b>	Mariah Gasch Assistant Planner	470-3436	mgasch@atascadero.org	
<b>APPLICANT</b>	Skip Touchon- Twin Cities Surveying / Arnold and Susan Whitaker			
<b>PROPERTY OWNER</b>	Arnold and Susan Whitaker			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
Rural Estate	Residential Suburban	9.86 acres	One single-family residence and an unpermitted 2 <sup>nd</sup> unit	Two single-family residences on two separate lots
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15315 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – 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:

### Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Residential Suburban	Residential Suburban	Residential Suburban	Residential Suburban

### Background:

The property is an original Atascadero Colony lot located between San Diego Road and La Paz Lane in Residential Suburban Zoning District. The segment of La Paz Lane between Atascadero Avenue and the subject property is a 50-foot wide right-of-way. The road was not included in the original colony maps, but has gradually been created through various offers of dedication including Parcel Map CO 186-309 (22/PM/72), Parcel Map CO 77-211 (26/PM/73), Parcel Map AT 85-218 (39/PM/81), and Parcel Map AT84-187 (41/PM/35). A small portion of the southerly corner of the subject property was previously dedicated as a 25-foot wide public right-of-way.

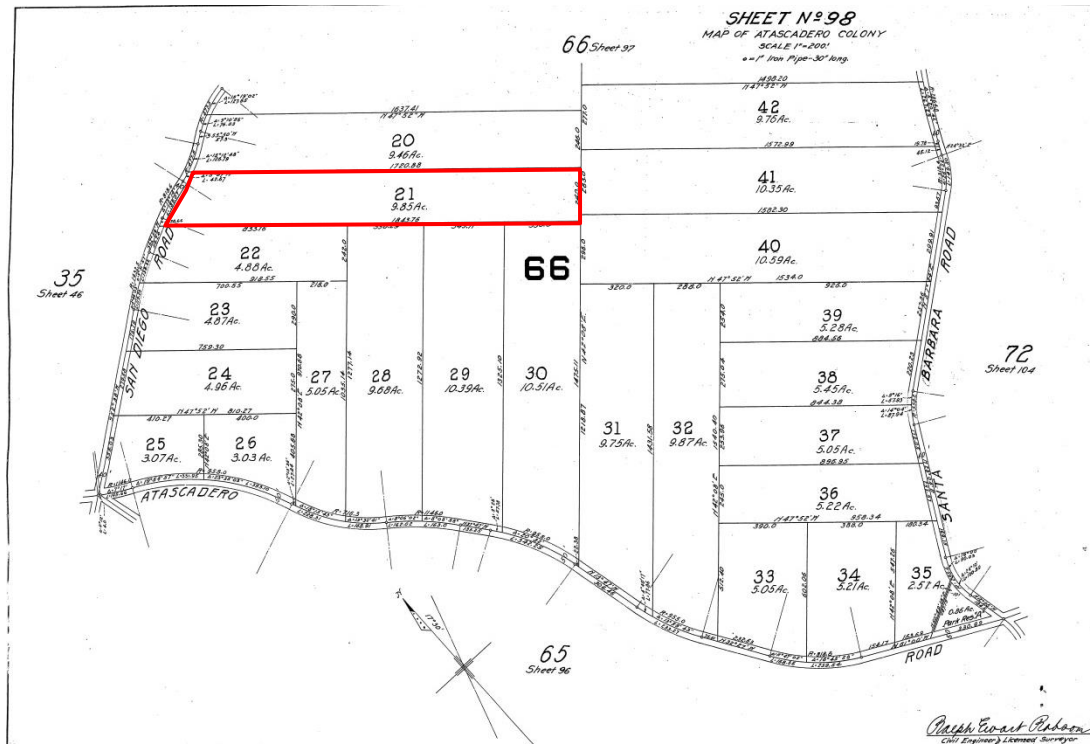
The northern portion of the property has an existing residence, a detached workshop and a detached garage. On the opposite end of the site, along La Paz Lane, a permitted two-story detached workshop/ storage building has been converted into an unpermitted residential unit. Access to the structure is gained by an unpaved driveway with access





from La Paz Lane. There are two existing blue line creeks that run across the property from north to south.

**1914 Map of Atascadero (3AC/MB/98)  
(Subject Lot Bolded)**



**Summary:**

The applicant proposes subdividing a 9.72-acre property (Lot 21, Block 66 above) in the Residential Suburban zoning district. The project would create two parcels. Parcel 1 would be 6.86 gross (6.73 net) acres and abut San Diego Road. This parcel would include the existing permitted residence, detached garage, and workshop. Parcel 2 would be 3 gross (2.86 net) acres and abut La Paz Lane. Parcel 2 would host the existing unpermitted residence on the southern portion of the property. The entire site has an average slope of approximately 18%.

**Analysis:**

**Lot Size.** Properties in the RS zoning district have a minimum lot size between 2.5 and 10 acres, based on the following performance standards listed in Atascadero Municipal Code 9-3.242:

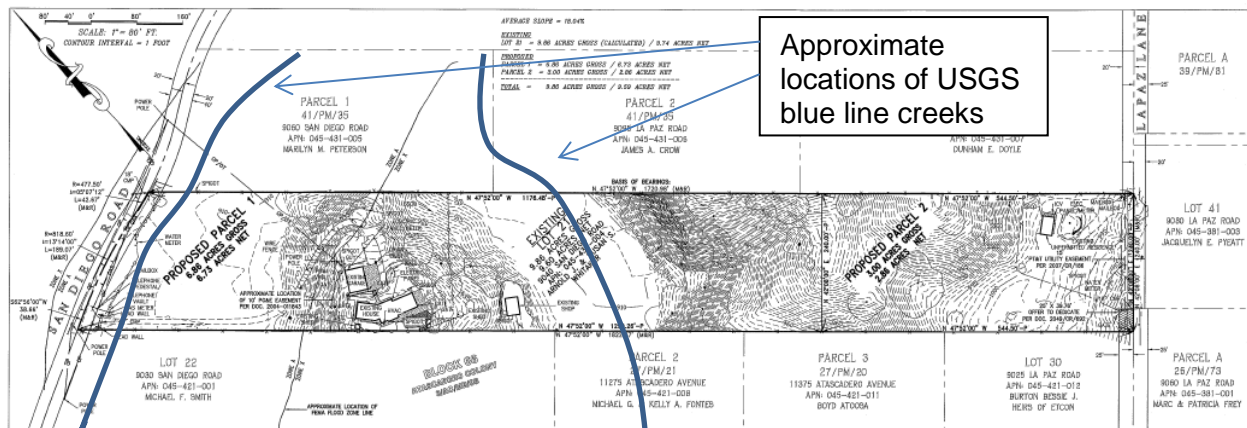
1. Distance from the Center of the Community
2. Septic Suitability
3. Average Slope
4. Access Condition



5. Neighborhood Character (average lot size within 1,500 feet).

For the subject property, staff calculated the minimum lot size to be 2.704 acres (Attachment 4). The proposed lots are 6.86 acres and 3 acres; gross (6.73 and 2.86 acres, net).

**Tentative Map AT 19-0017**



Water Courses

AMC 11-6.52 allows the Planning Commission to require watercourses on the property to be shown as easements. Staff recommends that an open space easement be dedicated that extends 20 feet either side on the existing drainages to limit development from occurring in flood prone areas on the property. These easements would also help the project comply with General Plan Land Use, Preservation, and Conservation Element Policy (LUCP) 8.1 which states:

*Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.*

Additionally, LUCP Policy Program area 8.2.2 requires a 20-foot setback identified blue line creeks unless otherwise allowed by a conditional use permit.

La Paz Lane

The segment of La Paz Lane between Atascadero Avenue and the subject property is a 50-foot wide right-of-way. A small portion of the southerly corner of the subject property was previously dedicated as a 25-foot wide public right-of-way. La Paz Lane northeasterly of the subject property is a 40-foot wide right-of-way. Dedication of right-of-way across the subject property would complete the La Paz Lane right-of-way. Staff is conditioning that the applicant dedicate sufficient land on the southern edge of the property to provide a forty-five (45) foot right-of-way for La Paz adjacent to the site.



### Establishment of an Accessory Use

Atascadero Municipal Code 9-6.102 prohibits the establishment of an accessory use before a primary use is first established. On the existing lot, the single-family residence is an allowed primary use. The workshop/ storage building is an allowed accessory use. However, when the lot is split, this structure will be an accessory structure on a lot without a primary use.

To prevent the creation of a lot with an accessory use without a primary use, the attached draft resolution includes a condition to require the existing workshop/ storage building on La Paz Lane to be removed or obtain the necessary permits as an accessory dwelling unit. Building permits for an accessory dwelling unit must meet all the standards of a primary residence, before the final parcel map may be recorded. When the map is recorded, Parcel 2 would have a single-family residence (primary use) with a workshop (accessory use) below.

### Conclusion

Tentative Parcel Map AT 19-0017 would divide one residential parcel into two residential parcels in the Suburban Estate zoning district. The project is expected to comply with regulations in the Atascadero Zoning and Subdivision ordinance as described above and illustrated in the map submitted, subject to findings and conditions. There is no additional development proposed on the property at this time.

### ***Categorical Exemption***

The proposed project is Categorically Exempt (Class 15) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15315, because it involves the division of a residential lot into four or fewer parcels where the division is in conformance with local policies and standards; no variances or exceptions are required; the parcel has not been involved in a division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent. This project meets the listed CEQA exemption qualifiers. This exemption is included in Attachment 3.

### **FINDINGS:**

To approve Tentative Parcel Map AT 19-0017, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached resolution [Attachment 5].

#### *Tentative Parcel Maps / Tentative Subdivision Maps*

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and the proposed Specific Plan (Government Code §§ 66473.5 and 66474(a) and (b)):



2. The site is physically suitable for the type of development (Government Code § 66474(c)):
3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)):
4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)):
5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)):
6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)):
7. The installation of public improvements are necessary prior to recordation of a Final Map in order to insure orderly development of the surrounding area (Government Code § 66411.1(b)(2)):

### **ALTERNATIVES:**

1. The Planning Commission may include modifications to the project and/or conditions of approval for the project. Any proposed modifications including conditions of approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

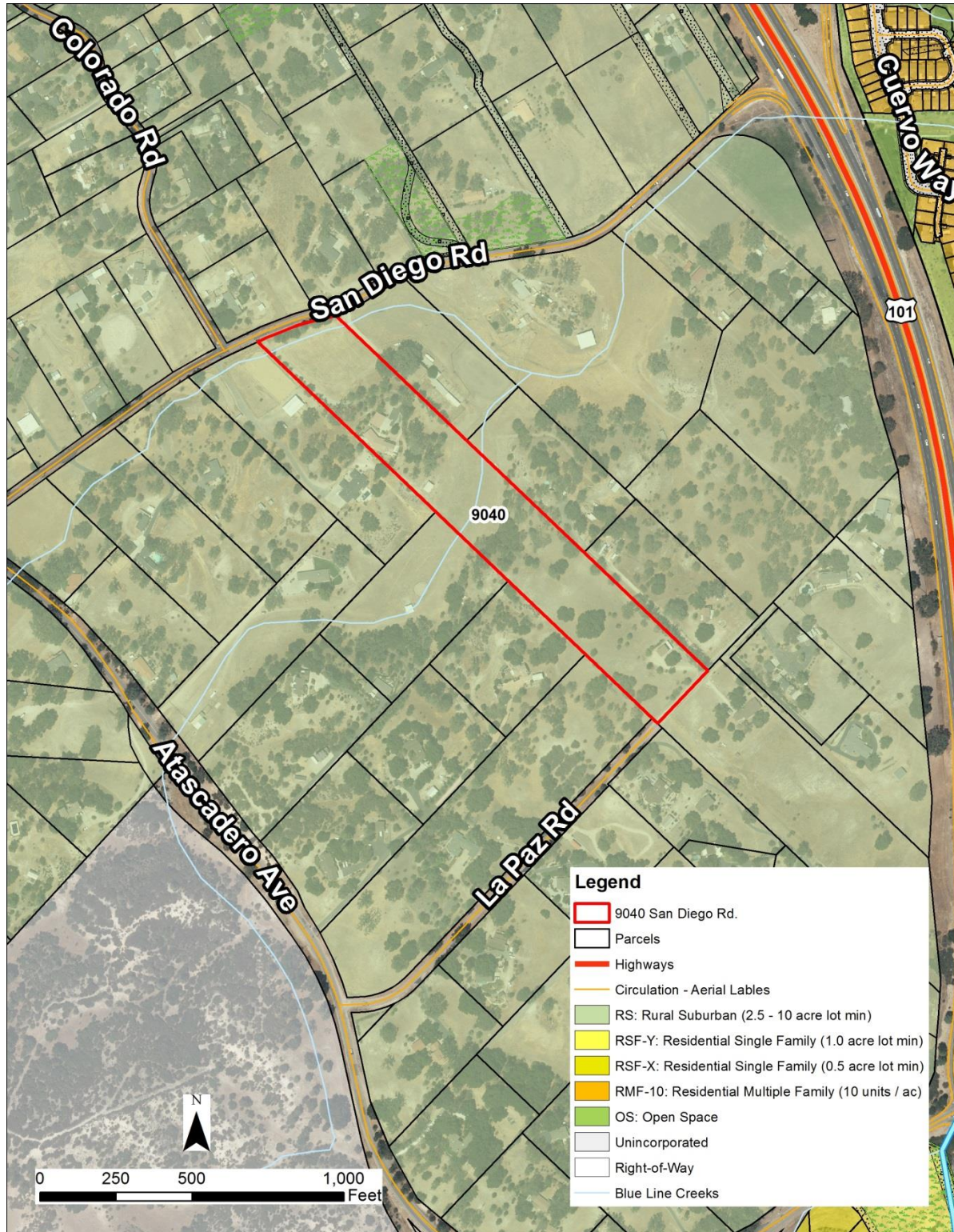
### **ATTACHMENTS:**

1. Zoning and Location
2. Aerial Photograph
3. Site Photographs
4. Lot Size Calculation
5. Draft Resolution



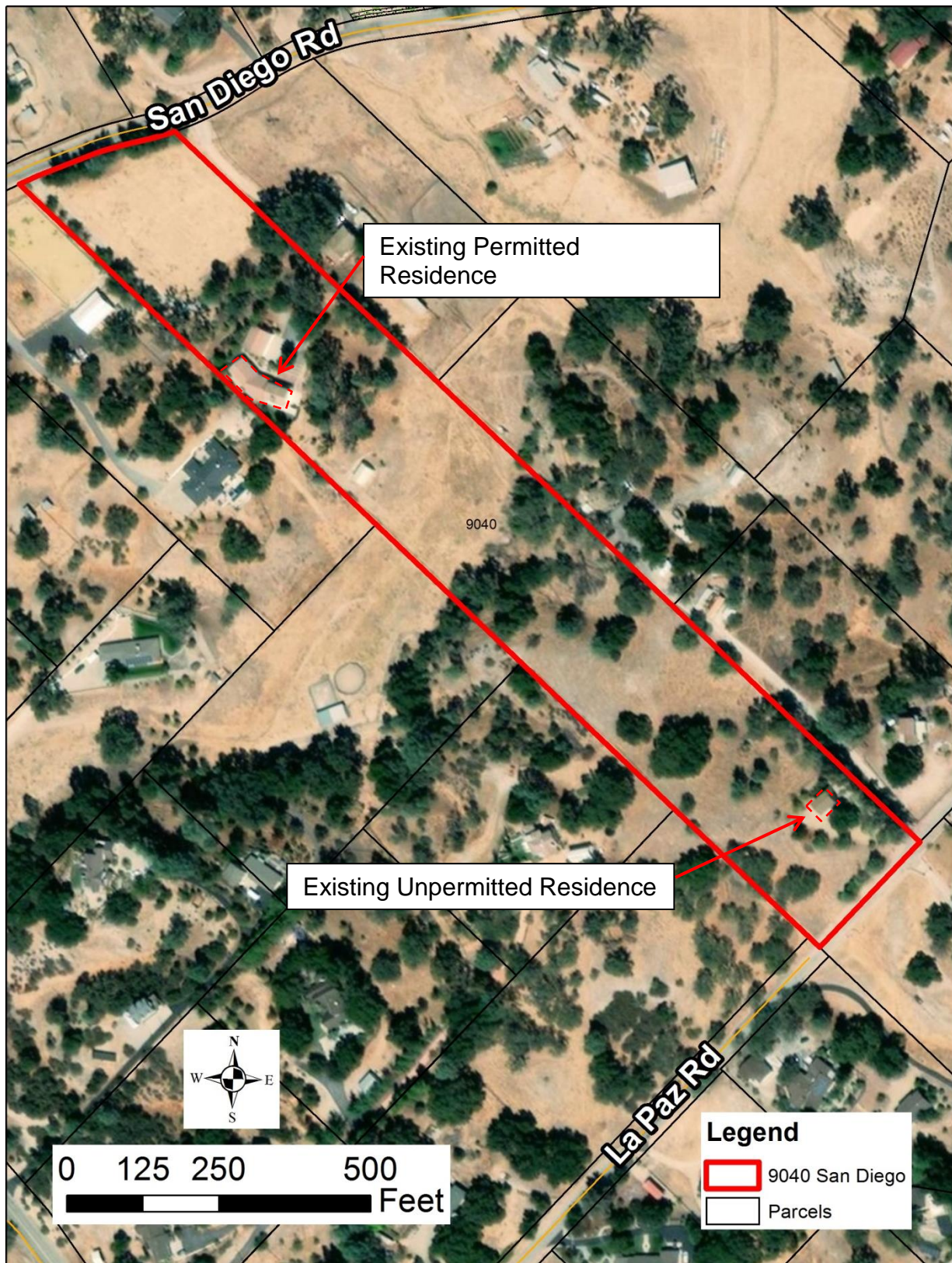


**ATTACHMENT 1: Zoning and Location Map**  
**SBDV19-0024**





**ATTACHMENT 2: Aerial Photograph**  
**SBDV19-0024**





**ATTACHMENT 2: Site Photographs**  
**SBDV19-0024**

**Unpermitted Second Unit**



**View to the North West From La Paz Lane**





**ATTACHMENT 4: Lot Size Calculations**  
**SBDV19-0024**

Minimum Lot Size Criteria For the Residential Suburban Zone			
<b>Address</b>	9040 SAN DIEGO		
<b>APN</b>	045-431-004		
<b>Lot Size</b>	9.6		
<b>Contact</b>			
		Lot Size Factors	
<b>Distance from Center of Community</b>	0-8,000 = .20, 8-10,000 =.25 10-12,000 =.30, 12- 14,000= .40, 14-16,000 = .50,16-18,000 = .60, 18-20,000= .75, > 20,000 = .90	14-16	<b>0.5</b>
<b>Septic Suitability (perk rate)</b>	<20 min/inch=.50 20-39 min/inch=.75 40-59 min/inch= 1.00 >60 min/inch= 1.50	.5 approved by percolation test	<b>0.5</b>
<b>Average Slope</b>	0-10% =.5, 11-20% = .75, 21-25% = 1.0, 26-30% =1.25, 31- 35% =1.75, 36-40% = 2.00	<20	<b>0.75</b>
<b>Access Condition</b>	City accepted road =.40 Paved road less than 15% =.40 Paved road more than 15% =.50 All weather less than 15% = .75 All weather more than 15% = 1.00 Unimproved less than 15% = 1.25 Unimproved more than 15% = 1.5	City accepted road	<b>0.4</b>
<b>Average Lot Size Within 1500 Feet (acres)</b>	<b>2.77</b>		<b>0.55</b>
<b>Minimum Lot Size=</b>			<b>2.704</b>



**ATTACHMENT 5: Draft Resolution 2019  
SBDV19-0024**

**DRAFT PC RESOLUTION 2019**

**RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ATASCADERO, CALIFORNIA,  
APPROVING SBDV 19-0024 / TENTATIVE PARCEL MAP AT 19-0017  
TO ALLOW A SUBDIVISION  
AT 9040 SAN DIEGO ROAD (APN 041-321-004)  
(Whitaker)**

**WHEREAS**, an application has been received from Skip Touchon (Applicant), P.O. Box 777, Templeton, CA 93465 and Arnold & Susan Whitaker 9040 San Diego Road, Atascadero, CA 93422 (Owners) to consider Tentative Parcel Map AT 19-0017 to allow the subdivision of one parcel into two parcels at 9040 San Diego (APN 045-431-004); and

**WHEREAS**, the site has a General Plan Designation of Rural Estate (RE); and

**WHEREAS**, the site is in the Residential Suburban (RS) zoning district; and

**WHEREAS**, the minimum lot size within the Residential Suburban (RS) zoning district ranges between 2.5 and 10 acres (gross) for new subdivisions, consistent with the Atascadero Municipal Code; and

**WHEREAS**, the minimum lot size for the subject lot is 2.7 acres (gross); and

**WHEREAS**, the original lot is 9.86 acres in gross area; and

**WHEREAS**, the existing single-family residence, garage and shop located on the proposed Parcel 1 were permitted by the City in 2004; and

**WHEREAS**, the existing single-family residence located on the proposed Parcel 2 is unpermitted; and

**WHEREAS**, the proposed project qualifies for an Categorical Exemption consistent with CEQA Guidelines Section 15315 for minor land divisions; and

**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the state and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

**WHEREAS**, a timely and properly noticed Public Hearing upon the subject Tentative Parcel Map application was held by the Planning Commission of the City of Atascadero, at which hearing evidence, oral and documentary, was admitted on behalf of said Tentative Parcel Map; and



**WHEREAS**, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on October 1, 2019 studied and considered Tentative Parcel Map AT 19-0017.

**NOW, THEREFORE**, the Planning Commission of the City of Atascadero takes the following actions:

**SECTION 1. Findings for approval of Tentative Parcel Map AT 19-0017.** The Planning Commission finds as follows:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66474(a) and (b)).

Fact: The General Plan designation for the site is Rural Estate with minimum lot size between 2.5 and 10 gross acres for properties in the Residential Suburban (RS) zoning district. The subject site has a minimum lot size of 3 gross acres. The lots created will be 6.86-acres and 3 acres (gross), respectively. They will also have a General Plan designation of RE. General Plan Land Use, Open Space and Conservation (LOS) Element Policy 8.2 is to establish and maintain setbacks for creekside development.

2. The site is physically suitable for the type of development (Government Code § 66474(c)).

Fact: the proposed lot has a slope of 18% percent and received a “Well suited” septic suitability after percolation testing was done on the property.

3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)).

Fact: The proposed lots are 6.86-acres and 3-acres in size. The property owners may still develop their property but would likely see obstacles related to the physical and natural features of the property.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)), and

**Fact:** Two blue line creeks run through the property according to data from the United States Geographical Survey. Aerial photography suggests that these are ephemeral drainages which serve primarily for storm water drainage with no additional wildlife

5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)), and

**Fact:** No new construction is proposed.



6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)), and

**Fact:** San Diego Road will remain unchanged. The Subdivider is required to dedicate the southeasterly 25-feet (more or less) of the subject property for public roadway purposes, to the satisfaction of the City Engineer. The dedication shall produce 45-foot wide right-of-way for La Paz Lane adjacent to the subject property. The Subdivider shall dedicate a 6-foot wide Public Utility Easement (PUE) contiguous to the road rights-of-way on La Paz Lane and San Diego Rd. New easements will not affect existing easements.

**SECTION 2. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on October 1, 2019, resolves to approve Tentative Parcel Map AT 19-0017 (SBDV 2019-0024), subject to the following:

EXHIBIT A: Conditions of Approval  
EXHIBIT B: Tentative Parcel Map

On motion by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_ the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

ABSENT: ( )

ADOPTED:

CITY OF ATASCADERO, CA

\_\_\_\_\_  
Tom Zirk  
Planning Commission Chairperson

Attest:

\_\_\_\_\_  
Phil Dunsmore  
Planning Commission Secretary



**EXHIBIT A: Conditions of Approval**

**SBDV 19-0024**

<b>Conditions of Approval</b>	<b>Timing</b>
<b><i>Tentative Parcel Map</i></b> <b>9040 San Diego Road</b> <b>SBDV 19-0024</b>	BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy
<b>Planning Services</b>	
1. SBDV 19-0024 (Tentative Parcel Map AT 19-0017) shall be for the subdivision of 9040 San Diego Road and 9081 La Paz Lane; Lot 21, Block 66, Atascadero Colony, recorded in Map Book 3AC, Page 98 in the County of San Luis Obispo, State of California (Assessor's Parcel Number 054-431-004), as generally shown in attached Exhibit B, regardless of owner.	<b>Ongoing</b>
2. The appeal period is fourteen (14) days following the Planning Commission approval unless prior to the time, an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.	<b>Ongoing</b>
3. Approval of this Tentative Parcel Map shall be valid for a period of twenty-four (24) months and shall expire on <b>October 1, 2021</b> , consistent with Section 66452.6(a)(1) of the California Subdivision Map Act.	<b>FM</b>
4. The approved Tentative Parcel Map may be extended consistent with Section 66452.6(e) of the California Subdivision Map Act. Any requested map extension shall be consistent with Section 11-4.23 of the Atascadero Municipal Code.	<b>FM</b>
5. The Community Development Department shall have the authority to approve minor changes to the project that (1) result in a superior site design or appearance, and/or (2) address a construction design issue that is not substantive to the Tentative Parcel Map.	<b>FM</b>
6. The Subdivider shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning the subdivision.	<b>Ongoing</b>
7. Prior to recordation of the Parcel Map, the Subdivider shall either remove all accessory uses from Parcel 2 or convert the existing workshop/storage building into a dwelling unit, as permitted by Atascadero Municipal Code Chapter 9-5, California Government Code 65852.150 and 65852.2, and to the satisfaction of the City Building Official. The residence shall become the primary use on Parcel 1 after the Parcel Map is recorded.	<b>FM</b>
8. The Subdivider shall pay all applicable Quimby Act fees to the City in accordance with the fee schedule and policies in effect at the time of subsequent applications.	<b>FM</b>
9. The proposed no-build easements shall be shown on the face of the map and shall be recorded through separate instrument which describes which activities are allowed within the easement area and which activities are disallowed within the easement areas.	<b>FM</b>
<b>Engineering</b>	
9. Documents that the City of Atascadero requires to be recorded concurrently with the Map (e.g.: easements not shown on the map, common driveway agreements, etc.) shall be listed	<b>BP</b>



<b>Conditions of Approval</b>  <b><i>Tentative Parcel Map</i></b> <b>9040 San Diego Road</b> <b>SBDV 19-0024</b>	<b>Timing</b>  BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy
on the certificate sheet of the map.	
10. The City of Atascadero may require an additional map sheet for information purposes in accordance with the Subdivision Map Act.	<b>FM</b>
11. La Paz Lane between Atascadero Ave and the subject property is a 50-foot wide right-of-way. A small portion of the southerly corner of the subject property was previously dedicated as a 25-foot wide public right-of-way. La Paz Lane northeasterly of the subject property is a 40-foot wide right-of-way. Dedication of right-of-way across the subject property will complete the La Paz Lane right-of-way. Therefore, the Subdivider shall dedicate the southeasterly 25-foot (more or less) of the subject property for public roadway purposes, to the satisfaction of the City Engineer. The dedication shall produce 45-foot wide right-of-way for La Paz Lane adjacent to the subject property.	<b>FM</b>
12. The Subdivider shall dedicate a 6-foot wide Public Utility Easement (PUE) contiguous to the road rights-of-way on La Paz Lane and San Diego Rd.	<b>FM</b>
13. Easements that are not intended to continue in perpetuity shall not be shown on the Parcel Map and shall be recorded by separate instrument.	<b>FM</b>
14. Each lot shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standards and Standard Specifications.	<b>BP</b>
15. Fire hydrant locations shall be to the satisfaction of the Fire Marshall.	<b>FM</b>
16. Prior to recordation of the Parcel Map, the Subdivider shall provide field verification of the location of the leach fields serving the existing structures. In the case where a portion of either leach system extends beyond the limits of the proposed parcel boundaries, appropriate easements shall be prepared and submitted to the City Engineer for review and approval. Said easement may be required to include a 100 percent leach field expansion area if an expansion area cannot be accommodated within the same lot as the building it serves.	<b>FM</b>
17. Prior to recordation of the Parcel Map, the Subdivider shall submit a percolation test for the new parcel.	<b>FM</b>









# **Atascadero Planning Commission**

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

### **Road Abandonment RAB19-0015 Request to Summarily Vacate an Undeveloped Portion Of San Cayetano Road Berkman**

#### **RECOMMENDATION(S):**

Planning Commission adopt PC Resolution 2019-A recommending the City Council summarily vacate an unconstructed portion of right-of-way based on findings consistent with the State of California Streets and Highways Code and the City's General Plan.

#### **Project Info In-Brief:**

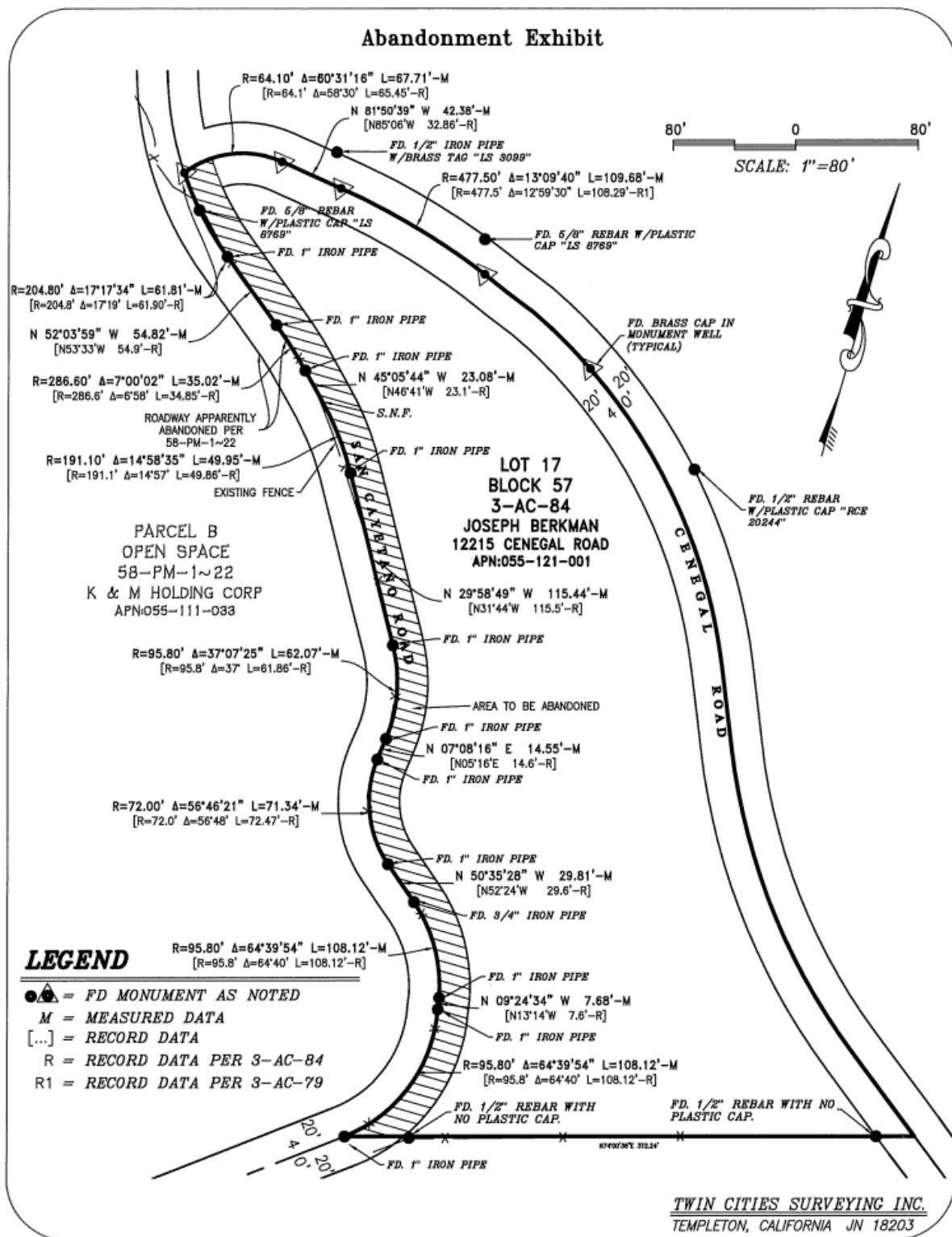
<b>PROJECT ADDRESS:</b>	122145 Cenegal road	Atascadero, CA	<b>APN</b>	055-121-001
<b>PROJECT PLANNER</b>	John Holder Associate Planner	470-3448	jholder@atascadero.org	
<b>APPLICANT</b>	Claudia Berkman			
<b>PROPERTY OWNER</b>	Claudia Berkman and Joseph Berkman			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
Rural Estate	Residential Suburban	2.73 acres	N/A	N/A
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15312 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

## **DISCUSSION:**

### Background:

The City has received a request to vacate a portion of San Cayetano Road that is within a residential property located at 12215 Cenegal Road, (Figure 1 below) and consists of one-half of the original right-of-way. The requested abandonment is located in an area within the Residential Suburban district in West Atascadero. This right-of-way was created on the Map of Atascadero Colony and has never been constructed on or used as a roadway. The opposite half of San Cayetano Road was abandoned years ago as part of the Oakridge Subdivision. There are no properties that require the use of this right-of-way for access, nor does the City plan to utilize this portion of roadway.

FIGURE 1



Analysis:

**State Requirements** - Requirements for summarily vacating a road are found in the Streets and Highways Code, Section 8331, which provides:

8331. *The legislative body of a local agency may summarily vacate a street or highway if both of the following conditions exist:*

- (a) *For a period of five consecutive years, the street or highway has been impassable for vehicular travel.*
- (b) *No public money was expended for maintenance on the street or highway during such period.*

**City Requirements** - California Government Code Section 65402 requires that all abandonments be consistent with the legislative bodies General Plan, as follows:

*"If a general plan or part thereof has been adopted...no real property shall be...vacated or abandoned...until the location, purpose and extent of such...street vacation or abandonment...has been submitted to and reported upon by the planning agency as to the conformity with said general plan or part thereof."*

The right-of-way under consideration was created by the Map of Atascadero Colony (circa 1915). The subject portion of right-of-way has never been constructed on or used and the right-of-way has been impassable for five or more years.

Additionally, the proposed rights-of-way to be abandoned do not appear in the City's Circulation Element, (Figure III-2, General Plan Circulation Diagram). The abandonment would not conflict with Policy 2.1 of the City's circulation element as the abandonment would not be applicable as a potential trail location.

Conclusion: The proposed abandonment meets the following the criteria necessary for a Summary Vacation (abandonment):

- Right-of-way has never been used as a road and has been impassable for more than five (5) years
- Public funds have never been expended for maintenance on the subject rights-of-way during the stated time period
- The abandonment is consistent with the circulation element of the City's General Plan.

Additionally, the Atascadero Mutual Water Company reserves and retains all rights and privileges to operate water facilities within the portion of Cenegal Road right of way. However, the requested abandonment is a portion of San Cayetano Road that is located within a residential property located at 12215 Cenegal Road, not in the right of way located on Cenegal Road.

## **ALTERNATIVES:**

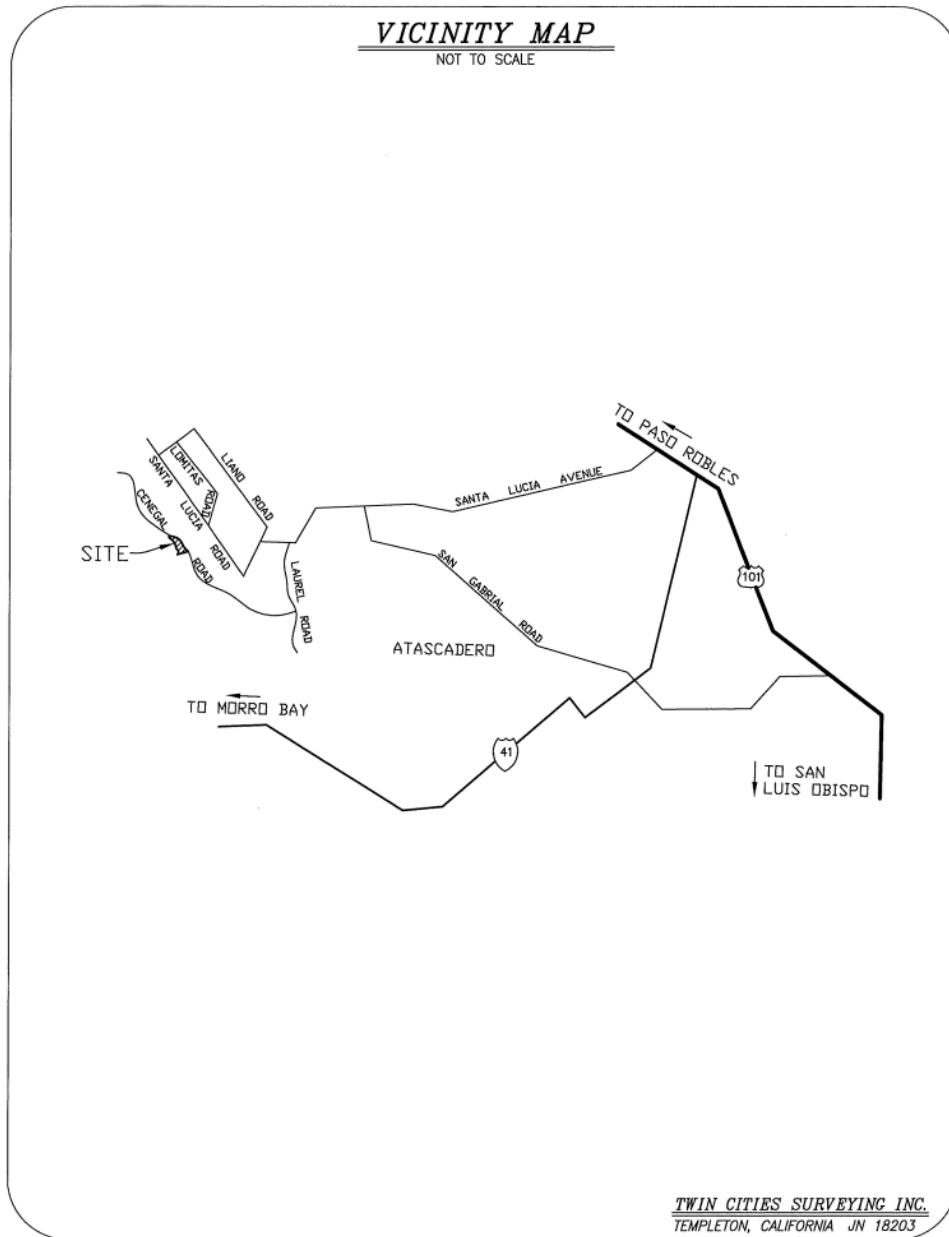
1. The Commission may recommend to the City Council that the proposed abandonment is consistent with the City's General Plan and that said right-of-way could be considered as excess right-of-way.
2. The Commission may continue the hearing and refer the item back to staff for additional information or analysis. Direction should be given to staff and the applicant on required information.

**PREPARED BY:** John Holder, Associate Planner

## **ATTACHMENTS:**

Attachment 1 -- Location Map  
Attachment 2 -- Site Photos  
Attachment 3 -- Atascadero Mutual Water Company letter  
Attachment 4 -- Draft Resolution PC 2019-A

**Attachment 1: Location Map**



**Attachment 2: Site Photos**





**Attachment 3: Atascadero Mutual Water Company Letter**



ESTABLISHED 1913

September 18, 2019

Mr. Phil Dunsmore  
City of Atascadero  
6500 Palma Avenue  
Atascadero, CA 93422

Subject: Road Abandonment RAB19-0015-Berkam  
12215 Cenegal Road

Dear Phil,

We have reviewed the staff report and resolution for the subject road abandonment scheduled for the Planning Commission meeting of May 21, 2002.

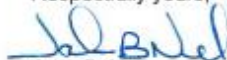
AMWC operates and maintains water mains and related facilities within the portion of Cenegal Road right-of-way that the City is proposing to vacate.

We hereby request that the City impose restrictions on the vacated portion of right-of-way that prohibit the construction of fencing, landscaping, gates, or any other improvements that would in any way impede AMWC's ability to operate and maintain its facilities or in any way obstruct or impede AMWC's access to these facilities.

Should the City move forward with the abandonment, AMWC expressly reserves and retains all rights and privileges granted to it, among other things, to construct and operate water facilities over, along, upon and through the subject roadway alignment, by that certain Deed, dated October 20, 1914, and recorded in the Office of the County Recorder, County of San Luis Obispo, State of California, in volume 113, at page 56.

Please enter this letter into the public record at the Planning Commission meeting on October 1, 2019.

Respectfully yours,

  
John B. Neil  
General Manager

**DRAFT RESOLUTION PC N0. 2019-A**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
ATASCADERO RECOMMENDING SUMMARY VACATION OF A PORTION OF SAN  
CAYETANO ROAD PURSUANT TO SECTION 8331 OF THE CALIFORNIA STREETS  
AND HIGHWAYS CODE  
(ROAD ABANDONMENT RAB19-0015)**

**WHEREAS**, Claudia and Joseph Berkman, 12215 Cenegal Road, Atascadero, CA 93422 (applicant), applied to abandon a portion of San Cayetano Road that is within a residential property located at 12215 Cenegal Road, in the City of Atascadero, County of San Luis Obispo, State of California; and

**WHEREAS**, the proposed abandonment is in conformance with the Circulation Element of the General Plan and all other applicable General Plan policies; and

**WHEREAS**, the portion of the right-of-way, as shown on the attached Exhibit A, has never been improved and has been impassable for vehicular travel for a period of five consecutive years and no public funds have been expended for maintenance on the subject right-of-way during such period; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing to consider the proposed Road Abandonment on October 1, 2019 at 6:00 p.m. and considered testimony, reports from staff, the applicants, and the public;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission makes the following findings, determinations, and recommendations:

**SECTION 1. Environmental Review.** The Planning Commission recommends the City Council find that the proposed project is consistent with the General Plan.

**SECTION 2. Findings of Approval.** The Planning Commission recommends that the City Council find as follows:

1. The portion of San Cayetano Road right-of-way proposed to be abandoned has been impassable for vehicular travel for a period of five consecutive years and no public funds have been expended for maintenance on the subject right-of-way during such period.

BE IT RESOLVED, that the Planning Commission of the City of Atascadero recommends approval to the Resolution of Abandonment for right-of-way subject to the following:

**Exhibit A: Conditions of Approval**  
**Exhibit B: Road Abandonment Map**

**BE IT FURTHER RESOLVED**, a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

On motion by \_\_\_\_\_ and seconded by \_\_\_\_\_, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ( )

NOES: ( )

ABSENT: ( )

ADOPTED:

CITY OF ATASCADERO, CA

\_\_\_\_\_  
Tom Zirk  
Planning Commission Chairperson

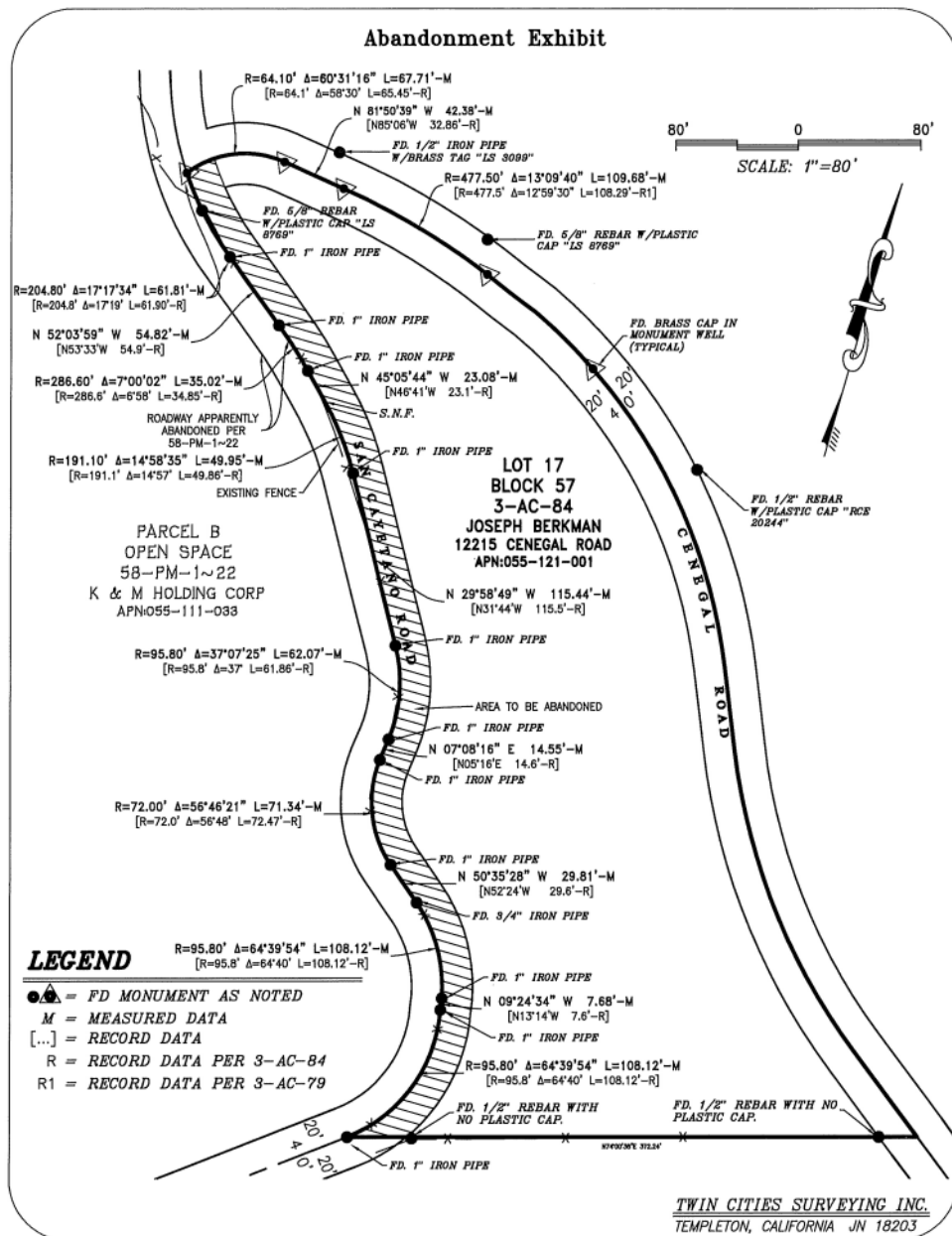
ATTEST:

\_\_\_\_\_  
Phil Dunsmore  
Planning Commission Secretary

**Exhibit A: Conditions of Approval****RAB 19-0015**

<b>Conditions of Approval – RAB 19-0015</b>	<b>Timing</b>	<b>Responsibility /Monitoring</b>
	BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
1. This approval of a road abandonment is contingent upon demonstration of the property owner, Berkman, to provide documentation of fee simple ownership of the portion of San Cayetano Road to be abandoned that is located in Lot 17 in Block 59 pf Atascadero Colony, County San Luis Obispo, State of California (12215 Cenegal Road; 055-121-001). In the case the owner, Berkman, does not hold fee simple ownership of the abandonment, the owner shall discuss purchase of property from landowner.	<b>City Council approval</b>	<b>PS</b>

**Exhibit B: San Cayetano Road Abandonment Map**





ITEM  
NUMBER: 4

DATE: 10-1-19

## ***Atascadero Planning Commission***

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

#### **Grand Oaks Paseo Residential Development (DEV19-0049)**

#### **RECOMMENDATIONS:**

*Staff recommends Planning Commission adopt:*

1. Draft Resolution A, recommending the City Council approve Title 9 Zone Text Amendments to the Planned Development Overlay Zone #27 (PD-27), based on findings.
2. Draft Resolution B, recommending the City Council approve a Conditional Use Permit (Master Plan of Development) and Vesting Tentative Tract Map (Tract 3141) based on findings and subject to Conditions of Approval.

#### **REPORT-IN-BRIEF:**

The project consists of a new mixed use, residential and commercial project on the site of a previously approved mixed-use project. This new development proposal includes an amendment to the previously established Planned Development #27, a new Master Plan of Development and Vesting Tentative Tract Map. The project includes a State density Bonus request and is proposing three deed restricted moderate-income units. In addition, an exception to Title 11 of the Municipal Code is proposed to accommodate the small lot subdivision.

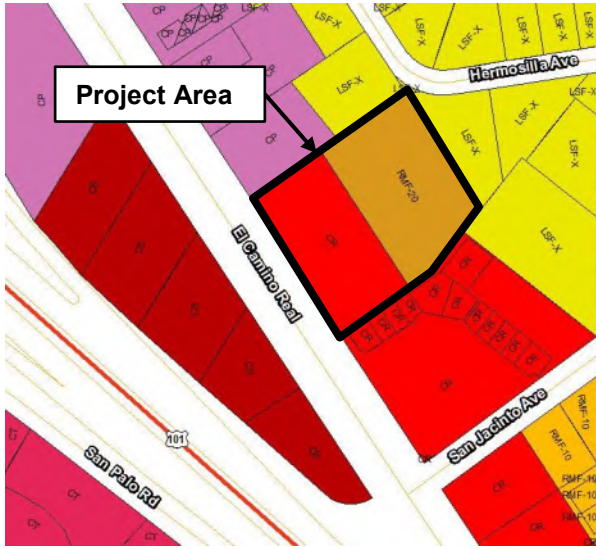

#### Project Info In-Brief:

PROJECT ADDRESS:	4711 El Camino Real	Atascadero, CA		APN	029-271-001
PROJECT PLANNER	Kelly Gleason, Senior Planner	(805)470-3446	kgleason@atascadero.org		
APPLICANT	Cal Coastal Properties				
PROPERTY OWNER	The Acacias Development LLC				
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE		PROPOSED USE

High Density Residential (HDR), General Commercial (GC)	Residential Multi-Family (RMF-24), Commercial Retail (CR), PD-27 (Planned Development #27)	1.71 acres	vacant	Mixed-use Planned Development (30 residential units)
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input checked="" type="checkbox"/> <b>Consistent with previously certified Mitigated Negative Declaration No. 2005-0063</b> <input type="checkbox"/> Categorical Exemption CEQA – Guidelines Section _____ <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

## DISCUSSION:

### Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Residential Single Family-X / Commercial Professional (CP)	Commercial Retail (CR)	Residential Single-Family (RSF-X)	Commercial Service / El Camino Real

### Project History

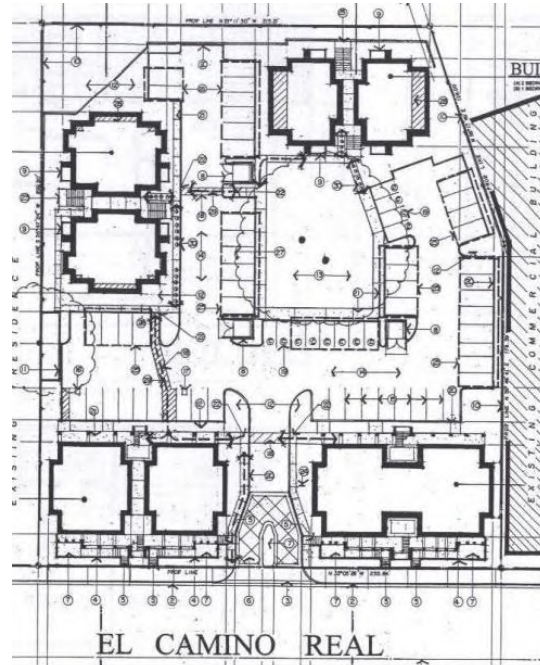
The “Acacias” project was originally approved by the City Council in 2006, and the site has remained vacant since. A Planned Development Overlay Zone #27 was created to allow for a custom mixed-use development that included commercial uses facing El Camino Real and residential condominium units on the rear portion of the site. One half of the site (0.76-acre) on El Camino Real frontage retained the Commercial Retail (CR) Zoning designation and the back half of the site (0.95 acres) was changed to Residential Multi-Family. This configuration was found to be consistent with the City’s



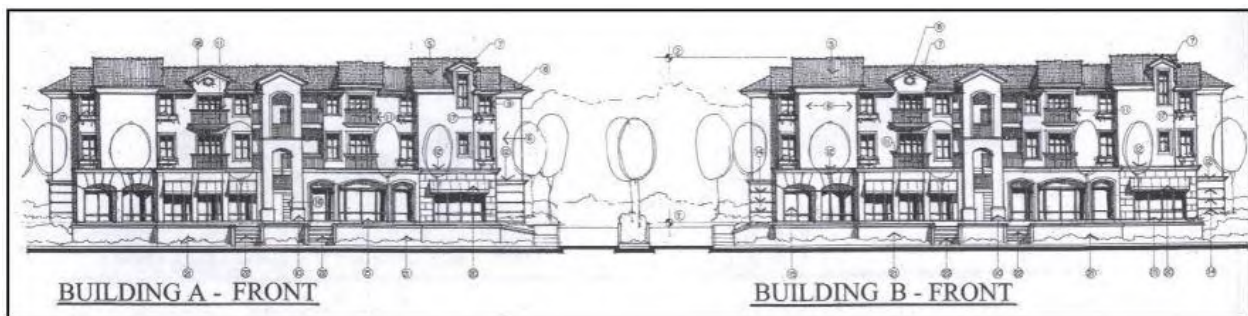
mixed-use policy, which requires a maximum of 50% of a mixed-use property to be reserved for exclusive residential use. Currently, the Tentative Subdivision Map and Conditional Use Permit have expired; however, the 2006 zoning designations and PD 27 overlay zone remain in place.

The original “Acacias” project included 40 attached multi-family residential units, 6,498 square feet of commercial retail space, and 2,166 square feet of office/indoor recreational space.

**El Camino Court Site Plan – Approved 2006**



**El Camino Court Elevation**



The existing planned development does not allow for ground floor residential uses on the commercially zoned portion of the property as currently proposed by the applicant. The expansion of ground floor residential would deviate from the Council’s Mixed-Use Policy, which requires a minimum of 50% of the site area to be retained as commercial zoning.



The existing topography and the mid-block location of the site diminish the potential commercial viability of the property and support expansion of the residential uses. This location has not been able to support additional commercial development as evidenced by vacancies in the adjacent shopping center, and other nearby vacant and underutilized parcels. The City's General Plan supports the development of mid-block locations with residential uses within the commercial zone with the approval of a Use Permit. This development appears to meet the General Plan goals and will help other nearby commercial properties become viable.

Staff agrees that this site is difficult to develop with viable commercial uses as it is not located within the commercial core, is not within a commercial node, and does not contain sufficient flat land to support parking, accessibility, and reasonable floor area. Additionally, the site is adjacent to other residential uses and there are several large oak trees that dominate the property. While the current PD allows residential uses on the rear portion of the site, increases in the amount of area devoted to residential use on the ground floor require an amendment to the Planned Development. PD 27 currently allows for a maximum of 40 residential units and 8,664 square-feet of commercial space (AMC 9-3.672) and refers to a corresponding Master Plan of Development and Tentative Tract Map. The current proposal, if approved, will amend all project components for consistency.

Staff supports the concept for small-detached residential units, community living, and shared open space in an effort to add to the variety of housing types throughout the City and provide individual ownership of houses that are affordable by design without the limitations of a deed restriction that can hinder the upward mobility of first time homebuyers. This unique product appears to be high quality and will meet these objectives.

The Design Review Committee discussed the current project amendment on November 28, 2018. The DRC made recommendations for minor modifications to the proposed project, and voted to forward the proposal to the Planning Commission for consideration. DRC direction on each project component is included in the analysis below.

#### Analysis:

The applicant is proposing to amend a previously approved site-specific Planned Development (PD-27). The Planned Development Overlay allows for deviation in the City's development standards for setbacks, heights, parking, etc. in exchange for project benefits that have been established by the City Council. Zoning amendments, a new vesting tentative subdivision map, a new Master Plan of Development (CUP), and a density bonus are required to approve the revised development plan.

The applicant is proposing 30 residential units, 24 of which are small-detached units with the remaining four proposed as live-work units. The commercial area is comprised

of office/retail space on the ground floor of the live-work units totaling approximately 1,520 square-feet and a 1,900 square-foot community building.

### Site Plan

The site is designed with a single driveway access from El Camino Real. There is a parking area adjacent to the entry driveway to allow for guest and commercial patron parking. A mixed-use live/work building and a community building are located adjacent to El Camino Real providing a storefront appearance along the public street frontage. The residential units are located along a looped access road with shared open space areas developed with decks in the center surrounding existing mature oak trees. Additional parking is provided along the access drive. There is also a solar carport structure that provides tandem parking spaces for units without garages and can be used as a community gathering space as needed. The project was designed to retain as many mature oak trees as possible.

The project site is zoned Residential Multi-Family (24 units per acre max / 20 units per acre minimum based on the average property slope of 9.6%) and Commercial retail (20 units per acre max). The Atascadero Municipal Code requires a minimum density on multi-family properties to ensure that adequate housing units are provided to meet City, regional, and state goals. The minimum density for this site based on split zoning is 18 units. The maximum density is 37 units based on the multi-family and commercial areas combined. The project proposal of 30 housing units falls within this range. The previously approved PD 27 language allows for a maximum of 40 units including any density bonus requests.

**Grand Oaks Micro Community  
Concept Map**



**Grand Oaks Micro Community  
Site Plan Proposal**



*Native Tree Removal*

One native tree is proposed for removal. The site has been designed to retain the significant large oaks on-site. The tree proposed for removal is a 10" Live Oak and is within the proposed access driveway.

*Retaining Walls*

Due to site topography, there is a significant elevation difference between the rear units and the adjacent property to the east. The design team has accommodated this change in grade by building the garages into the slope at the rear of the site, minimizing visual impacts associated with a single vertical wall and allowing the finished grade to be raised behind each unit.

*Parking*

There are 70 parking spaces provided throughout the site: 28 private carport spaces, 14 reserved resident tandem spaces, and 28 guest/commercial spaces. There are also eight off-site parking spaces along El Camino Real. Using a worst case scenario with all 3-bedroom options chosen for units B, C, and D, the Atascadero municipal code requires 36 resident spaces, 6 guest spaces, and 4 spaces for the commercial uses for a total of 79 parking spaces. State law dictates the maximum parking ratio for density bonus projects at one space per one-bedroom unit and two spaces for two- and three-

bedroom units. Under the provisions of State law, 64 parking spaces are required. The project exceeds the minimum number of parking spaces required by state law.

#### *Paving Materials*

Decorative paving is proposed at the entry to the project and along the loop road. Stamped or scored concrete is proposed adjacent to the mixed-use building and the majority of the guest and commercial parking area.

The fire department requires that the one-way access road through the development be a minimum of 20-feet wide. This accommodates the City's ladder truck and stabilizers as well as traffic evacuating the site. Because a 20-foot wide road appears wide enough for two-way traffic, and to not detract from the pedestrian focus of the design concept, the design team is proposing alternative materials that allow the full width to be accessible by safety vehicles, but give the appearance of a narrower roadway. A contrasting pavement material or pattern is proposed along the loop road in areas of parallel parking stalls and to act as a pedestrian sidewalk when not needed for vehicular access during emergencies.

#### *Buildings Setbacks*

The project proposes a subdivision of the site to allow for individual ownership of each residence on its own small lot. The "postage stamp" lots will provide space for each residence, and will allow for the individual sale of each detached unit and ownership of the land in fee. The Planned Development and documents recorded with the map will govern common open space and site design standards, including limiting privacy fencing in areas where fencing would conflict with the open community concept of the design. As conditioned, privacy fencing would only be allowed for units that are adjacent to the rear and side property lines. The center units would be prohibited from erecting privacy fencing. Each unit is designed with a raised entry porch for private outdoor space. These areas are raised to provide a sense of separation from the community space without solid visual barriers.

While these setbacks to property lines are less than those normally required for standard subdivisions, the PD overlay zone is designed to modify development standards to allow for flexible and creative residential communities. Standard development setbacks are maintained at the edges of the site to ensure compatibility with properties outside of the development and open areas between units will be protected by documents recorded with the map and the master plan of development to ensure that the intent of the site design is maintained over time.

#### *Subdivision Ordinance exception*

In order to accommodate individual small lots that are not along a public street, an exception to the subdivision ordinance must be granted. Typically, this type of project would be considered a condominium; however, in a condominium, owners do not own the land below their residence. In this project, each lot would be separately owned, while the road and other common areas would be owned in common by all of the owners. This is commonly known as a common interest subdivision. Currently, Title 11,

Chapter 6, requires that all lots front onto a public road or be designed as a flag lot. To accommodate this project and its high quality individual lot pattern, staff is suggesting that an exception be granted to allow for the proposed lot configuration. In this case, the commonly owned access road will act in the same capacity as a public road for the purposes of access and utility connections. Exceptions to the subdivision ordinance can be granted by the Planning Commission and City Council providing certain findings can be made. The findings are included in attached resolution B.

#### Architectural Design

The project is designed with an agrarian theme with the residential units taking on a small Craftsman cottage appearance. Materials include horizontal siding, corrugated metal, standing seam metal roofing, concrete, and faux wood-grain siding, and shingle roofing. All buildings, including the residential units, are designed with varying roof forms and undulating façade elements. Upper floors are smaller in floor area than lower floors to allow for these varied roof forms and added visual interest.

#### *Residential*

The applicant is proposing a variety of detached one-, two- and three-story residential designs ranging from 471 square-feet to 899 square-feet of living area. The units are designed to be affordable-by-design due their small size, and the project will be deed restricting three units at the moderate-income rate consistent with State law and City Council policy. Units will be a combination of one, two, and three bedroom floor plans with efficiently designed living spaces. Each unit is designed with private storage space and laundry facilities. The units along the north and east property lines also include an understory carport that is built into the slope and acts as a retaining wall at the rear of each unit as discussed above. The proposed carports provide two private parking spaces each.

#### *Live/Work*

The proposed project also includes a mixed-use structure along the El Camino Real frontage designed with integrated live/work units. The structure includes four commercial spaces on the ground floor with attached residential units on the second floor. The offices will be level with El Camino Real and storefront access will be located off the public sidewalk.

The live/work building contains a tower feature that exceeds the maximum allowable height by 2-feet. A finding has been included in attached Resolution B to allow for this exception.

#### *Community Building*

The project also includes a community building that has a commercial appearance and is located along the El Camino Real frontage. Large windows face El Camino Real. The building is accessed through the interior of the site and a stairway/ramp leading up from El Camino Real. This provides a transition area from the public to the private domain without solid visual barriers. The community building is proposed to be owned by the HOA and could be used not only for internal community events, but could be made

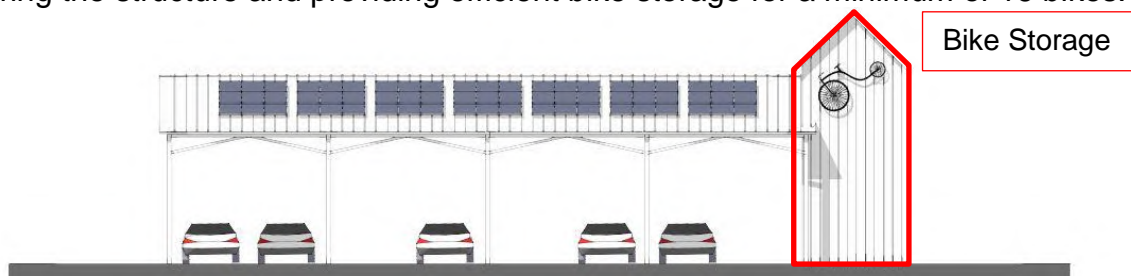


available as an event or meeting space to the community at large, or for a co-working space.

### *Solar Carport*

The proposed project includes a shade structure, which can serve a variety of uses from parking shelter and bike storage to a covered community gathering space. The structure is taller to allow for this flexible space design and to allow for the units behind the structure to be seen, providing a more aesthetic layering between the design elements. In addition, solar panels are integrated in the roof of the structure and the additional height allows for increased solar exposure.

The bike storage is housed in a tall tower at the side of the carport/shade structure anchoring the structure and providing efficient bike storage for a minimum of 16 bikes.



### *Landscaping*

The conceptual landscape plan includes street trees in the sidewalk and additional shade trees placed strategically to avoid conflicts with the existing mature oak trees on-site. The common areas include a mix of drought tolerant landscaping and synthetic turf. Decks are included around the existing mature oak trees to provide a community amenity and visually layered gathering space. Boulders and stepping stones are provided in key locations and screening shrubs are located along the edges of the site. The retaining walls at the rear and side of the site are stepped to avoid a single vertical wall.



### Signage

The design team is proposing signage for both the commercial portion of the development and the residential community. Signage facing El Camino Real includes a roof mounted project name sign and areas for individual tenant signs. The Atascadero Municipal Code prohibits roof-mounted signs; however, many members of the DRC believed that the signage added character to the building and was tastefully done. Staff has added language to the proposed overlay zone text allowing for this exception.



Additional community signage is proposed on the sides of the mixed-use building facing the El Camino plaza space and the vehicular entry drive. A community message board is integrated into the side of the bike storage tower.

### Community Mural

The design team is proposing to incorporate art into the community. The current concept is to include a mural on the blank commercial wall of the adjacent San Jacinto Center. This concept would heighten the aesthetics of the project and would minimize the impacts of the existing interface between the commercial center and the project site. Any wall mural in this location would require approval of the adjacent property owner.

### *Traffic & Frontage Improvements*

Frontage improvements for the amended project include replaced sidewalk with in-sidewalk tree installation similar to the Downtown street tree pattern. This allows for the commercial buildings to directly front the sidewalk and create a pedestrian oriented space.

The proposed project includes 30 residential units, which is less intense than the 40 units previously approved as part of the original “Acacias” development. In addition, commercial square-footage has been reduced from 8,700 to 4,400 square-feet. Therefore, traffic impacts will be reduced compared to the original project impact. The project has been reviewed by the City Engineer and no additional traffic related

improvements are required.

**Planned Development Benefit Policy**

The applicant is proposing to amend a previously approved Planned Development No. 27. 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
<b>Inside of Urban Core</b>  <b>PD-7</b> <b>PD-17</b> <b>Custom PD's</b>	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
<b>Outside of Urban Core</b> <b>Rural / Suburban Areas</b> <b>PD-16</b> <b>Custom PD's</b>	a) Natural Open Space Preservation	a) Multi-Purpose Trails – Equestrian / Bicycle / Pedestrian b) Recreational Areas / Facilities c) Historic Preservation

The Planning Commission and 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. The DRC found that the proposed project meets the required benefits related to high quality architectural and landscape design.

**Inclusionary Housing & Affordable Housing Density Bonus**

The City Council has an interim inclusionary affordable housing policy that requires a percentage of units within residential developments that require a legislative approval to be reserved as deed-restricted affordable units. Providing affordable housing is also one of the mandatory Tier 1 benefits of the City Council's Planned Development Policy.

The City's policy currently requires for deed restriction of 20% of the project units for moderate income households or compliance with the State's Density Bonus Program, which requires deed restriction of 10% of the project units for moderate households. The applicants have opted to follow the requirements of the State Density Bonus Program.

It is important to note that the design of the units is intended to be affordable-by-design. It is anticipated that 100% of the units will sell at or below the moderate-income rate



based on the community design concept and the efficient size of the units. An affordable-by-design project allows first-time homebuyers to invest in property and benefit from future appreciation without limitations on future sales prices.

Staff supports the affordable-by-design concept and the applicant's proposal to comply with the State's Density Bonus regulations.

City Council Mixed-Use Policy:

In June 2004, the City Council established the following policy requirements for mixed-use projects:

1. Implement the Taussig Study on the residential portion (CFD annexation required);
2. Require commercial to be constructed before or simultaneously with the residential portion. Commercial permit(s) must be obtained first and the first permit to be finalized in the project shall be the commercial permit(s); and
3. Require at least 50% of the project to be commercial. The commercial component cannot include mini-storage or other non-sales tax producing uses, including office.

These policies applied to new horizontal mixed-use project applications. The originally approved mixed-use project met the intent of the Council's policy by locating a commercial building and project parking on the forward half of the site with the 40 residential units located on the rear portion of the site in multi-story buildings. The project was approved in February of 2006 and has remained vacant.

The General Plan currently supports allowing residential multi-family developments within the commercial retail-zoning district at mid-block locations where prime retail is not desirable or viable. The policy required Conditional Use Permit approval for such requests.

Based on the changing retail climate throughout the State and Nation, and understanding the need to increase residential density along the El Camino corridor to support future retail development at key nodes, staff supports the increase in residential footprint on this site. In addition, the topography of the site creates challenges for commercial development with the emphasis on site accessibility and access.

Tentative Tract Map

A new 32-lot Vesting Tentative Subdivision Map (Tract 3141) is proposed. The Vesting Tentative Map has been conditioned by Staff to meet City standards. The applicant will be required to record CC&R's with the final map that will include maintenance provisions for all community property and improvements throughout the proposed development as needed. Annexation to the CFD will also be required prior to recordation of final map.

Planned Development Overlay #27 Amendment

The proposed project amendment application requires amending the Planned Development #27 code text in the Municipal Code order to modify the unit count and

project requirements. Staff has included proposed language that will ensure continued maintenance and shared use of the common area consistent with the master plan of development. A list of allowable uses for the live/work and community building has been included to ensure compatibility with the residential portion of the project and provide flexibility for the community space.

#### General Plan Land Use and Zoning Map Amendments

Because the General Plan allows for approval of multi-family residential projects within the Commercial retail zone, no amendments are proposed to the General Plan Land Use Diagram or the Zoning Map. Development of the site will be governed by the PD27 overlay zone and the associated adopted Master Plan of Development. .

#### Conclusion

The proposed project is a unique concept focusing on an affordable-by-design housing product designed with a community focus. The project provides 30 residential units that range from 471 square-feet of living area to 889 square-feet. Common areas include landscaped outdoor amenities, a community building, and retention of the existing native oak trees to the greatest extent possible. Live work units are designed to provide rentable or home office spaces on the ground floor facing El Camino Real.

City staff and the DRC recommend the Planning Commission approve Draft PC Resolutions A and B, recommending the City Council approve the project as conditioned.

### **ENVIRONMENTAL DETERMINATION:**

A Mitigated Negative Declaration was prepared for the Acacias Development in 2005. That environmental document was certified by the City Council during original project approval. City staff has reviewed this document and determined that the current project, as proposed, does not increase impacts as analyzed. In fact, the current project scope includes a reduction in the number of residential units and a reduction of commercial intensity.

An updated archeological review and site survey was completed by the applicant team and no additional resources were discovered. The project will comply with the Mitigation Monitoring Program established by the previously certified Negative Declaration.

### **FINDINGS:**

To recommend approval of the proposed project, findings are required to be made by the Planning Commission. The City's General Plan and Zoning Ordinance identify the specific findings that must be made to approve the zoning text amendments, the conditional use permit, and the tentative tract map. Findings and the facts to support these findings are included in the attached draft resolutions.

## **ALTERNATIVES:**

1. The Planning Commission may recommend to the City Council modifications to the project and/or Conditions of Approval for the project. Any proposed modifications, including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and Staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may recommend the City Council deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission. If the proposed project amendment were denied, the previously approved Planned Development #27 and associated Master Plan of Development would remain in place for the site.

## **ATTACHMENTS:**

1. Draft PC Resolution A (code text amendments)
2. Draft PC Resolution B (Tentative Tract Map & Master Plan of Development)
3. Applicant Justification Statement
4. Arborist Report
5. Phase II Archeological Report
6. Project Design Package

**ATTACHMENT 1: Draft PC Resolution A**  
**Amending Title 9, Planned Development No. 27 Overlay Zone**

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**DRAFT PC RESOLUTION A**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ATASCADERO, CALIFORNIA,  
RECOMMENDING THE CITY COUNCIL AMEND TITLE 9, ARTICLE  
28, AND PLANNED DEVELOPMENT OVERLAY DISTRICT #27 (9-3.672)**

**Grand Oaks Micro Community  
4711 El Camino Real  
APN 029-271-001**

**WHEREAS**, an application has been received from Cal Coastal Holdings, LLC (242 El Dorado Way, Pismo Beach, CA 93449), Applicant, and Owner, to consider a Planned Development amendment, a revised Master Plan of Development (Conditional Use Permit), and a new Vesting Tentative Tract Map; and,

**WHEREAS**, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

**WHEREAS**, the site's current Zoning Designation is Residential Multi-Family (RMF-24) and Commercial Retail (CR) with a Planned Development #27 (PD27) Overlay; and

**WHEREAS**, Article 28 of the Atascadero Municipal Code allows for the creation of Planned Development Overlay Zones to promote orderly and harmonious development and to enhance the opportunity to best utilize special site characteristics; and

**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

**WHEREAS**, the Planning Commission has determined that it is in the best interest of the City to enact an amendment to the Zoning Code Text and official Zoning Map to protect the health, safety and welfare of its citizens by applying orderly development through the use of a Planned Development Overlay Zone; and

**WHEREAS**, General Plan policy 3.1 allows for mixed-use or exclusively multi-family residential infill development in the mid-block General Commercial areas along El Camino Real; and

**WHEREAS**, a timely and properly noticed Public Hearing upon the subject application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning text and map amendments.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Atascadero make the following findings, determinations and recommendations with respect to the proposed Zoning Code Text Amendment and Official Zoning Map Amendment:

**SECTION 1. Recitals:** The above recitals are true and correct.

**SECTION 2. Public Hearing.** The Planning Commission of the City of Atascadero, at a Public Hearing held on October 1, 2019 considered the proposed zoning text amendments.

**SECTION 3. Facts and Findings.** The Planning Commission makes the following findings, determinations and approvals with respect to the Municipal Code Text Amendments:

**A. Findings for Approval of a Zone Text Change**

**FINDING:** The Planning and Zoning Text Change is consistent with General Plan policies and all other applicable ordinances and policies of the City.

**FACT:** The proposed zone text amendments align the code requirements with the vision, intent, and policies of the adopted General Plan.

**FINDING:** This Amendment of the Zoning Ordinance will provide for the orderly and efficient use of lands where such development standards are applicable.

**FACT:** The proposed text amendment provides for orderly development within the Commercial zoning districts in accordance with the adopted General Plan.

**FINDING:** The Text Change will not, in itself, result in significant environmental impacts.

**FACT:** The proposed text changes are minor and do not trigger any environmental impacts.

**FINDING:** Modification of development standards or processing requirements of the Zoning Ordinance through the PD overlay is warranted to promote orderly and harmonious development; and

**FACT:** The PD-27 established development standards that promote a cohesive neighborhood development and ensure that City goals related to traffic mitigation, aesthetic character, inclusionary housing, and pedestrian connectivity, among

others, are achieved. Minor modifications to the PD-27 zone text are currently proposed.

FINDING: Modification of development standards or processing requirements of the zoning ordinance through the PD overlay will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.

FACT: The Planned Development 27 overlay text modifies standard development requirements to allow for a mixed-use residential and commercial project. Modified standards for the development enable the unit count and site design as proposed by the applicant.

FINDING: Benefits derived from the Planned Development Overlay Zone cannot be reasonably achieved through existing development standards or processing requirements.

FACT: The Planned Development Overlay Zone 27 ensures that development within the area provide certain benefit as identified by Council Policy. Development under the PD27 standards will maintain and enhance neighborhood character and provide transition between commercial and single-family uses.

FINDING: Proposed plans offer certain redeeming features to compensate for requested modifications of the Planned Development Overlay zone.

FACT: City Council Planned Development Policy requires project benefits such as affordable inclusionary housing, pocket parks, and high quality landscape and architecture in exchange for modified development standards. As conditioned, the project satisfies these requirements.

**SECTION 4. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on October 1, 2019, resolved to recommend the City Council introduce for first reading by title only, an Ordinance that will modify PD27 zoning text consistent with the following:

**9-3.672 Establishment of Planned Development Overlay Zone No. 27: (PD27).**

Planned Development Overlay Zone No. 27 is established as shown on the Official Zoning Maps (Section 9-1.102). A Planned Development Overlay Zone No. 27 is established on parcel APN 029-271-001 with a combined gross acreage of 1.71 acres. ~~The maximum residential density within the planned development shall not exceed forty (40) residential units along with eight thousand six hundred sixty four (8,664) square feet of commercial space.~~ The development standards contained within the master plan of development document ~~(CUP 2005-0170)~~, as conditioned, shall be applied to all future development within the project area, and as follows:



(a) All site development shall require the approval of a master plan of development. All construction and development shall conform to the approved master plan of development, as conditioned.

(b) The Vesting Tentative Tract Map (~~TTM-2005-0076 TR 3141~~) and any subsequent amendments for the site shall be consistent with ~~CUP-2005-0170~~ the approved master plan of development. All construction and development shall conform to the approved master plan of development, as conditioned.

(c) No subsequent tentative parcel or tract map shall be approved unless found to be consistent with the approved master plan of development.

(d) The commercial area, residential dwelling units, landscaping, walls and fencing shall be subject to review under the City's Appearance Review requirements consistent with the approved master plan of development.

(e) Building setbacks, lot sizes, landscape area, and lot coverage shall be as identified within the approved master plan of development.

(f) All landscaping shown on the approved landscape plan will be installed by the developer and shall be maintained as approved.

(g) All utilities, including electric, telephone and cable, along the frontage of, and within the PD and along the project frontages shall be installed and/or relocated underground.

(h) The property will retain the Commercial Retail zoning district designation. The following allowable uses are proposed for this district within the PD-27 overlay zone **for the live/work spaces and community building**:

~~— (1) Residential multifamily (second floor only);~~

~~— (2) Broadcast studios;~~

~~— (3) Building materials and hardware (indoor only);~~

(4 ~~1~~) Food and beverage retail sales;

(~~5~~2) Furniture, home furnishings and equipment;

(~~6~~3) General merchandise stores;

(~~7~~4) Mail order and vending;

(~~8~~5) Temporary or seasonal sales;

(~~9~~6) Financial services;

~~— (10) Health care services;~~

(~~11~~7) Offices;

~~— (12) Small scale manufacturing;~~

(~~13~~8) Temporary offices;

(~~14~~9) Personal services;

(~~15~~10) Light repair services;

(~~16~~11) Membership organizations;

~~— (17) Horticultural specialties;~~

~~— (18) Schools — business and vocational;~~

(~~19~~12) Business support services, where all areas of use are located within a building;

- ~~— (20) Farm equipment and supplies (indoor only);~~
- ~~— (21) Funeral services;~~
- ~~— (22) Schools;~~
- ~~— (23) Utility service center;~~
- (2413) Libraries and museums;
- (2514) Temporary events.
- (15) Tasting Room
- (16) Artisan Foods and Products
- (17) Small Family Day Care
- (18) Research and development
- (19) Printing and Publishing

(i) The conditional uses will be ~~consistent with those listed for the underlying Commercial Retail Zone~~ as follows:

- (1) Public Assembly and Entertainment
- (2) Microbrewery/Brewpub
- (3) Schools—business and vocational;
- (4) Schools;

(j) ~~All residential and commercial uses shall be consistent with the requirements of the underlying zoning district except as allowed by the master plan of development. No open parking spaces shall be reserved for any commercial or residential tenant with the exception of the tandem spaces.~~

~~(k) The common lot shall be maintained as a common use parcel for all residential tenants. No fencing or other barrier shall be constructed which hinders pedestrian access to each residential lot or which limits the ability for a residential owner to provide basic utility services to their property.~~

(~~k~~) All trees shown to be protected on the approved master plan of development shall be maintained. Any future tree removal shall require approval per the requirements set forth in the Atascadero Native Tree Ordinance.

**SECTION 5. CEQA.** The project was determined to be consistent with previously certified Mitigated Negative Declaration 2005-0063.

**BE IT FURTHER RESOLVED**, that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

On motion by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: \_\_\_\_\_ ()

NOES: \_\_\_\_\_ ()

ABSENT: \_\_\_\_\_ ()

ABSTAINED: \_\_\_\_\_ ()

ADOPTED:

CITY OF ATASCADERO, CA

\_\_\_\_\_  
Tom Zirk  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
Phil Dunsmore  
Planning Commission Secretary

**ATTACHMENT 2: Draft PC Resolution B**  
**Vesting Tentative Tract Map and Master Plan of Development**

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**DRAFT PC RESOLUTION B**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ATASCADERO, CALIFORNIA,  
RECOMMENDING THE CITY COUNCIL APPROVE A  
CONDITIONAL USE PERMIT (MASTER PLAN OF DEVELOPMENT)  
AND VESTING TENTATIVE SUBDIVISION MAP (TRACT 3141), FOR  
THE GRAND OAKS MICRO-COMMUNITY PROJECT**

**Grand Oaks Micro Community**  
**4711 El Camino Real**  
**APN 029-271-001**

**WHEREAS**, an application has been received from Cal Coastal Holdings, LLC (242 El Dorado Way, Pismo Beach, CA 93449), Applicant, and Owner, to consider a Planned Development amendment, a revised Master Plan of Development (Conditional Use Permit), and a new Vesting Tentative Tract Map; and,

**WHEREAS**, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

**WHEREAS**, the site's current Zoning Designation is Residential Multi-Family (RMF-24) and Commercial Retail (CR) with a Planned Development #27 (PD27) Overlay; and

**WHEREAS**, the Planning Commission has recommended that the City Council approve modifications to the PD27 overlay zoning district; and,

**WHEREAS**, the Planning Commission has recommended that the City Council approve a Zoning Ordinance Text Change to amend zoning code text for Planned Development Overlay Zone #24 (PD-24) and amend the zoning map designation of one (1) lot on El Camino Real frontage from Residential Multi-Family (RMF-10) to Commercial Retail (CR) with a Planned Development #24 (PD24) Overlay in order to correspond with the recommended General Plan Land Use Diagram Amendment; and

**WHEREAS**, the PD-27 requires the adoption of a Master Plan of Development, approved in the form of a Conditional Use Permit; and

**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

**WHEREAS**, a timely and properly noticed Public Hearing upon the subject Master Plan of Development and Vesting Tentative Tract Map was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Master Plan of Development; and

**WHEREAS**, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing, studied and considered the proposed Conditional Use Permit (Master Plan of Development) and the proposed the Vesting Tentative Subdivision Map Tract 3141.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Commission of the City of Atascadero takes the following actions:

**SECTION 1. Recitals**: The above recitals are true and correct.

**SECTION 2. Public Hearing**. The Planning Commission of the City of Atascadero, at a Public Hearing held on October 1, 2019 considered the proposed zoning text amendments.

**SECTION 3. Facts and Findings**. The Planning Commission makes the following findings, determinations and approvals with respect to the Municipal Code Text Amendments:

**A. Findings for Approval of a Conditional Use Permit**

FINDING: The proposed project or use is consistent with the General Plan

FACT: The proposed amendments are consistent with General Plan Land Use Circulation and Housing Element Policies. The Planned Development 27 overlay allows for development standards to be established through a Master Plan of Development. The proposed project is consistent with the Zoning Ordinance and the PD 27 as proposed for amendment.

FINDING: The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including provisions of the PD-27 Overlay Zone

FACT: The Planned Development 27 overlay allows for development standards to be established through a Master Plan of Development. The proposed project is consistent with the Zoning Ordinance and the PD-27 as proposed for amendment.

FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental

to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use.

**FACT:** The proposed residential use will not be detrimental to the health, safety, or welfare of the general public or persons residing in the neighborhood. A residential use is consistent with the surrounding neighborhood to the east, and the commercial development is consistent with the adjacent commercial uses on El Camino Real. The Planned Development overlay language, mitigation measures, and City development standards will ensure that pedestrian and vehicular access conditions are designed in a manner which does not create ongoing safety concerns.

**FINDING:** The proposed project or use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development.

**FACT:** The proposed residential use is consistent with surrounding residential and commercial uses.

**FINDING:** The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the Land Use Element.

**FACT:** The proposed residential and commercial uses will not generate significant and unavoidable impacts to traffic. The project will contribute City TIF fees toward the US 101 interchanges. All internal and abutting public roads have been designed to City standard.

**FINDING:** The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council, including the City's Appearance Review Manual and the Inclusionary Housing Policy.

**FACT:** The proposed project was reviewed by the Design Review Committee and was found to comply with all standards of the City's Appearance Review Manual. The project is proposing to comply with the State Density Bonus program for the provision of deed restricted affordable housing.

**FINDING:** The Master Plan of Development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.

**FACT:** The PD-27 establishes development standards that promote a cohesive neighborhood development and ensure that City goals related to traffic mitigation, aesthetic character, inclusionary housing, and pedestrian connectivity, among others, are achieved.



**FINDING:** The requested height waiver exception will not result in substantial detrimental effects on the enjoyment and use of adjoining properties, and the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

**FACT:** The proposed mixed-use live-work building proposed on El Camino Real contains a tower feature that exceeds the maximum height requirement by 2-feet. This increase in height for the corner tower feature will not exceed the capabilities of the fire department.

**FINDING:** Benefits derived from the Master Plan of Development and PD-27 Overlay Zone cannot be reasonably achieved through existing development standards or processing requirements.

**FACT:** The Planned Development 27 overlay text modifies standard development requirements to allow for a mixed-use residential and commercial project with individual lot ownership. City Council Planned Development Policy requires project benefits such as affordable inclusionary housing, pocket parks, and high-quality landscape and architecture in exchange for modified development standards. As conditioned, the project satisfies these requirements.

#### **B. Findings for Approval of Vesting Tentative Tract Map (TR 3141)**

**FINDING:** The proposed subdivision, design and improvements as conditioned, is consistent with the General Plan and applicable zoning requirements, including provisions of the PD-27 overlay district.

**FACT:** The proposed amendments are consistent with General Plan Land Use Circulation and Housing Element Policies. The Planned Development 27 overlay allows for development standards to be established through a Master Plan of Development. The proposed project is consistent with the Zoning Ordinance and the PD 27 as proposed for amendment.

**FINDING:** The proposed subdivision, as conditioned, is consistent with the proposed Planned Development Overlay District-27 Master Plan of Development.

**FACT:** The subdivision is consistent with the currently proposed Master Plan of Development.

**FINDING:** The site is physically suitable for the type of development proposed.

**FACT:** The site is moderately sloped. The site has been designed to step up the hillside while maintaining accessibility.

**FINDING:** The site is physically suitable for the density of development proposed.

**FACT:** The site is located between along El Camino Real and is adjacent to single-family uses to the east. The configuration of the project design takes into account natural topography of the site, and acts as a buffer between commercial and single-family residential uses.

**FINDING:** The design and improvement of the proposed subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.

**FACT:** The design of the project aims to work with the existing topography and retain numerous mature oak trees.

**FINDING:** The design of the subdivision or the type of improvements will not cause serious health problems.

**FACT:** The design of the subdivision or the type of improvements will not cause serious health problems.

**FINDING:** The design of the subdivision will not conflict with easements acquired by the public at large for access through, or the use of property within, the proposed subdivision; or substantially equivalent alternative easements are provided.

**FACT:** The site is private property and no easements for public use exist at this time.

**FINDING:** Covenants, Conditions and Restrictions (CC&R's) or equivalent shall be required that incorporate the Master Plan of Development conditions of approval to ensure that the site retains the proposed qualities (architecture, colors, materials, plan amenities, fencing, and landscaping) over time.

**FACT:** A condition of approval has been included in the attached resolution, requiring CC&R's be recorded concurrently with the final map.

**FINDING:** The proposed subdivision design and type of improvements proposed will not be detrimental to the health, safety or welfare of the general public.

**FACT:** The proposed residential use will not be detrimental to the health, safety, or welfare of the general public or persons residing in the neighborhood. A residential use is

consistent with the surrounding neighborhood to the east, and the commercial development is consistent with the adjacent commercial uses on El Camino Real. The Planned Development overlay language, mitigation measures, and City development standards will ensure that pedestrian and vehicular access conditions are designed in a manner which does not create ongoing safety concerns.

**C. Findings for Approval of an exception to the Subdivision Ordinance (Title 11)**

**FINDING:** The property to be divided is of such size or shape, or is affected by such topographic conditions, that it is impossible, impractical or undesirable, in the particular case, to conform to the strict application of the regulations codified in this title.

**FACT:** The property is moderately sloped and located in a mid-block of El Camino Real. The adjacent properties to the east are zoned for Single-family use. The proposed project creates a transition between commercial and single-family uses and is designed as a pedestrian oriented walkable community in support of adjacent existing and future commercial uses.

**FINDING:** That the cost to the subdivider of strict or literal compliance with the regulations is not the sole reason for granting the modification.

**FACT:** Applicant cost is not a factor in the design of the subdivision.

**FINDING:** That the modification will not be detrimental to the public health, safety and welfare, or be injurious to other properties in the vicinity.

**FACT:** The modification will allow for a community oriented design that transitions between commercial and single-family residential uses, providing an affordable by design concept.

**FINDING:** Granting the modification is in accord with the intent and purposes of these regulations, and is consistent with the General Plan and with all applicable specific plans or other plans of the City.

**FACT:** The proposed amendments will be consistent with the Subdivision map Act and will encourage new concepts and innovations in the arrangements of building sites.

**D. Findings for Approval of an exception to the Signage Regulations**

**FINDING:** The sign is consistent with the purposes set forth in Section 9-15.002.

FACT: The proposed roof sign is used as a community identification feature and is consistent with the architectural style of the mixed-use building.

FINDING: The opportunity to combine signs for more than one (1) use on a single sign structure has been considered.

FACT: The sign is used as a community identification sign and is not intended as advertising for single commercial tenants.

FINDING: Conformance with all other applicable codes and ordinances of the City, including, but not limited to, the Zoning Ordinance, General Plan and its several elements, and the appearance review guidelines.

FACT: The proposed sign was reviewed by the DRC. The sign is consistent with the building architecture and faces El Camino Real.

#### **E. Findings for Approval of a Height Exception**

FINDING: The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

FACT: The height is exceeded by the tower feature of the mixed-use building fronting El Camino Real. The tower feature is non-occupied space. The modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

**SECTION 4. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on October 1, 2019 resolved to recommend the City Council approve a master plan of development and vesting tentative tract map consistent with the following:

EXHIBIT A: Vesting Tentative Subdivision Map, Grading, Utility Plan (Tract 3141)

EXHIBIT B: Conditions of Approval / Mitigation Monitoring Program.

EXHIBIT C: Master Plan of Development

**SECTION 5. CEQA.** The project was determined to be consistent with previously certified Mitigated Negative Declaration 2005-0063.

**BE IT FURTHER RESOLVED**, that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

On motion by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ()

NOES: ()

ABSENT: ()

ABSTAINED: ()

ADOPTED:

CITY OF ATASCADERO, CA

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Tom Zirk  
Planning Commission Chairperson

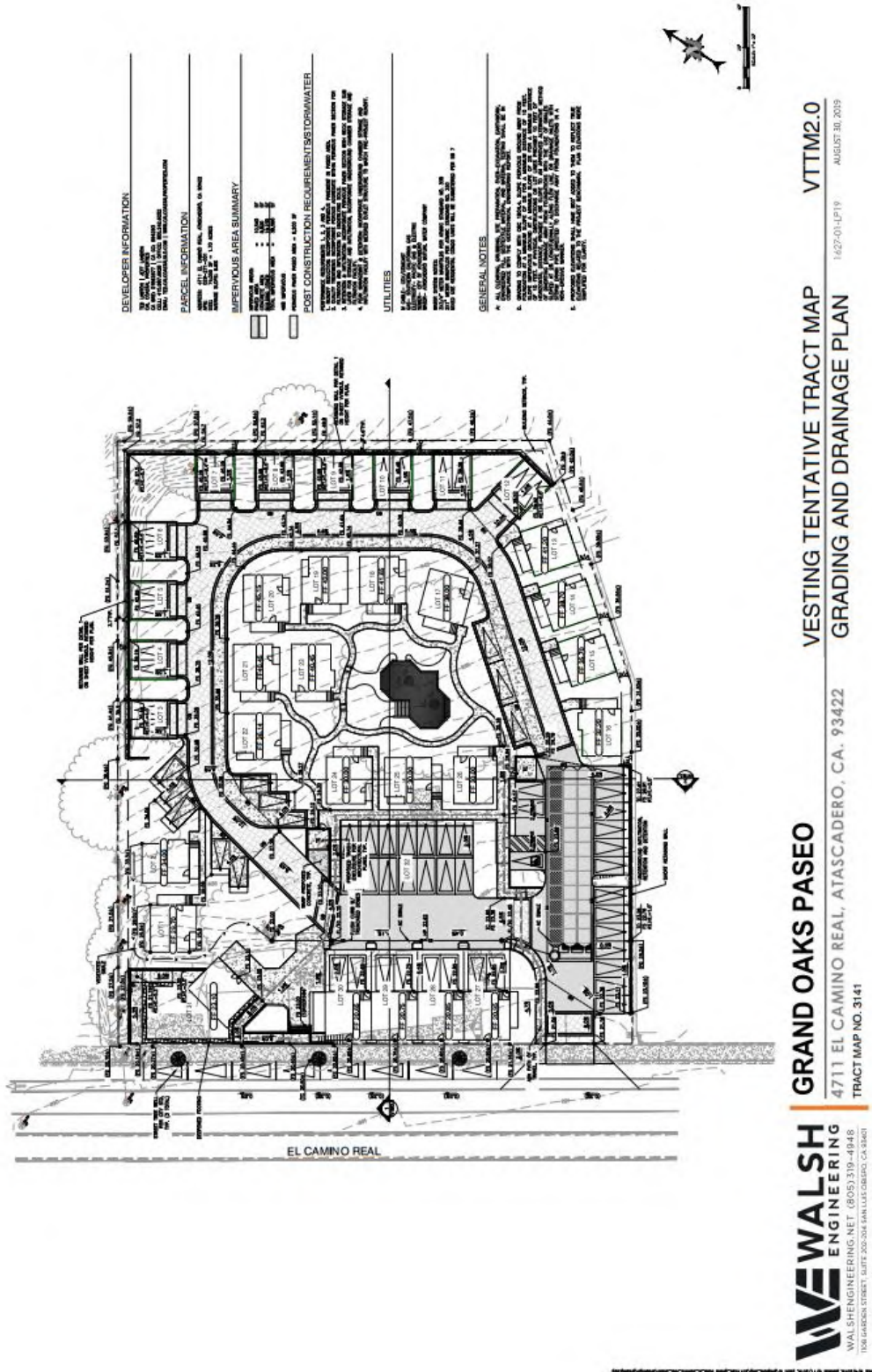
ATTEST:

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Phil Dunsmore  
Planning Commission Secretary

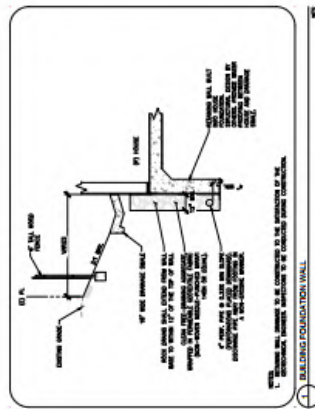
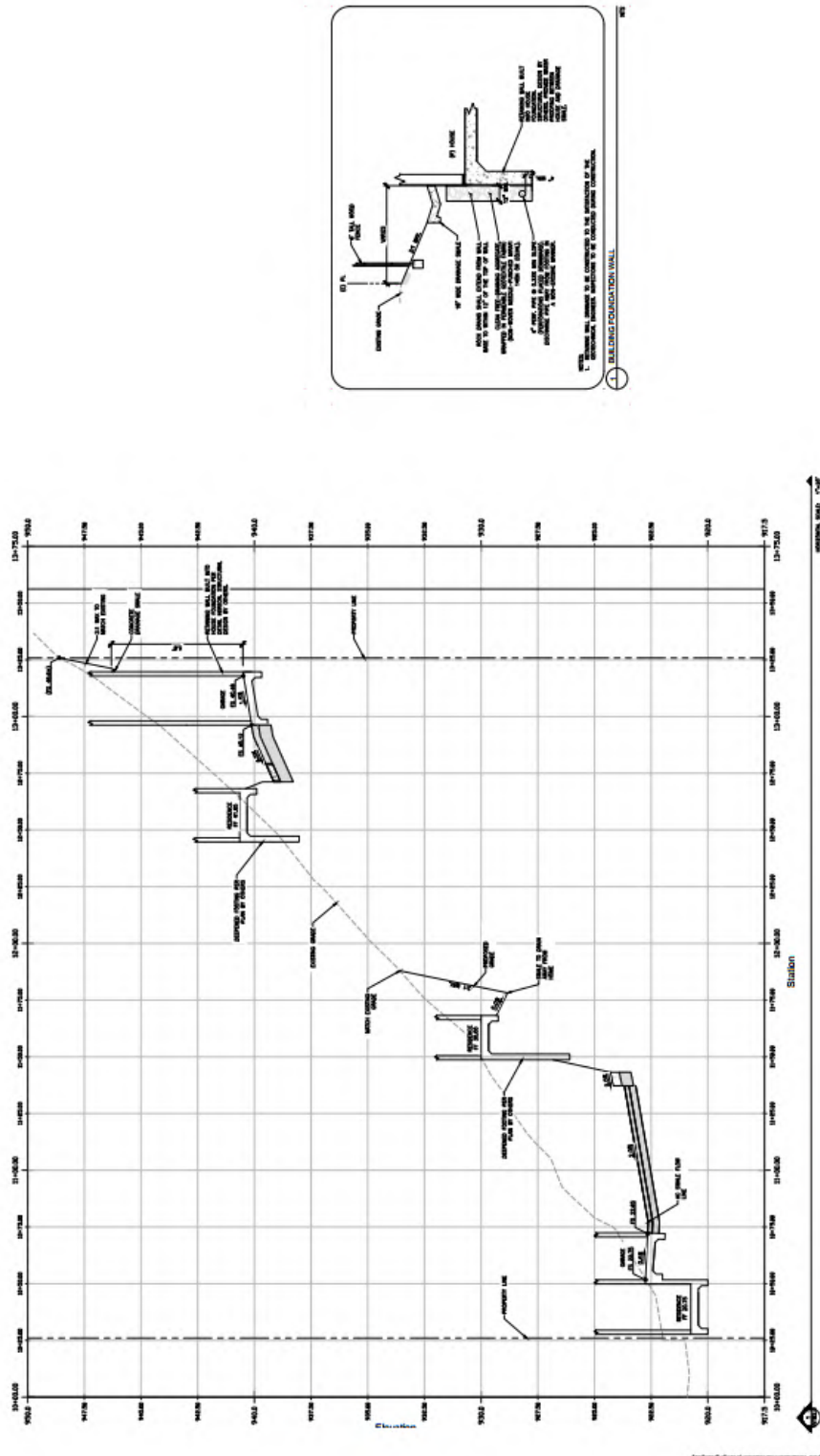


**EXHIBIT A: Vesting Tentative Subdivision Map, Grading, Utility Plan (Tract 3141)  
Grand Oaks**





**EXHIBIT A: Vesting Tentative Subdivision Map, Grading, Utility Plan (Tract 3141)  
Grand Oaks**



**VESTING TENTATIVE TRACT MAP**  
**SITE CROSS SECTIONS**

**GRAND OAKS PASEO**  
4711 EL CAMINO REAL, ATASCADERO, CA. 93422  
TRACT MAP NO. 3141

**WALSH ENGINEERING**  
WALSHENGINEERING.NET (805) 319-4848  
1000 GARDEN STREET, SUITE 200-204 SAN LUIS OBISPO, CA 93401

**VTTM3.0**  
1627-01-LP19  
AUGUST 30, 2019





**EXHIBIT B: Conditions of Approval / Mitigation Monitoring Program**  
**Conditional Use Permit and Vesting Tentative Tract Map (Tract 3141)**  
**Grand Oaks (PD-27)**

**GENERAL PLANNING CONDITIONS**

1. The approval of this zone change, tentative tract map, and use permit shall become final and effective following City Council approval.
2. The approval of this use permit shall become final and effective for the purposes of issuing building permits thirty (30) days following the City Council approval of the Zone text change upon second reading, unless prior to that time, an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Master Plan of Development.
4. The Planning Commission shall have the final authority to approve any other changes to the Master Plan of Development and any associated Tentative Maps unless appealed to the City Council.
5. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date, and/or for the life of Tentative Tract Map (TR 3141). At the end of the period or upon expiration of Tentative Tract Map (TR 3141), the approval shall expire and become null and void unless the project has received a building permit.
7. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the city, or any of its entities, concerning the subdivision
8. All subsequent subdivisions and construction permits shall be consistent with the Master Plan of Development contained herein.

**ARCHITECTURAL CONDITIONS**

1. All exterior elevations, finish materials, colors, completed structures, hardscape finishes, and site improvements shall be consistent with the Master Plan of Development as shown in the attached EXHIBITS with the following listed modifications and clarifications. Conformance with the Master Plan of Development and Conditions of Approval shall be required at time of building permit submittal, and time of permit final, and ongoing in perpetuity for the life of the Master Plan of Development:
  - All exterior material finishes (siding, trim, doors, windows, light fixtures, garage doors) shall be durable, high quality, and consistent with the architectural appearance of the development.
  - All trash storage, recycle storage, and air conditioning units shall be screened from view behind architecturally compatible screening, fencing, or landscaped enclosures.

- Any proposed exterior street, pedestrian, or building mounted light fixtures shall be of architectural grade, appropriate scale, and design and shall compliment the architectural style, subject to staff approval. Light fixtures shall comply with Zoning Ordinance requirements for shielding of light sources to prevent offsite glare.
- Stucco siding shall be smooth troweled or similar.
- Roof materials shall be architectural grade.
- Any proposed changes to the architectural character must be approved by the Design Review Committee or other mechanism deemed appropriate by the Planning Director.

#### **SITE DEVELOPMENT CONDITIONS**

1. All site work, grading, and site improvements shall be consistent with the Master Plan of Development as shown in EXHIBITS, except as noted in conditions of approval.
2. Contrasting decorative pavement shall be utilized along the main access drive as shown in the project exhibits.
3. Open parking spaces shall not be reserved for residential or commercial tenants with the exception of tandem spaces.
4. All utilities within the project boundaries and along project frontages shall be installed underground, with the exception of the power line that extends across the ephemeral drainage swale on the interior of the project.
5. Approval of this permit shall include the removal of 1 Native Live Oak Tree totaling 10-inches dbh. The applicant shall be required to pay mitigation fees or provide replantings on-site per the requirements of the Atascadero Native Tree Ordinance. Any additional removals shall be subject to municipal code procedures for native tree removal. Any future native tree removal shall require a revised landscape plan to be submitted to the city for review and approval.
6. The recommendations identified in the arborist report shall be implemented during construction. The developer shall contract with a certified arborist to monitor all activity within the drip lines of existing native oak trees during construction.
7. Any future development signage shall be architecturally compatible with the proposed buildings. All future signage shall be subject to the review and approval of planning staff. No signage for live/work tenants shall be permitted facing the proposed residential units.
8. The common lot shall be maintained in a manner consistent with the master plan of development exhibits as attached. The common lot shall be maintained in a way that provides continued pedestrian access to all units and allows for utilities to be installed underground to serve each unit.

#### **LANDSCAPE AND FENCING CONDITIONS**

1. A final landscape and irrigation plan shall be approved prior to the issuance of building permits and included as part of site improvement plan consistent with EXHIBITS, and as follows:
  - All exterior meters, air conditioning units and mechanical equipment shall be screened with landscape material.
  - All areas shown on the landscape plan shall be landscaped by the developer completed at the discretion of the Community development Department.

- London Plane, California Black Oak, or similar street trees shall be provided along El Camino Real at a minimum spacing of 30 feet on center. Trees planted near roads and sidewalks shall include deep-root planting barriers.
  - Street and open space trees shall be minimum 15-gallon size and double staked.
  - The final landscape and irrigation plan shall conform to Atascadero Municipal Code requirements, including the City's Water Efficient Landscape Ordinance. Landscaping must consist of drought tolerant species and utilize drip irrigation.
2. All landscape shall be maintained in a healthy and thriving condition in perpetuity. The applicant and its successors shall be responsible for maintaining landscape and replacing any dead or failing landscape trees, ground cover and shrubs.
  3. No privacy fencing shall be installed on individual lots with the exception of lots abutting side and rear project boundaries. Fencing on these lots must be setback a minimum of 7-feet from the common ownership parcel. Privacy fencing shall be high quality wood fencing with top and bottom rails. No dog eared fencing shall be permitted.

#### **FINAL MAP, PLANNING CONDITIONS**

1. Affordable Housing Requirement: The Subdivider shall deed restrict a minimum of three (3) residential units for the time period required by the California State Density Bonus Law, and not less than 30 years, for sale or rental to moderate income households. The project's affordable housing shall comply with State Density Bonus Law.

All affordable units shall be distributed throughout the project, and shall be constructed at the same time as the market rate units. A phasing plan shall be submitted by the Applicant to show affordable unit construction in each phase of the project, to ensure a percentage of affordable units are built in each phase at the same construction timing as the market rate units. Affordable unit location and phasing plan shall be reviewed and approved by the Community Development Director to ensure consistency with the City Council's Inclusionary Housing Policy. The Community Development Director may require the affordable housing lots to be identified on the Final Map, on an additional map sheet for information purposes only, as provided by the Subdivision Map Act.

2. The emergency services and facility maintenance costs listed below shall be 100% funded by the project in perpetuity. The service and maintenance costs shall be funded through a community facilities district established by the City at the developer's cost. The funding mechanism must be in place prior to or concurrently with acceptance of the final maps. The funding mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any final map. The administration of the above mentioned funds shall be by the City. Developer agrees to participate in the community facilities district and to take all steps reasonably required by the City with regard to the establishment of the district and assessment of the property.
  - All Atascadero Police Department service costs to the project.
  - All Atascadero Fire Department service costs to the project.
  - Off-site common City of Atascadero park facilities maintenance service costs related to the project.
3. All maintenance costs for all on-site improvements, facilities, and areas listed below shall be 100% funded by the project in perpetuity. The service and maintenance costs shall be funded through a

Home Owners Association, or similar funding mechanism, established by the developer and subject to City approval. The Home Owners Association or other funding mechanism shall be in place prior to City Council approval of the Final Map. The Home Owners Association shall be approved by the City Attorney and Administrative Services Director prior to City Council approval of the Final Map. The administration of the above mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the Home Owners Association.

- a. All streets, bridges, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, and sewer mains.
  - b. All parks, trails, recreational facilities and like facilities.
  - c. All open space and native tree preservation areas.
  - d. All drainage facilities and detention basins.
  - e. All creeks, flood plains, floodways, wetlands, and riparian habitat areas.
  - f. All common landscaping areas, street trees, medians, parkway planters, manufactured slopes outside private yards, and other similar facilities.
  - g. All frontage landscaping and sidewalks along arterial streets
4. At time of Final Map submittal, the applicant shall submit Covenants, Conditions & Restrictions (CC&Rs) for review and approval by the Community Development Department. The CC&R's shall record concurrently with the Final Map and shall include the following:
- i. Provisions for maintenance of all common areas including access, parking, street trees, fencing and landscaping.
  - ii. A detailed list of each individual homeowner's responsibilities for maintenance of the individual units.
  - iv. A provision for review and approval by the City Community Development Department for any changes to the CC&R's that relate to the above requirements prior to the changes being recorded or taking effect.
5. Deed notification shall be recorded against the common ownership lot detailing fencing restrictions and access responsibilities.
6. A deed notification will be recorded against each residential use property detailing privacy fencing restrictions.

#### **WATER AND FIRE CONDITIONS**

1. Fire Sprinklers are required on all structures consistent with the California Building Code adopted at the time of building permit submittal.
2. Before issuance of building permits, the applicant shall obtain a "Will Serve" letter from AMWC for the newly created lots within the subdivision.
3. The Applicant shall extend the water distribution system to the satisfaction of the Atascadero Mutual Water Company (AMWC) and City Engineer.
4. The water system shall include easements for water system facilities as required by the AMWC and to the satisfaction of the City Engineer



5. Before the start of construction on the water system improvements, the applicant shall pay all installation and connection fees required by AMWC.
6. The applicant is responsible for designing and constructing water system improvements that will provide water at pressures and flows adequate for the domestic and fire protection needs of the project.
7. At time of building permit submittal, site plans showing adequate fire department access along the main access drive using auto-turn software shall be submitted for review.
8. Fire hydrant locations shall be to the satisfaction of the City Fire Marshal.
9. Properties and/or areas that are managed or owned by the HOA shall be metered separately to the satisfaction of the AMWC.

#### **WASTEWATER COLLECTION SYSTEM**

1. The gravity sewer system shall be owned and operated by the HOA. The wastewater collection system shall be designed and constructed in accordance with City Standard Specifications and Drawings, to the satisfaction of the City Engineer.
2. Gravity SS mains shall be a minimum of eight (8) inches in diameter.
3. Each lot served by the wastewater collection system shall pay all sewer fees prior to the issuance of a building permit.

#### **UTILITIES**

1. New utility distribution systems and services shall be constructed underground, to the satisfaction of the City Engineer.
2. Each lot shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standard Specifications and Drawings.

#### **PUBLIC WORKS GENERAL CONDITIONS**

1. Public improvement plans (PIPs) shall be prepared by a licensed civil engineer. PIPs shall be prepared on 24"x36" plan sheets, use the City Standard border and signature block, and shall comply with Section 2 of City Standard Specifications.
2. All plans shall contain the City of Atascadero "Standard Notes for Improvement Plans" on file in the City Engineer's office.
3. On-site roadway signing and striping shall be in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

#### **FINAL MAP**

1. Prior to recording the Map, the Applicant shall have the map reviewed by the public utility providers for power, telephone, gas, cable TV, and the Atascadero Mutual Water Company. The Applicant shall obtain a letter from each utility company stating that the easements and rights-of-way shown on the map for public utility purposes are acceptable.
2. Documents that the City of Atascadero requires to be recorded concurrently with the Map (e.g.: off-site rights-of-way dedications, easements not shown on the map, agreements, etc.) shall be listed on the certificate sheet of the map.

#### **ON-SITE ROADWAY – DRIVEWAY**

1. The horizontal and vertical design of roads shall be in compliance with the City of Atascadero Engineering Standards and Standard Specifications, to the satisfaction of the City Engineer. The City Engineer reserves the right to make modifications to all submitted road designs, when in the opinion of the City Engineer, the public's health and safety is benefitted.
2. The design of structural pavement sections shall be based on a Traffic Index (TI) = 5.5. New pavement placed prior to the construction of buildings will be subjected to additional construction traffic and wear associated with the on-site construction not included in the design life of the pavement section. Therefore to off-set this, the AC thickness shall be increased from that which is derived from Caltrans method by either:
  - a. 1" if the pavement is placed prior to building construction (not phased).
  - b. 1.5" if the pavement construction is phased (i.e. – a portion of the ultimate pavement thickness is deferred and a final pavement cap placed prior to final inspection). Final pavement cap shall not be less than 1.5".
3. Prior to recordation of the Final Map, the Applicant shall establish an Homeowner's/Property Owner's Association to provide sufficient funds on an annual basis to pay for the operation, maintenance and future replacement of the internal road system serving the subdivision, including but not limited to:
  - a. Pavement, pavement seals, aggregate base
  - b. Striping, signage, street furniture
  - c. Drainage facilities, detention basins, retention basins, bio-swales, & storm water treatment/control measures
  - d. Maintenance of slopes or walls containing the road prism

Prior to recordation of the Final Map, the Applicant's engineer shall prepare and submit an estimated operating budget and capital replacement analysis for review and approval by the City Engineer.

4. Pavement and base sections shall be designed and constructed in accordance with the City of Atascadero Standard Specifications and Drawings. When said standards and specifications are not clear, lack necessary details, or are silent, the minimum standard shall be based upon the current edition of the San Luis Obispo County Public Improvement Standards or Caltrans Standard Plans and Specifications, as determined by the City Engineer.

#### **STORM WATER**

1. The final Stormwater Control Plan (SWCP) and supporting hydrology report shall be approved by the City Engineer prior to issuance of any building permit for the construction of impervious surfaces.

2. Prior to a final inspection the City documents shall be completed and approved by the City Engineer:  
    ATAS - SWP-1001\_Engineer Certification Form  
    ATAS - SWP-1003\_OwnerAgentInfo  
    ATAS - SWP-1007\_Exhibit\_B\_Instructions\_SCM FORM  
    ATAS - SWP-1008\_Stormwater System Plans and Manuals  
    ATAS - SWP-2002 Stormwater O&M Process and Form Instructions  
    ATAS - SWP-3001\_Stormwater System O&M Agreement  
    ATAS - SWP-3002\_Private Stormwater System Recorded Notice

## **FLOOD CONTROL BASINS**

1. Flood control basins are utilized in the City of Atascadero depending upon site conditions: Retention basins, Detention basins, and Subsurface Infiltration Basins. In all cases, the Project Engineer shall provide evidence that the basin will completely drain within 72 hours, to the satisfaction of the City Engineer.

Retention Basin. Any drainage basin which is used as a terminal disposal facility shall be classified as a retention basin.

- a. Basin Capacity. The basin capacity is to be based on the theoretical runoff from a 50-year storm, 10-hour intensity for 10-hour duration. No reduction in required capacity shall be given for soil percolation rates.
- b. Percolation Test Required. A minimum of 3 percolation tests per basin shall be submitted to the City Engineer for review and approval prior to approval of the plans. The project engineer shall submit calculations and a report demonstrating the basin will drain within seven-days of a single storm event as noted above. Deep soil borings may be required in areas where there is concern of shallow depth to groundwater or bedrock. Percolation tests shall be performed at depths below the basin bottom.

Detention Basin. Any drainage basin which has a downstream outlet designed to meter the outflow shall be classified as a detention basin. Basin capacity shall be based on receiving the runoff from a 50-year storm with the watershed in its fully-developed condition, and releasing the flow equivalent to the runoff from a 2-year storm with the project site in its pre-development condition. The outlet shall release water in a non-erosive manner.

Subsurface Infiltration Basins. Subsurface basins may be used for either retention or detention of site runoff, where their application is suitable for project conditions. Subsurface basins shall be limited to locations where the depth to seasonally high groundwater is greater than 10-feet below the deepest portion of the basin.

Drain Rock. Drain rock shall be clean, crushed granite (or clean, angular rock of similar approved hardness) with rock size ranging from 1-1/2-inch to 3/4-inch. Rock gradation shall conform to the Specification of ASTM C-33 #4.

Operational Requirements.

- a. Water quality of inflow (both sediment and chemical loading) may require pretreatment or separation
- b. Maintenance plan, including provisions for vehicular access and confined-space entry safety requirements, where applicable

- c. A safe overflow path shall be identified on the plan and may require easements

Overflow Path Required. The design of all drainage basins shall identify the designated route for overflow. The Project Engineer shall design the overflow path so that the flow in a 100- year storm is non-erosive and will not damage downstream improvements, including other basins. Easements may be required for concentrated flows across multiple properties.

#### **MITIGATION MEASURES – MITIGATED NEGATIVE DECLARATION 2005-0063**

<p><u>Mitigation Measure 1.c.1:</u> The following landscape mitigations shall apply:</p> <ul style="list-style-type: none"> <li>▪ Fencing shall be complimentary in color and material to the proposed architectural theme.</li> <li>▪ The project landscaping shall include street trees along El Camino Real street frontage.</li> <li>▪ All proposed trees shall be shade trees of 15-gallon minimum size and shall be double staked.</li> </ul>	<b>BP</b>	<b>BS, PS, CE</b>	<b>1.c.1</b>
<p><u>Mitigation Measure 1.c.2:</u> The proposed buildings shall include the use of earth tone paint and roof colors.</p>	<b>BP</b>	<b>BS, PS, CE</b>	<b>1.c.2</b>
<p><u>Mitigation Measure 1.d.1:</u> If exterior parking lot lighting is proposed, it shall be designed to eliminate any off site glare. All exterior site lights shall utilize full cut-off, "hooded" lighting fixtures to prevent offsite light spillage and glare. Any luminary pole height shall not exceed 14-feet in height, limit intensity to 2.0 foot candles at ingress/egress, and otherwise 0.6 foot candle minimum to 1.0 maximum within the site. Fixtures shall be shield cut-off type and compatible with neighborhood setting, subject to staff approval.</p>	<b>BP</b>	<b>BS, PS, CE</b>	<b>1.d.1</b>
<p><u>Mitigation Measure 3.b.1:</u> The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in sections 6.3, 6.4 and 6.5 of the April 2003 Air Quality Handbook.</p> <p><u>Section 6.3: Construction Equipment</u></p> <ul style="list-style-type: none"> <li>▪ Maintain all construction equipment in proper tune according to manufacturer's specifications.</li> <li>▪ Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (Non-taxed version suitable for use off-road).</li> <li>▪ Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.</li> <li>▪ Install diesel oxidation catalysts (DOC), catalyzed diesels particulate filters (CDPF) or other District approved emission reduction retrofit services (Required for projects grading more than 4.0 acres of continuously worked area).</li> </ul> <p><u>Section 6.4: Activity Management Techniques</u></p> <ul style="list-style-type: none"> <li>▪ Develop a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period.</li> </ul>	<b>BP, GP</b>	<b>BS, PS, CE</b>	<b>3.b.1</b>

<ul style="list-style-type: none"> <li>▪ Schedule of construction truck trips during non-peak hours to reduce peak hour emissions.</li> <li>▪ Limit the length of the construction workday period, if necessary.</li> <li>▪ Phase construction activities, if appropriate.</li> </ul> <p><u>Section 6.5: Fugitive PM10</u> All of the following measures shall be included on grading, demolition and building plan notes:</p> <ul style="list-style-type: none"> <li>A. Reduce the amount of the disturbed area where possible.</li> <li>B. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.</li> <li>C. All dirt stockpile areas shall be sprayed daily as needed.</li> <li>D. Permanent dust control measures identified in the approved project re-vegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.</li> <li>E. Exposed ground areas that designated for reworking at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.</li> <li>F. All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binder, jute netting, or other methods approved in advance by the APCD.</li> <li>G. All roadways, driveways, sidewalks, etc, to be paved shall be complete as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>H. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.</li> <li>I. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.</li> <li>J. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or was off trucks and equipment leaving the site.</li> <li>K. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.</li> <li>L. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of any structure.</li> </ul>			
<p><u>Mitigation Measure 4.e.1:</u> Grading and excavation and grading work shall be consistent with the City of Atascadero Tree Ordinance. Special precautions when working around native trees include:</p> <ul style="list-style-type: none"> <li>•All existing trees outside of the limits of work shall remain.</li> <li>•Earthwork shall not exceed the limits of the project area.</li> <li>•Low branches in danger of being torn from trees shall be pruned prior to any heavy equipment work being done.</li> <li>•Vehicles and stockpiled material shall be stored outside the dripline of all trees.</li> <li>•All trees within the area of work shall be fenced for protection with 4-foot chain link, snow or safety fencing placed per the</li> </ul>	<b>BP</b>	<b>PS, BS</b>	<b>4.e.1</b>

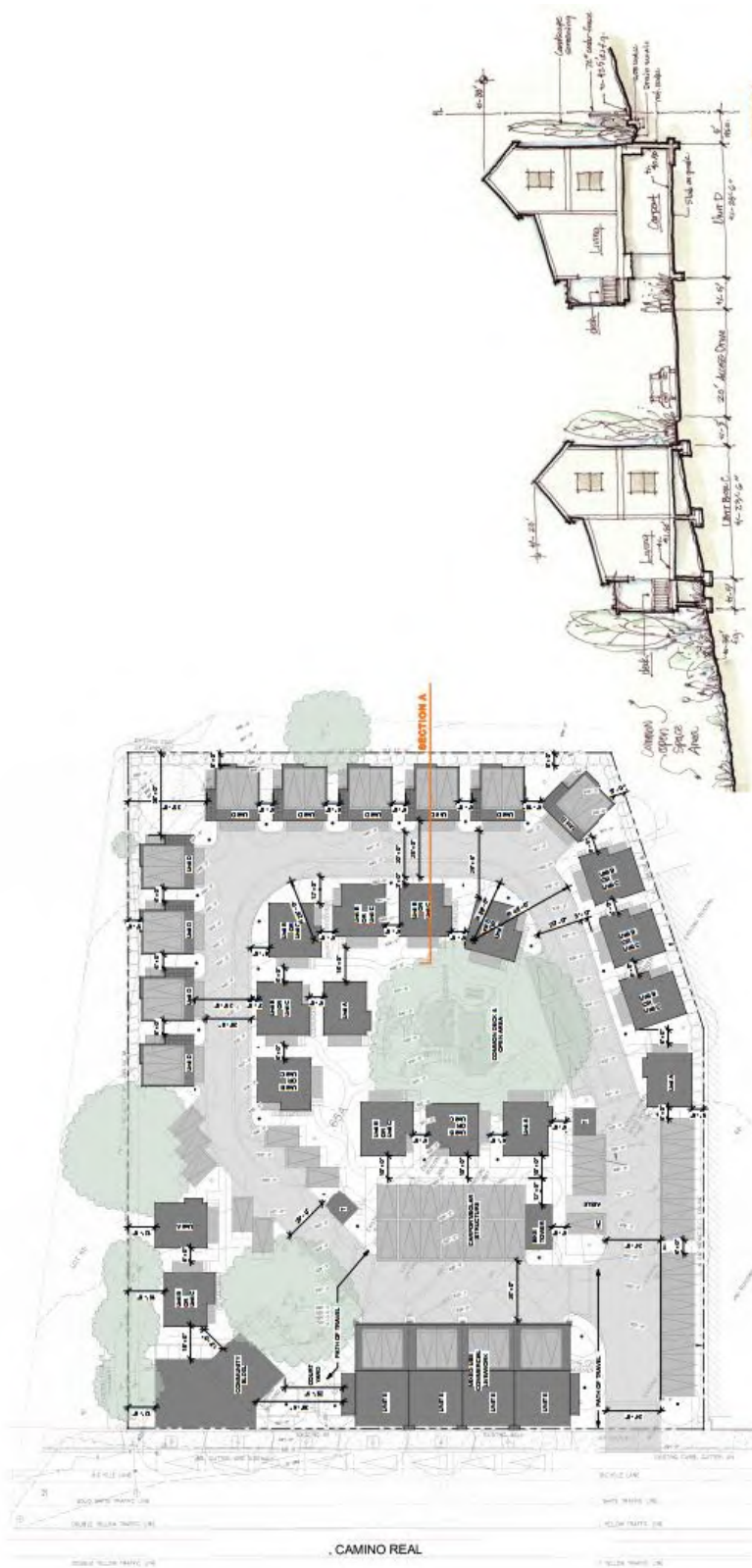
<p>approved tree protection plan. Tree protection fencing shall be in place prior to any site excavation or grading. Fencing shall remain in place until completion of all construction activities.</p> <ul style="list-style-type: none"> <li>Any roots that are encountered during excavation shall be clean cut by hand and sealed with an approved tree seal.</li> </ul>			
<p><u>Mitigation Measure 4.e.2:</u> All recommendations contained within the project arborists report <del>prepared by Tree Resources Assessment, Barbella's Tree Service</del> shall be applied to the proposed project in terms of each native tree proposed for removal and each tree within the project area subject to potential impact. All native tree impact/replacements shall be per the Atascadero Municipal Code Section 9-11.105.</p>	BP	PS, BS	4.e.2
<p><u>Mitigation Measure 4.e.3:</u> The developer shall contract with a certified arborist during all phases of project implementation. The certified arborists shall be responsible for monitoring the project during all phases of construction through project completion, as follows:</p> <p>(a) A written agreement between the arborist and the developer outlining an arborist monitoring schedule for each construction phase through final inspection shall be submitted to and approved by planning staff prior to the issuance of building/grading permits.</p> <p>(b) Arborist shall schedule a pre-construction meeting with engineering /planning staff, grading equipment operators, project superintendent to review the project conditions and requirements prior to any grubbing or earth work for any portion of the project site. All tree protection fencing and trunk protection shall be installed for inspection during the meeting. Tree protection fencing shall be installed at the line of encroachment into the tree's root zone area.</p> <p>(c) As specified by the arborist report and City staff:</p> <ul style="list-style-type: none"> <li>Prune all trees in active development areas to be saved for structural strength and crown cleaning by a licensed and certified arborist;</li> <li>Remove all debris and spoils from the lot cleaning and tree pruning.</li> <li>In locations where paving is to occur within the tree canopy, grub only and do not grade nor compact. Install porous pavers over a three-inch bed of ¾ inch granite covered with one-inch pea gravel for screeding. If curbs are required, use pegged curbs to secure the porous pavers. Pegged curbs are reinforced six to eight curbs poured at grade with a one-foot by one-foot pothole every four to six linear feet.</li> <li>All trenching or grading within the protected root zone area, outside of the tree protection fence shall require hand trenching or preserve and protect roots that are larger than 2 inches in diameter.</li> <li>No grading or trenching is allowed within the fenced protected area.</li> <li>Any roots that are 4 inches in diameter or larger are not to be cut until inspected and approved by the on-site arborist.</li> </ul> <p>(d) Upon project completion and prior to final occupancy a final status report shall be prepared by the project arborist certifying that the tree protection plan was implemented, the trees designated for protection were protected during construction, and the construction-related tree protection measures are no longer required for tree protection.</p>	BP	PS, BS	4.e.3

<del>Mitigation Measure 4.e.4: All tree removals identified in the Tree Resources Assessment, dated 7/19/05 shall be mitigated as prescribed by the Atascadero Native Tree Ordinance.</del>	<b>BP</b>	<b>PS, BS</b>	<b>4.e.4</b>
<del>Mitigation Measure 5.b.1: Design an appropriate Phase II archaeological sampling strategy.</del>	<b>GP</b>	<b>PS, BS, CE</b>	<b>5.b.1</b>
<del>Mitigation Measure 5.b.2: Monitoring of all earth disturbance by a qualified subsurface archaeologist and native monitor during construction activities.</del>	<b>GP</b>	<b>PS, BS, CE</b>	<b>5.b.2</b>
<del>Mitigation Measure 5.b.3: Cultural soils must remain on site if they are moved and/or disturbed.</del>	<b>GP</b>	<b>PS, BS, CE</b>	<b>5.b.3</b>
<u>Mitigation Measure 6.b.1: The grading permit application plans shall include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system during and after construction. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer at the time of Building Permit application.</u>	<b>BP, GP</b>	<b>PS, BS, CE</b>	<b>6.b.1</b>
<u>Mitigation Measure 6.c.1: A soils report shall be required to be submitted with a future building permit by the building department.</u>	<b>BP, GP</b>	<b>PS, BS, CE</b>	<b>6.c.1</b>
<u>Mitigation Measure 7.b.1: Per the Phase I Environmental Site Assessment, further investigation of the former commercial building area is necessary to better determine if the site had been adversely impacted by previous auto garage or painting use</u>	<b>BP</b>	<b>PS</b>	<b>7.b.1</b>
<u>Mitigation Measure 8.e.f.1: The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders</u>	<b>GP</b>	<b>PS, BS, CE</b>	<b>8.e.f.1</b>
<u>Mitigation Measure 11.d.1: All construction activities shall comply with the City of Atascadero Noise Ordinance for hours of operation, and as follows:</u> Construction activities shall be limited to the following hours of operation: <ul style="list-style-type: none"> <li>• 7 a.m. to 7 p.m. Monday through Friday</li> <li>• 9 a.m. to 6 p.m. Saturday</li> <li>• No construction on Sunday</li> </ul> Further, particularly loud noises shall not occur before 8 a.m. on weekdays and not at all on weekends. The Community Development Director upon a determination that unusually loud construction activities are having a significant impact on the neighbors may modify the hours of construction.  Failure to comply with the above-described hours of operation may result in withholding of inspections and possible construction prohibitions, subject to the review and approval of the Community Development Director.  A sign shall be posted on-site with the hours of operation and a telephone number of the person to be contacted in the event of any violations. Staff shall approve the details of such a sign during the Grading Plan/Building Permit review process.	<b>BP, GP</b>	<b>PS, BS, CE</b>	<b>11.d.1</b>



<p><b>Mitigation Measure 13.1:</b> Project Road and Landscape Maintenance and Emergency Services Funding:</p> <p>The emergency services and road maintenance costs of the project shall be 100% funded by the project in perpetuity. The service and maintenance cost may be funded through a benefit assessment district or other mechanism established by the developer subject to City approval. The funding mechanism must be in place prior to or concurrently with acceptance of the any final maps. The funding mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any final map. The administration of the above mentioned funds and the coordination and performance of maintenance activities shall be by the City</p> <ul style="list-style-type: none"> <li>a) All Atascadero Police Department service costs to the project.</li> <li>b) All Atascadero Fire Department service costs to the project.</li> <li>c) All streets, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, and sewer mains within the project.</li> <li>d) All parks, trails, recreational facilities and like facilities.</li> <li>e) All open space and native tree preservation areas.</li> <li>f) All drainage facilities and detention basins.</li> <li>g) All common landscaping areas, street trees, medians, parkway planters, manufacture slopes outside private yards, and other similar facilities.</li> <li>h) All drainage facilities and detention basins.</li> <li>i) All common landscaping areas, street trees, medians, parkway planters, manufacture slopes outside private yards, and other similar facilities.</li> </ul>	<p><b>BP, GP</b></p>	<p><b>PS, BS, CE</b></p>	<p><b>13.1</b></p>
<p><b>Mitigation Measure 15.a:</b> The project shall pay Development Impact Fee per the Circulation System of Atascadero. These fees based on the City Development Impact Fee Schedule and shall be paid prior to any building permit issued on the property.</p>	<p><b>BP</b></p>	<p><b>PS, BS, CE</b></p>	<p><b>15.a</b></p>





ARCHITECTURAL SITE PLAN  
10-1-2019

LOT COVERAGE PROPOSED

21,000 SF BUILDING FOOTPRINT / 1.71 AC OR 74,487.60 SF = 0.28 OR 28%.

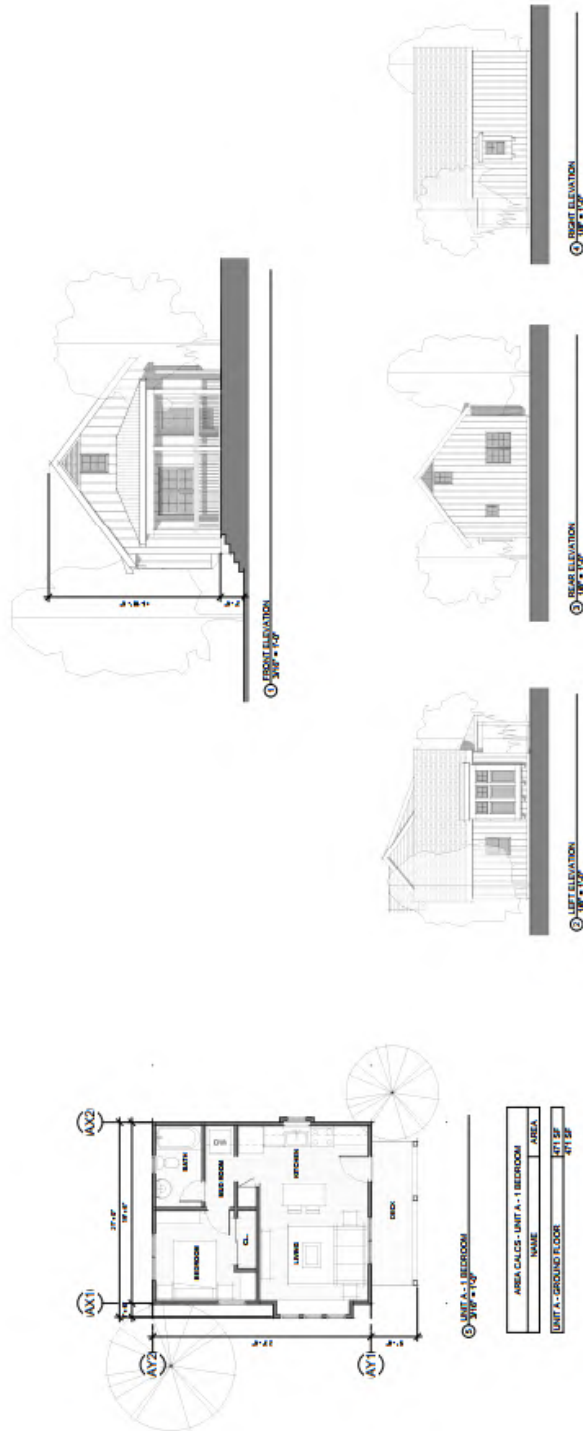
MAX. COVERAGE ALLOWED 30%

**rrm** design group

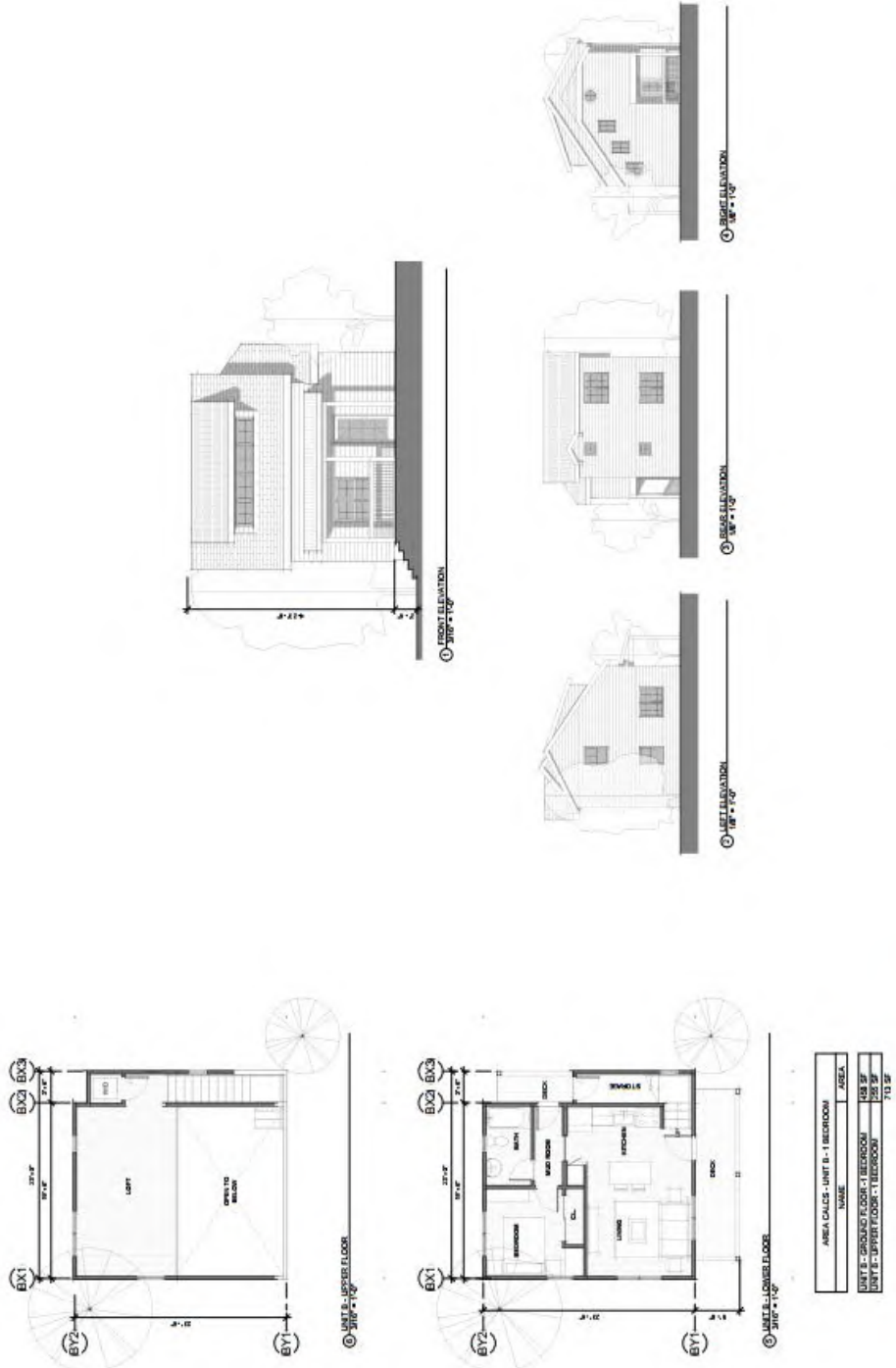
**GRAND OAKS PASEO**  
4711 EL CAMINO REAL, ATASCADERO, CA. 93422

**HORIZONTAL CONTROL PLAN A1**

1627-01-H-P19 SEPTEMBER 04, 2019 DRC REVIEW STUDY







MICRO-UNIT B1 A2.2  
1627-01-J319 SEPTEMBER 04, 2019 DRC REVIEW STUDY

GRAND OAKS PASEO  
4711 EL CAMINO REAL, ATASCADERO, CA. 93422



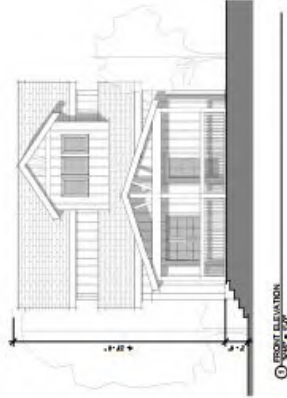


③ UNIT S - 2 BEDROOM  
2116 sq ft



④ UNIT S - 2 BEDROOM  
2116 sq ft

AREA CALCS - UNIT B - 2 BEDROOM	
NAME	AREA
UNIT B - UPPER FLOOR - 2 BEDROOM	255 SF
UNIT B - LOWER FLOOR - 2 BEDROOM	143 SF



① FRONT ELEVATION  
11'0" x 14'0"



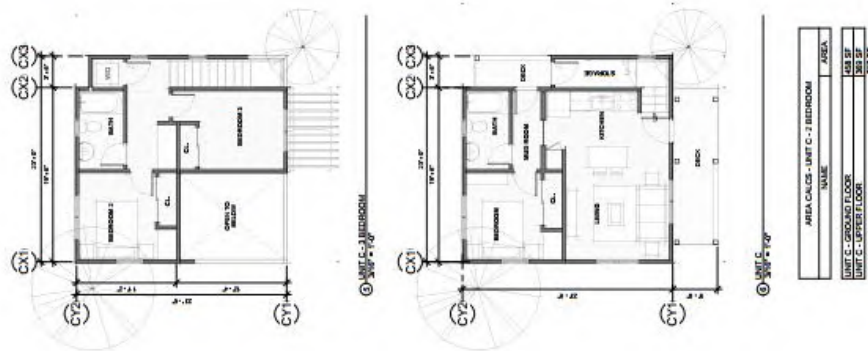
② LEFT ELEVATION  
11'0" x 14'0"



③ RIGHT ELEVATION  
11'0" x 14'0"



④ REAR ELEVATION  
11'0" x 14'0"



## MICRO-UNIT C A2.4

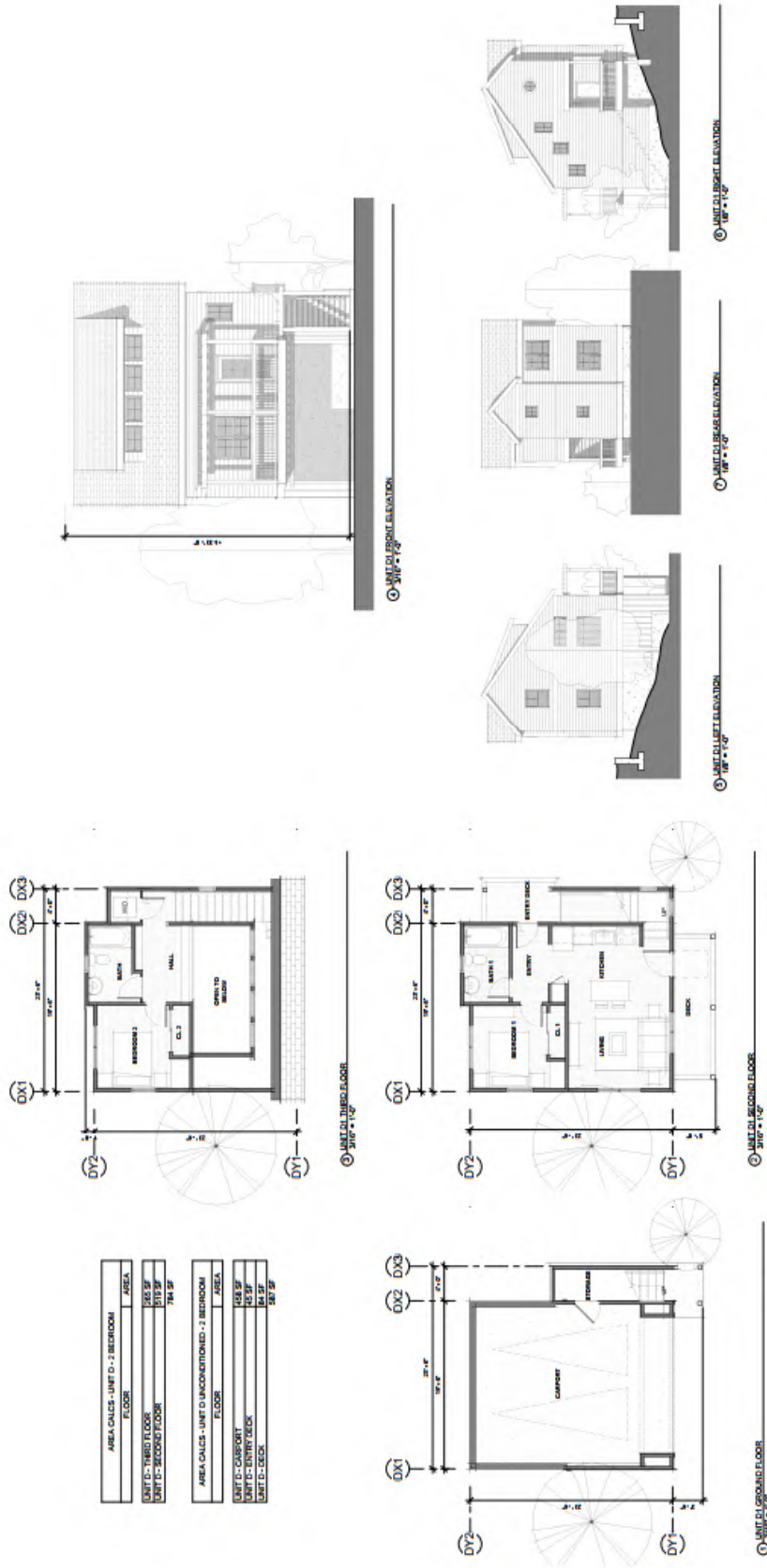
1627-01-12/19 SEPTEMBER 04, 2019 DRC REVIEW STUDY

## GRAND OAKS PASEO

4711 EL CAMINO REAL, ATASCADERO, CA. 93422







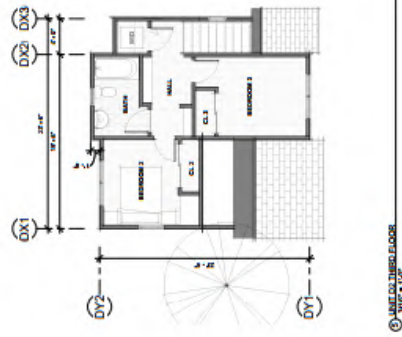
**MICRO UNIT D1 A2.5**

162701-UP19 SEPTEMBER 04, 2019 DNC REVIEW STUDY

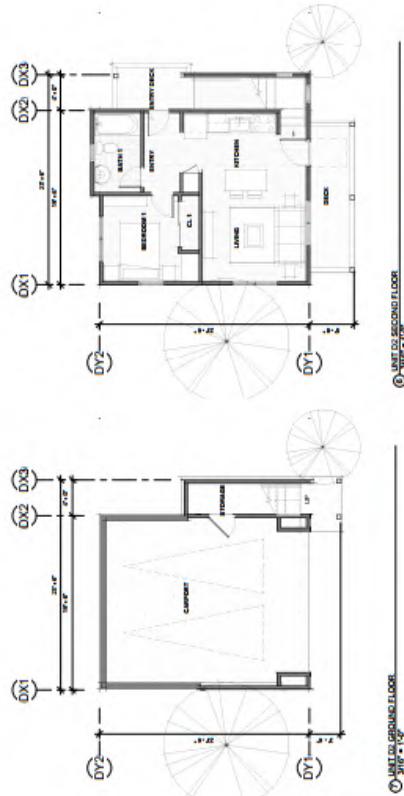
**GRAND OAKS PASEO**

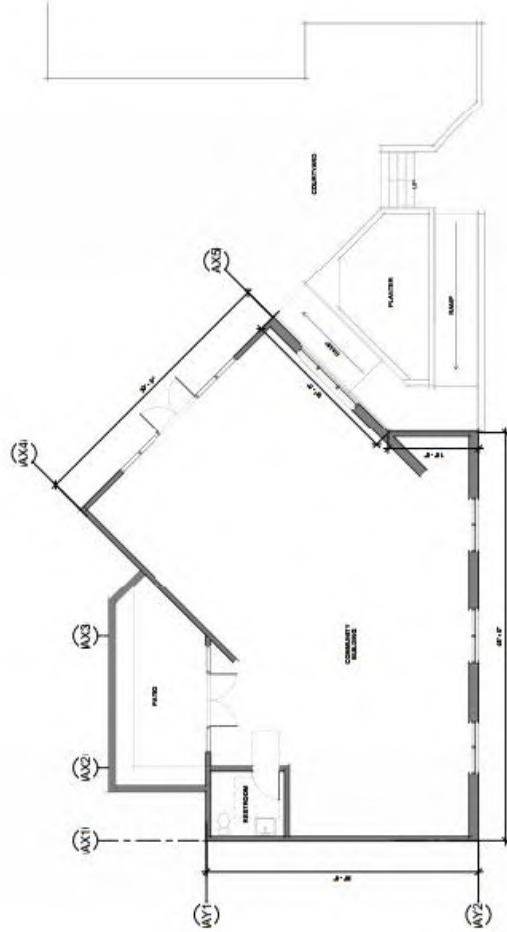
4711 EL CAMINO REAL, ATASCADERO, CA. 93422





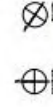
AREA CALC - UNIT D - 3 BEDROOM		AREA
FLOOR		
UNIT D - SECOND FLOOR		315 SF
UNIT D - THIRD FLOOR		315 SF
AREA CALC - UNIT D1 (RECONSTRUCTED) - 3 BEDROOM		
FLOOR		
UNIT D - COURTYARD		108 SF
UNIT D - FIRST FLOOR		315 SF
UNIT D - SECOND FLOOR		315 SF
UNIT D - THIRD FLOOR		315 SF





AREA CALLS - TYPICAL UNIT	
NAME	AREA
COMMUNITY BUILDING	187 SF

1627-01-UP19

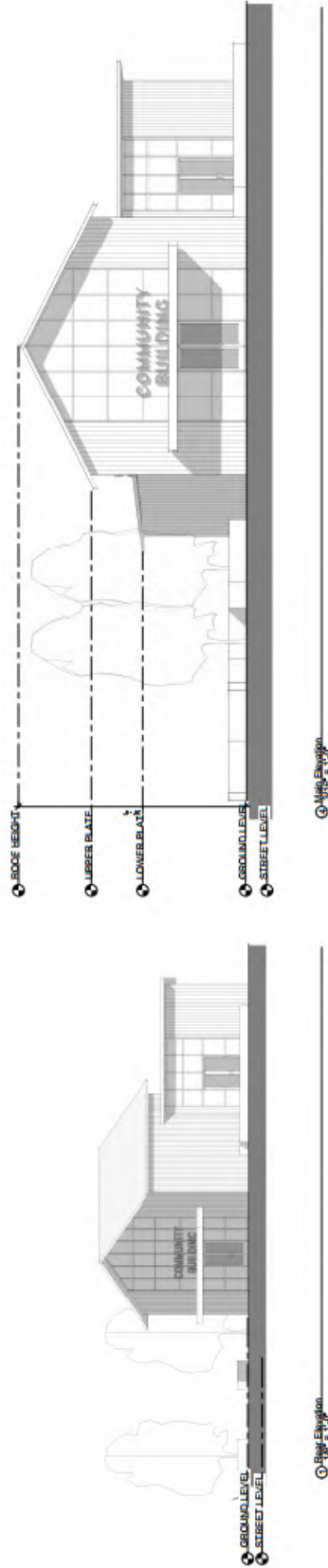
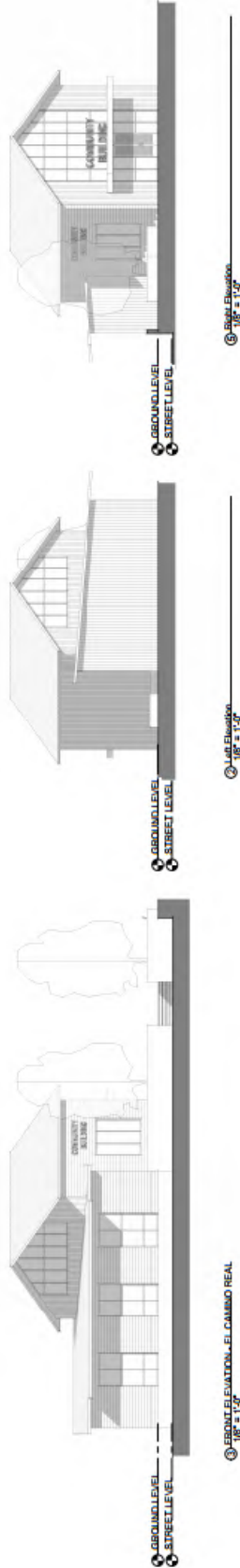


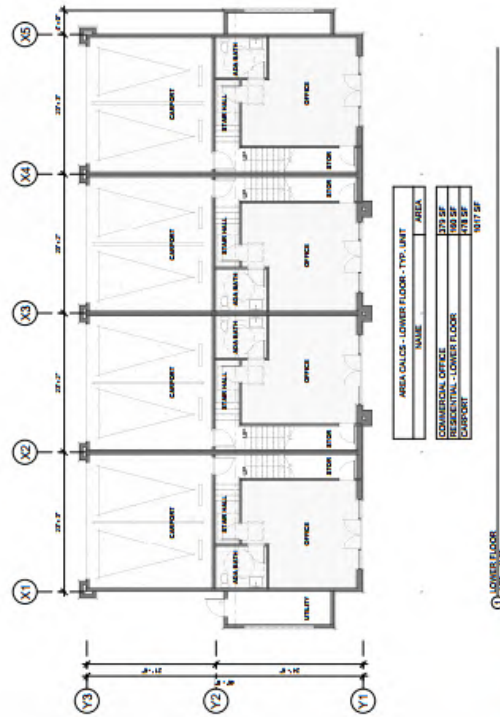
**rrm** design group

**GRAND OAKS PASEO**  
4711 EL CAMINO REAL, ATASCADERO, CA. 93422

**COMMUNITY BUILDING - FLOOR PLAN A3.1**

1627-01-UP19 SEPTEMBER 04, 2019 DRC REVIEW STUDY

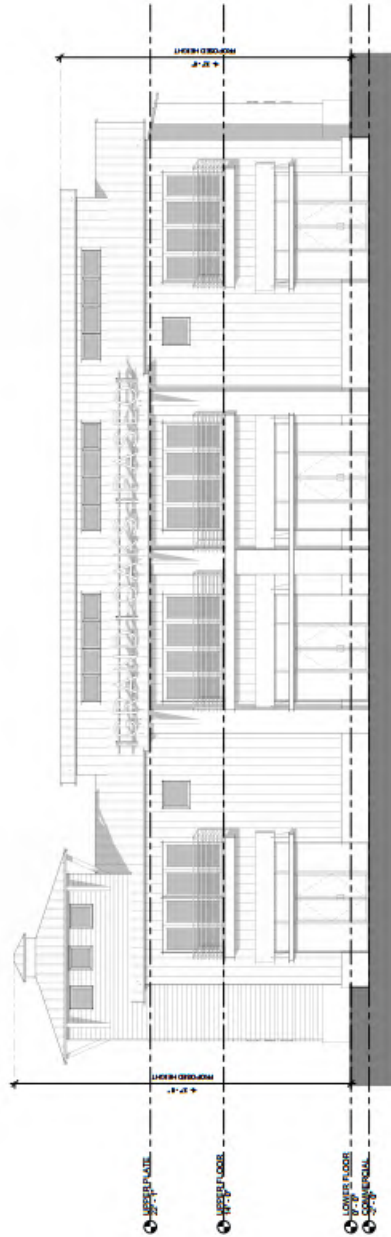




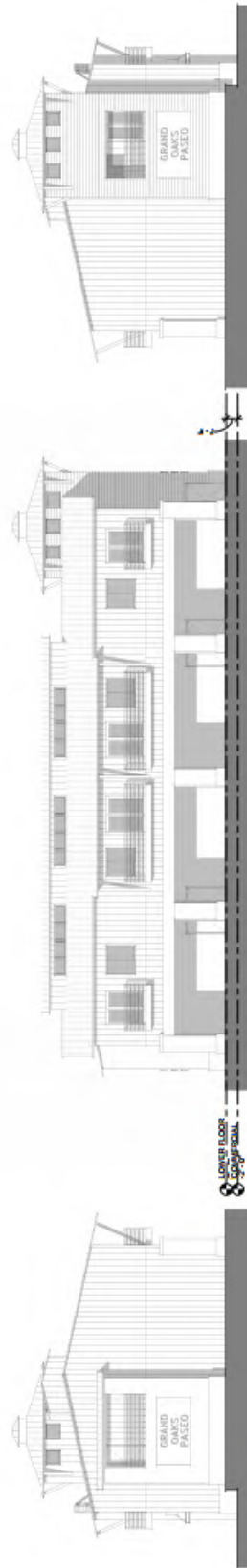
**rrm** design group | **GRAND OAKS PASEO** | **LIVE/WORK BUILDING - FLOOR PLANS** | **A4.1**

4711 EL CAMINO REAL, ATASCADERO, CA. 93422

1627-01-1P19 SEPTEMBER 04, 2019 DRC REVIEW STUDY



① EL CAMINO REAL ELEVATION  
3/16" = 1'-0"

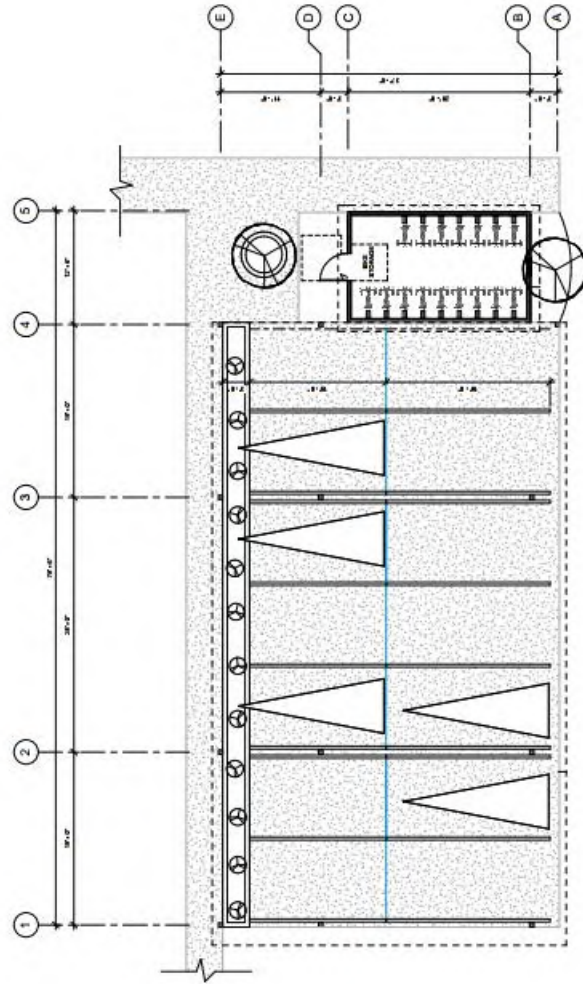


② RIGHT ELEVATION  
3/16" = 1'-0"

③ REAR ELEVATION  
3/16" = 1'-0"

④ LEFT ELEVATION  
3/16" = 1'-0"

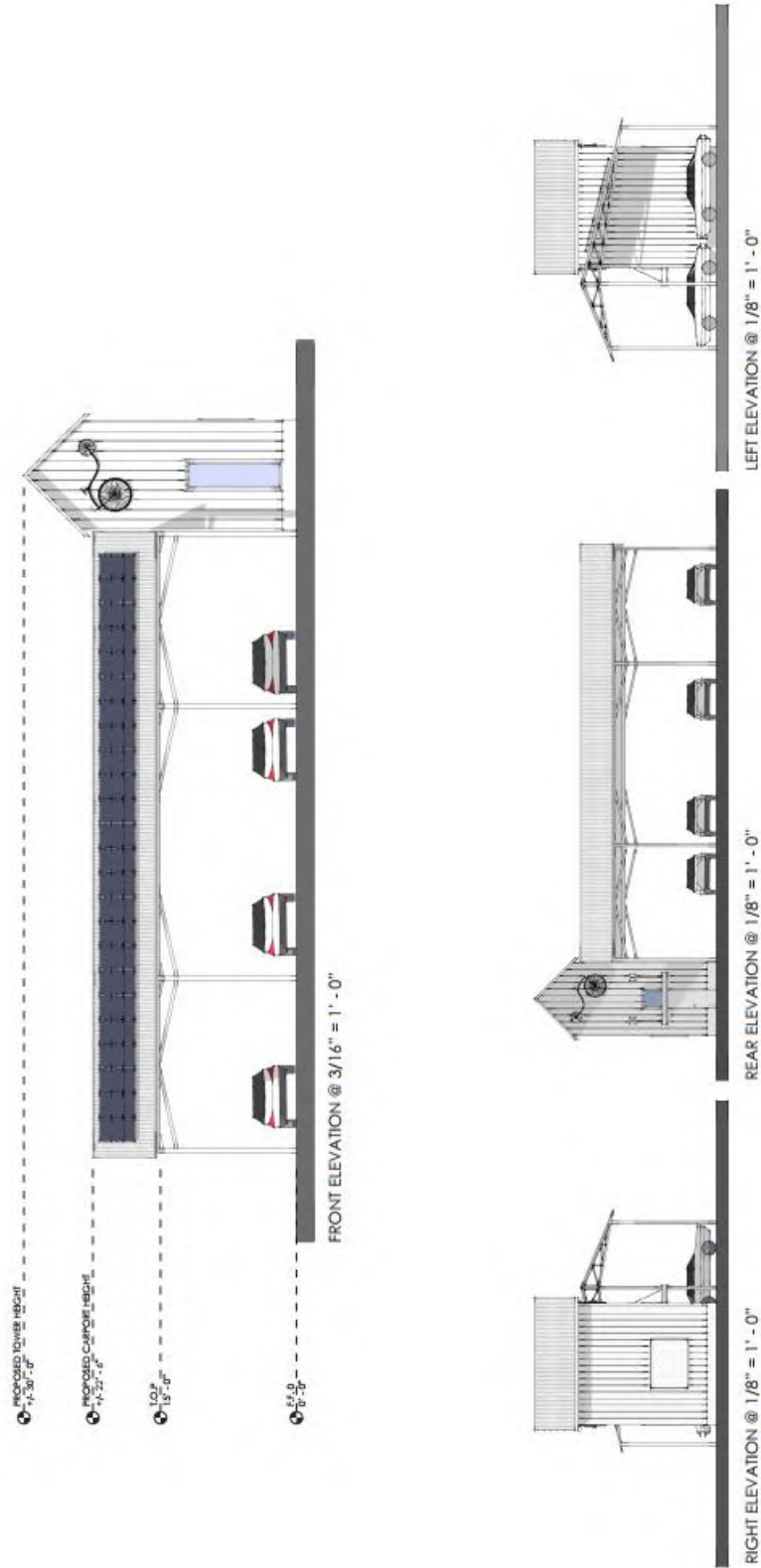




GROUND FLOOR PLAN

AREA CALC'S	NAME	AREA
PORT AREA		180 SF
BIKE TOWER AREA		180 SF





GRAND OAKS PASEO

4711 EL CAMINO REAL, ATASCADERO, CA. 93422

CAR PORT/BIKE TOWER - ELEVATIONS

A5.2

160701-HP19 SEPTEMBER 04, 2019 DSC REVIEW STUDY

SCHEME 1



SCHEME 2



SCHEME 3



SCHEME 4



SCHEME 5



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES

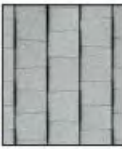


WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES

ROOFING



APR SPANS: NA-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK  
TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

ROOFING



APR SPANS: NA-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK  
TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

ROOFING



APR SPANS: NA-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK  
TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

ROOFING



APR SPANS: NA-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK  
TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

ROOFING



APR SPANS: NA-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK  
TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

GRAND OAKS PASEO

4711 EL CAMINO REAL, ATASCADERO, CA. 93422

MATERIAL BOARD - MICRO UNITS

1627014P19 - SEPTEMBER 04, 2019 - DBC REVIEW STUDY

A6.1



## COMMUNITY BUILDING

EXTERIOR WALL



LONGBOARD FACADES: LONGBOARD SENG,  
LIGHT CHERRY OR DARK PE

## LIVE/WORK BUILDING

EXTERIOR WALL



LONGBOARD FACADES: LONGBOARD SENG,  
LIGHT CHERRY OR DARK PE

## CARPORT / BIKE TOWER

EXTERIOR WALL



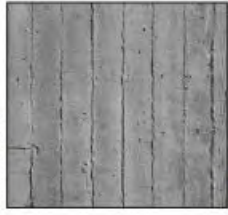
LONGBOARD FACADES: LONGBOARD SENG,  
LIGHT CHERRY OR DARK PE

ROOFING



ROOFING: MCLEOD;  
SLATE GRAY STANDING SEAM

BASE/WAINSCOT



CONCRETE;  
BOARDFORM

ROOFING



ROOFING: MCLEOD;  
SLATE GRAY STANDING SEAM

BASE/WAINSCOT



CONCRETE;  
BOARDFORM

WINDOWS / EXT. FRAME



STRUCTURAL FRAME:  
BLACK METAL

BASE/WAINSCOT



CONCRETE;  
BOARDFORM

ROOFING



ASP SPANS: NU-WAVE CORRUGATED  
COLOR: METALIC SILVER

STONEFRONT:  
LAWNBERG #29 - BLACK



GRAND OAKS PASEO

4711 EL CAMINO REAL, ATASCADERO, CA. 93422

MATERIAL BOARD - COMMERCIAL

A6.2

1627014-019 SEPTEMBER 04, 2019 DEC REVIEW STUDY

**Attachment 3: Applicant Justification Statement**

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***Grand Oaks Paseo***  
***A Mixed Use Residential Live/Work Community***

***4711 El Camino Real, Atascadero, CA***

**PROJECT DESCRIPTION:**

The proposed Project is a mixed-use residential community which includes 26 detached single-family residential units, 4 live-work units, and an approximately 1900 square foot community building. Located along El Camino Real, the live work units will front the street with a ground floor office space and will create an urban streetscape interface along the El Camino Real Corridor.

The proposed project is intended to provide 100% of the units as moderate priced (or below) “for-sale” housing by design and includes a tentative tract map of 32 lots (26 single family lots, four (4) Live-work mixed use lots, one (1) commercial parcel and one (1) common area parcel).

The Project design strives to preserve the heritage oaks on the property and create an agrarian and colonial cottage character that aligns with Atascadero’s history. The site design includes the central open space area for community activities and opportunities for the residents to engage socially.

**Project Summary:** The following table includes the detailed summary of the project

PROJECT ADDRESS:	4711 El Camino Real	Atascadero, CA	APN	029-271-001
PROJECT PLANNER	Kelly Gleason, Senior Planner	(805) 470-3448	kgleason@atascadero.org	
APPLICANT	Ted Lawton, Cal Coastal Holdings, LLC			
PROPERTY OWNER	John Williams, The Acacias Development, LLC			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE

Residential Multi-family (RMF), General Commercial (GC)	Residential Multi-Family (RMF-20), Commercial (CR), PD-27 (Planned Development #27)	1.71 acres	Vacant infill site previously commercial and residential	Mixed-use Planned Development moderate priced (26 single family detached Residential units with community building and 4 Commercial/ Residential Live/Work residences)
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### ***Project History***

The “Grand Oaks Paseo” Mixed-use Planned Development project site was approved by the City Council as Planned Development #27 in 2008. The project was approved for a mixed-use residential project. It was not constructed. The approved project includes the following components:

- multi-family condo units (40)
- 8,000 square-feet of commercial

The proposed Project includes the following modifications to the previous planned development approval: a decrease in total density from 40 condo units to 26 detached “cottage sized” single family residential units, a 1900 sf community building, and 4 Live-work units with approximately 2200 sf of commercial office space. The Project also includes a carport/bike parking structure which will support community solar panels.

### ***Project Objective***

The core project objective is to provide moderately priced “for sale” housing (rather than apartment rental housing options) by design to allow for attainable home ownership as a benefit to the residents and community of Atascadero. Because the Project is designed to be moderately priced, the project effectively complies with the State Density bonus law. Certain benefits are afforded projects which include at least 10% of the units as moderately priced units. By design Grand Oaks Paseo exceeds this minimum. This will require specific exceptions to development standards such as lot sizes, setbacks, parking standards, etc. Hence the proposal is to amend the previously approved site-specific Planned Development (PD #27.) The Planned Development Overlay allows for deviation in the City’s standards for setbacks, heights, parking, etc. in exchange for project benefits that have been established by the City Council. The project strives to both meet a specific housing need without cumbersome financial subsidies, deed restrictions, etc. and achieve a thoughtful mid-block commercial component along the El Camino Real corridor.

### ***Project Concept***

The proposed site plan is the result of an intentional effort to work with the natural site terrain, preserve the Heritage Oaks and to create a sense of place and community within the context of the General Plan and Zoning for the site which calls for a mixed-use community, by integrating the commercial – residential in such a way that Grand Oaks Paseo becomes a destination where residents experience a strong sense of community artfully integrated into the El Camino Real commercial corridor. The project’s commercial live-work units on the El Camino Real commercial corridor are part of the *Grand Oaks Paseo* community. Also proposed is a

community building (approximately 1900 sf) that is situated on the site to visually integrate with the commercial street frontage along the corridor. Within the interior of the community there are shared amenities and common space such as walking paths, community gardens, fire-pits, bocci court, BBQ and picnic areas with shade covered decks and seating areas for gathering and relaxation.

The Project also strives toward sustainability with the provision of covered parking with solar panels, on site storm water retention and other site development features such as drought tolerant landscape and permeable surfaces.

### ***Mid-Block Commercial***

Recognizing the limited viability for mid-block retail commercial uses along this reach of the El Camino Real corridor, the commercial component of this project provides 4 live-work spaces for the City of Atascadero and a community building that will serve to economically benefit the residents and their guests at the Grand Oaks Paseo development. The live-work space is a modernized concept of the individual professional work space attached to owner/operator living quarters. Live-work is designed to provide an efficient workspace for small business and individual owner operators, while reducing the combined monthly cost of living and workspace rents/ownership. The workspace portion of the live-work units fronts El Camino Real and the living space is located above the workspace.

The Grand Oaks Paseo Live Work commercial space is located both mid-block and at the northern end of the El Camino Real corridor and could potentially prove difficult to lease to local retail/restaurant businesses. The live-work component of this project both integrates the commercial component into the overall community and sets up a well-positioned opportunity for successful office use.

The 4 live-work units provide approximately 4,000 SF of living space and 2,200 SF of office space. These 4 units will benefit the community as they reduce the necessity to commute, provide savings to operator which produces more economically viable business, reduction of commercial space vacancy, and provides attainable housing. Live-work units provide a clear differentiation between work area and living area unlike home offices and provides a clear commercial frontage to El Camino Real.

In addition, along the El Camino Real frontage there is an approximately 1900 SF community building managed by the homeowners association to provide scheduled programming activities which may include live music, art shows, poetry readings, crafts, classes, workshops etc. for the residents and their guests.

### ***Affordable Housing***

Grand Oaks Paseo project will provide an affordable home ownership opportunity and solution that meets state and county affordable housing standards for moderate priced “for sale” housing while also creating a highly desirable community focused on sustainability and quality of living. As noted above, the Project is designed to be 100% moderately priced “for sale” housing. As a result, the project effectively complies with the State Density bonus law. Under this law, certain benefits are afforded projects which include a minimum of 10% of the units as moderately priced units. By design Grand Oaks Paseo exceeds this minimum.



Achieving an affordable design solution is accomplished by providing an alternative housing product to today's common affordable housing solutions. This means that each component of the project is designed to be affordable and provide attainable "work force" housing to compete with market rate prices while fostering local economic benefits of home ownership. This is in contrast to today's common affordable housing solution which is typically met with affordable apartment developments which are often owned by out of town operators/companies. The out of town apartment operator drains the equity from both the local economy and the working-class resident who must deal with the stress of providing for his/her family in this high cost rental market and must compete with constant force of inflationary housing cost.

The main economic driving force impacting the affordability of housing on the Central Coast is the availability and type of housing which drives up the overall cost of housing in comparison to the average working adults proportionate individual take home pay. This cost is exceeding approximately 60% to 70% of residents' current wages, which exceeds the national average by more than a factor of 8 according to a recent study provided by the Joint Center of Housing Studies research center at Harvard University which has completed a comprehensive price to income ratio analysis.

The proposed Project's preliminary sales price per unit is at or below the current May 6 2019 county affordable housing standards. This is illustrated in the chart below:

<b>Affordable Housing Standards</b> (SLO May 6th,2019)		<b>Grand Oaks Paseo - Sales Prices</b>			
Unit Size (Bedrooms)	Moderate Income	1bed/1bth (475 SF)	2bd/2bth (713 SF)	3bd/2bth (827 SF)	Live/Work 2bd/2bth (1,500 SF)
Studio	\$ 280,000.00				
1	\$ 323,000.00	\$275,000.00			
2	\$ 366,000.00		\$335,000.00		\$365,000.00
3	\$ 409,000.00			\$375,000.00	
4	\$ 444,000.00				

### ***Site Plan and Parking***

The proposed project is designed to meet the state's moderate-income housing index with all the units. Therefore, the project complies with the State Density bonus provisions which set specific parking requirements for projects providing 10% or more of moderate priced units. The project is in compliance with current state parking requirements as part of the PD approval. These include the following:

One Bedroom Unit – 1 parking stall  
Two to Three Bedroom Unit – 2 parking stalls

As such, the project will accept the 10% moderate income housing requirement and will strive to provide moderate income pricing for ALL units

### ***Landscaping***



The Grand Oaks Paseo strives to enhance the character and quality of the development by creating a landscape that respects the climate and natural features of the site. Drought tolerant landscaping and Mediterranean plant species will enhance landscape and respect the nature of oak woodland habitat. Common open space areas, including the space adjacent to the Community building, preserve the existing heritage oak trees and focus community gathering and engagement under the large canopies. Typical private yards for the single family cottages are very limited with the reduced lot and home sizes, therefore, the central community gathering areas promote social engagement and interaction which are important key principles in creating a sense of place and established community pride. The common open space area includes shared amenities, such as community gardens along walking paths, fire pits, BBQ and picnic areas on raised decks under the oak trees, and seating areas. The natural slope of the site provides an opportunity for a hill slide and bouldering area for kids and adults to stop and play. The common area plaza adjacent to the Community building provides a shared community space for residents and their guests to enjoy the multi-use community building and flexible use space outside under a large oak tree canopy. A raised deck provides the opportunity for community engagement and respite under the shade and overlook onto the plaza below. Each cottage will include a planter box for growing fresh produce in addition to communal planter boxes. Sharing produce, cut flowers, and ownership of these beds will enhance the social equity and sense of community important to the Grand Oaks Paseo neighborhood. The perimeter of the project landscaping will provide vines and columnar shrubs to help screen and soften the edges adjacent to fences and retaining walls.

### ***Mural***

The neighboring commercial building to the south of the project lies on the property line, creating a large wall that could be difficult to screen. The Grand Oaks Paseo concept is to turn this wall into an opportunity, creating a beautiful mural the community can be proud of. It is the intent of the project proponents to engage the adjoining building/property owner to collaborate on this opportunity, securing their approval. This mural provides the opportunity for community engagement and an art piece to celebrate the Atascadero community history, the heritage oak trees, and the regions cultural history.

### ***HOA/CCR's***

The onsite common areas including the green spaces, pathways, decks, community building, gardens, firepits, streets, and street lighting shall be maintained by the residential Homeowners Association (HOA). The proposed HOA monthly fees are to be set as low as possible to minimize the residence overall cost of housing and will be well below the national average. The HOA will also allow an opportunity for the residents to participate in the monthly care and maintenance sharing program for the common areas to reduce their individual monthly HOA payments.

The community Covenants, Conditions and Restrictions (CCRs) will focus on providing for a safe, clean, intentional community centered around home ownership with the goal of maintaining owner occupied housing while enhancing the community's property value and overall quality of life. The CCRs will require that the purchase, sale, and transfer of any residential properties to be owner occupied.

## Attachment 4: Arborist Report

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Office: 2550 Tienda Place • Arroyo Grande, CA 93420 • (805) 474-8013  
Mail: P.O. Box 414 • Arroyo Grande, CA 93421  
E-Mail: [Dave@AceCertifiedTreeCare.com](mailto:Dave@AceCertifiedTreeCare.com) • Web: <http://acecertifiedtreecare.com>



09-02-19

Cal Coast Properties, Inc.  
242 El Dorado Wy.  
Pismo Beach, CA 93449  
805-215-2703 cell  
[jack@calcoastalslo.com](mailto:jack@calcoastalslo.com)  
[Ted@calcoastalslo.com](mailto:Ted@calcoastalslo.com)

### Certified Arborist's Report

This report is to give information about the Mature Oak Trees on the project relating to their place in the future of the development project. Some questions to be answered are whether they are healthy enough to remain in the project and whether they will be structurally sound enough to remain with the risk of breakage or failure at an acceptable level for the developer and the future residents.

#### ***Subject description and health comments:***

**4711 El Camino Real, Atascadero, CA**

I came to the site to assess these trees for the first time on May 25<sup>th</sup> of 2019 and again on August 30<sup>th</sup> 2019. There are 5 Coast Live Oaks in various sizes which will be identified and numbered as part of this report. Each will be given size numbers, the first of which being the size of the trunk in inches at breast height, followed by the spread of the foliage crown in feet, and finally a number describing the fullness of the leaf crown in a percentage. To give an example, a leaf crown that would let almost no light through to the soil underneath with the sun overhead would be given a value of 100%.

#1- 20/50/80-Has a leaning trunk and carries its crown weight on one side of the tree. These are concerns that need to be addressed.

#2-32/120/80-Healthy tree, no major concerns.

#3-31/70/90-Same

#4-44/140/75-Carries its crown weight on one side of the tree.

#5-54/120/65-Needs weight reduction and cabling.

Each of these Oaks show signs of drought stress and beetle attacks from prior years. Insect problems observed including boring beetles and leaf chewing or sucking insects were minimal as of this assessment.

***Future health outlook, importance to the development and community.***

Most of the Oaks are apparently in fair to good health and have a good chance to survive the effects of construction. They will need to have their care and maintenance budgeted and financed before, during and at after construction. They will receive the most effective care by a Certified Arborist or other credentialed expert using sound arboricultural principles in order to help them meet the challenges of withstanding the effects of construction while staying as healthy as possible. These expenses will be necessary to help insure against the chance of unexpected costs of treating for disease, removing trees due to death of a tree or other failure, and to prevent damage to infrastructure and hardscape. The result of proper tree care related to development is the retention of and many times increase in property values for the developer, the resident and neighborhood and the entire neighborhood.

Maintenance costs for monitoring, root and crown pruning and other tree health activities after construction is complete are estimated at about \$ 1,000.00 per tree per year for the first 2 years after construction and about \$ 800.00 per tree per year for the following 8 years, depending on yearly precipitation, and rate of growth and health. These cost estimates can be adjusted for inflation to create estimates for each successive decade.

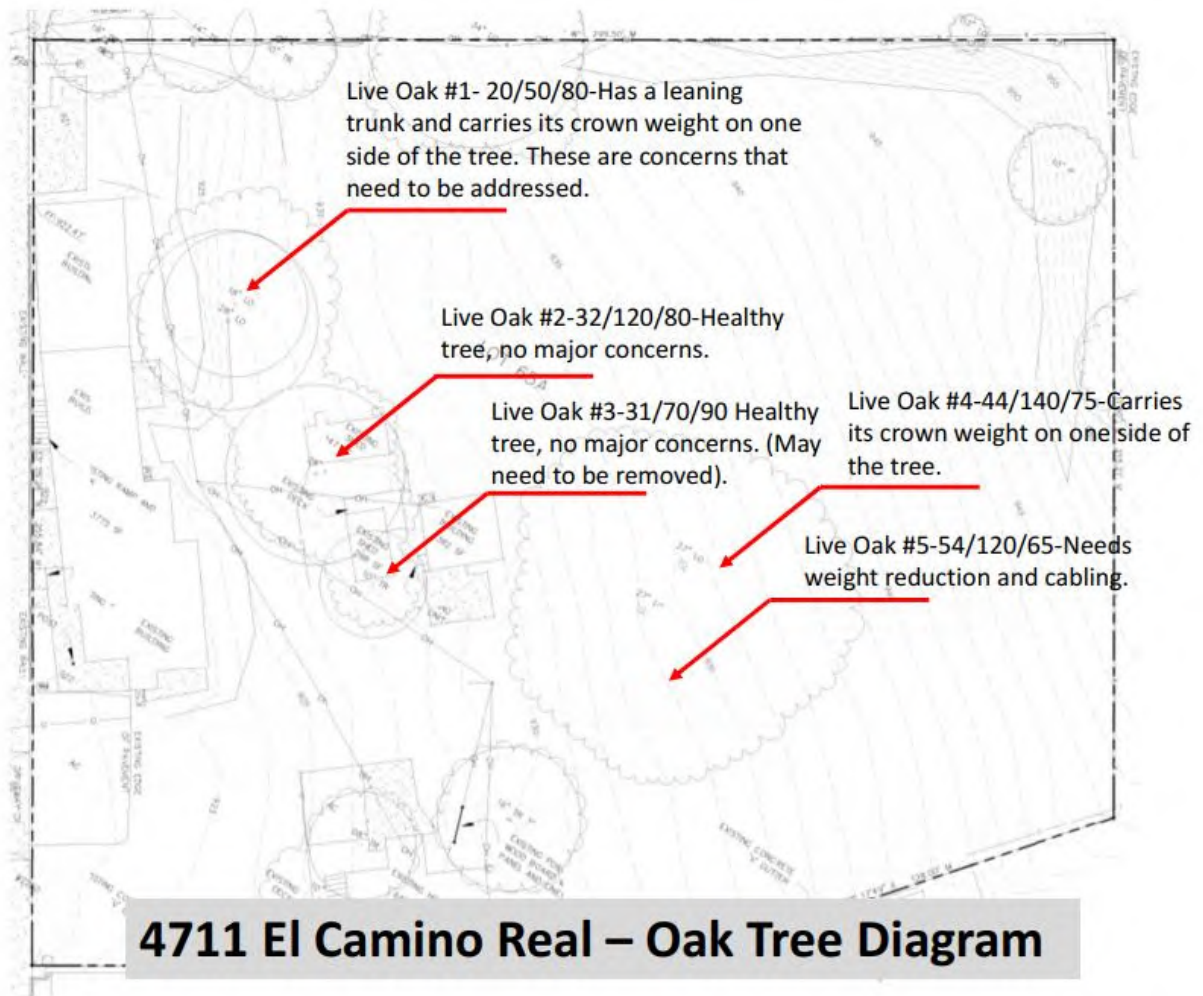
***Conclusion:*** All of the trees will need proper pruning and other care to allow for the best chance to withstand the challenges of development that will take place around them. These Oaks have the potential to last many decades to provide quality of life benefits such as cooling the areas around them, providing wildlife habitat, overall beauty and the sense of well-being that trees always provide, along with many other benefits that people take for granted.



Trees #1-3. The tree on the left has two trunks growing next to each other.



Trees # 4 and 5.





## Attachment 5: Phase II Archeological Report

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September 2, 2019

Jack Phelan  
Email Transmittal

Phase II Evaluation of CA-SLO-2425 located at 4711 El Camino Real in Atascadero, California.

---

Dear Mr. Phelan:

This letter is intended to document that Albion Environmental, Inc. (Albion) is under contract to conduct a Phase II cultural resource evaluation of CA-SLO-2425 within the parcel located at 4711 El Camino Real, Atascadero, (APN 029-271-001) where the owner plans to construct 26 detached one- and two-story single-family micro homes and a two-story mixed-use/multi-family building, as well as eight condos/stacked flats and eight tuck-under parking stalls. Since the project requires permits from the County of San Luis Obispo, the project is subject to Environmental Review under the California Environmental Quality Act (CEQA) and therefore an archaeological study is required prior to completion of your application for permits.

A recent Phase I surface survey conducted by CCARC, produced positive results and identified a previously recorded archaeological site, CA-SLO-2425. CA-SLO-2425 was recorded in 2005, as a precolonial midden, including flakes and burned mammal bone. Previous archaeologists conducted an Extended Phase I study of the Project Area, producing positive results from the excavation of one shovel test probe and recommended a Phase II subsurface investigation of the site within the Project Area. CCARC recommended additional archaeological studies to better ascertain the nature of the archaeological deposit and to determine its appropriate treatment under CEQA.

In August, Albion conducted a Phase II subsurface investigation within the Project Area. The purpose of the proposed Phase II study is to evaluate if CA-SLO-2425 is eligible for inclusion in the California Register of Historical Resources (CRHR) as it manifests within Project Area. Albion's evaluation study includes 1) an investigation of the subsurface archaeological deposit within the subject parcel to assess site integrity, 2) laboratory analysis of artifacts to assess the site's eligibility for inclusion in the CRHR, and 3) an assessment of impacts to the site from the proposed construction project. Albion has completed all fieldwork associated with the Phase II evaluation. The excavations recovered materials associated with the early to post-mid 20<sup>th</sup> century use of the property. Laboratory analysis, background research, field methods, results, and eligibility recommendations are being compiled into a technical report.

In summary, within the current Project Area the deposit at CA-SLO-2425 does not contain a discrete temporal component, and it appears to have no or very limited depositional integrity, which are important factors related to its significance under CEQA guidelines. Albion's study revealed a highly disturbed archaeological deposit consisting of early to mid-20<sup>th</sup> century refuse mixed with modern

1414 Soquel Avenue, Suite 205  
Santa Cruz, CA 95062

(831) 469-9128 Santa Cruz  
(805) 592-2222 San Luis Obispo

albionenvironmental.com

ALBION  
Phase II Evaluation of CA-SLO-2425 at 4711 El Camino Real, Atascadero, California

September 2, 2019

debris. It is Albion's judgement that this small and disturbed American Period deposit does not provide data pertaining to local/regional research questions and therefore CA-SLO-2425 within the Project has not yielded, or is not likely to yield, information important in prehistory or history. For these reasons, it is Albion's recommendation that the portion of CA-SLO-2425 within the proposed Project Area is considered not eligible for listing in the CRHR under criterion D. Therefore, no additional archaeological studies are recommended.

Based on these findings, it is Albion's judgment that the development of 4711 El Camino Real will not cause an adverse effect to a historical resource, and no further archaeological study is recommended. However, since the subject parcel is located within a known archaeological site, there is still potential for intact archaeological deposits or important archaeological features to exist within and near CA-SLO-2425. Therefore, it is Albion's judgement that a project specific Archaeological Monitoring Plan should be developed and implemented to help guide the development Project should any significant archaeological deposits be uncovered during construction. Moreover, it is Albion's judgement that a qualified archaeologist monitor all initial ground-disturbing activities associated with the development project in a manner outlined in the Archaeology Monitoring Plan.

Please contact me at (805) 592-2222 if you have any questions or need any additional information.

Sincerely,



Reilly Murphy, MA, RPA  
Principal  
Albion Environmental, Inc.  
3563 Sueldo Street, Suite P  
San Luis Obispo, CA 93401  
[RMurphy@AlbionEnvironmental.com](mailto:RMurphy@AlbionEnvironmental.com)

## **Attachment 6: Project Design Package**

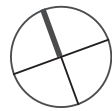
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See Following



PROJECT STYLE / DESIGN INTENT

Whether it is seeing the first-time buyers in the Grand Oaks Paseo micro community enjoying the central green in the shade of the grand oak or working in the community garden, the project vision is to create a live/work mixed-use, micro home community in the City of Atascadero, CA. The project style is designed to inspire to colonial-cottage style influences for the residential micro units while the commercial live work mixed-use building and community building fronting along El Camino Real is styled in a contemporary agrarian vernacular.



DWELLING UNIT & PARKING SUMMARY

**(26) SFR MICRO UNITS AND COMMUNITY BLDG.**  
MIN. REQ.: 1 STALL PER ONE BEDROOM, 2 STALLS PER 2 OR 3 BEDROOM.

REQUIRED: 52 SPACES  
PROPOSED: 58 SPACES

**(4) LIVE/WORK UNITS** (COMMERCIAL OFFICE + RESIDENCE)  
MIN. REQ.: 1 STALL PER 400 SF OF FLOOR AREA; COMMERCIAL OFFICE  
MIN. REQ.: 2 STALLS PER 2 BEDROOM DWELLING UNIT

REQUIRED: 4 SPACES FOR COMMERCIAL OFFICE  
(+/- 1,520 SF COMMERCIAL/400) PLUS 8 SPACES FOR LIVE WORK  
RESIDENCES (2 PER UNIT) = 12 SPACES  
PROPOSED: = 12 SPACES (INCLUSIVE OF ONE ADA COMPLIANT STALL)

TOTAL ON-SITE PARKING REQUIRED: 64  
TOTAL ON-SITE PARKING PROVIDED: 70

TOTAL DENSITY UNITS ALLOWED: 36  
TOTAL DENSITY UNITS PROVIDE: 30

NOTE: PER STATE CODE SECTION, ON-SITE SPACES MAY BE PROVIDED THROUGH TANDEM OR UNCOVERED PARKING, BUT NOT ON-STREET PARKING. REQUESTING THESE PARKING STANDARDS DOES NOT COUNT AS AN INCENTIVE OR CONCESSION.

PROJECT DESCRIPTION

The proposed project is a mixed-use residential community which includes 26 detached single-family residential units, 4 live-work units, and a community building. Located along El Camino Real, the live work units will front the street with a ground floor office space and will create an urban streetscape interface along the El Camino Real Corridor. The proposed project is intended to provide a minimum 10% of the units as moderate priced "for-sale" housing by design and includes a tentative tract map of 32 lots (26 single family lots, four (4) Live-work mixed use lots, one (1) commercial parcel and one (1) common area parcel). The Project design strives to preserve the heritage oaks on the property and create an agrarian and colonial cottage character that aligns with Atascadero's history. The site design includes the central open space area for community activities and opportunities for the residents to engage socially

PROJECT STATISTICS

PROJECT ADDRESS:	4711 EL CAMINO REAL ATASCADERO, CA 93422
APN:	029-271-001
LOT AREA:	1.71 ACRES (74,055 SF)
GENERAL PLAN DESIGNATIONS:	GENERAL COMMERCIAL (FRONT OF PROPERTY) HIGH DENSITY RESIDENTIAL (BACK OF PROPERTY)
ZONING:	COMMERCIAL RETAIL (CR) - 0.79 ACRES (FRONT OF PROPERTY) RESIDENTIAL MULTI-FAMILY (RMF-20) - 0.92 ACRES (BACK OF PROPERTY) PLANNED DEVELOPMENT OVERLAY ZONE NO.27 (PD27)
AFFORDABLE DENSITY PROPOSED	10% MODERATE-INCOME UNITS
GOV. CODE 65915 (d)(A)	
NUMBER OF DEVELOPER INCENTIVES OR CONCESSIONS:	THE INCENTIVE OR CONCESSION PROPOSED TBD IN COORDINATION WITH CITY STAFF PROJECT ZONING REVIEW. TYPE OF INCENTIVE OR CONCESSION ANTICIPATED ARE REDUCTION IN SITE DEVELOPMENT STANDARDS SUCH AS MIN. LOT SIZE OR A MODIFICATION OF ZONING OR ARCHITECTURAL DESIGN REQUIREMENTS, SUCH AS A REDUCTION IN SETBACK OR ALLOWABLE BUILDING HEIGHT REQUIREMENT S
ONE ALLOWED	
GOV. CODE 65915 (p)(1)	
CURRENT USE:	VACANT LOT
ADJACENT USE:	COMMERCIAL RETAIL, CHURCH, AUTO DETAILING/SALES, SINGLE-FAMILY RESIDENTIAL
MIN. LANDSCAPE COVERAGE REQUIRED:	25% FOR MULTIFAMILY ZONES AND 10% FOR COMMERCIAL ZONES
MAX. LOT COVERAGE ALLOWED:	50%
SITE AVERAGE SLOPE:	9.6%
ALLOWABLE DENSITY (TITLE 9-3.252):	1.71 ACRES X 20 UNITS = 34 UNITS
DENISITY BONUS (TITLE 9-3.803):	10% MODERATE-INCOME UNITS = 5% DENITY BONUS (34 UNITS X 105% = 36 UNITS)
MAX. ALLOWABLE BUILDING HEIGHT (TITLE 9-4.113):	(CR) 35-FEET, (RMF) 30-FEET (2-STORY MAX.)
MAX. ALLOWABLE LOT COVERAGE (TITLE 9-3.262):	(RMF) 50%
PROPOSED MIN. DISTANCE BETWEEN RESIDENTIAL BUILDINGS	6- FEET (SHALL COMPLY WITH CALIF. RES. CODE MIN. STANDARDS)
PROPOSED MIN. DISTANCE BETWEEN COMMERCIAL BUILDINGS	10- FEET (SHALL COMPLY WITH CALIF. BLDG. CODE MIN. STANDARDS)
PROPOSED EL CAMINO REAL SETBACK	0- FEET (ENCROACHMENT OF OVERHEAD CANOPIES ALONG EL CAMINOR REAL WITH CITY APPROVAL)
PROPOSED YARD SETBACK ALONG NEIGHBORING PROPERTIES	5- FEET (SHALL COMPLY WIHT CRC & CBC MIN. STANDARDS)
PARKING REQUIRED:	1 ON-SITE PARKING SPACE FOR STUDIO AND ONE-BEDROOM UNITS; 2 ON-SITE PARKING SPACES FOR TWO AND THREE-BEDROOM UNITS; INCLUSIVE OF HANDICAPPED AND GUEST PARKING. SEE ADJACENT PARKING SUMMARY
BICYCLE PARKING PROVIDED:	SHORT-TERM BICYCLE PARKING (1 RACK WITH APPROX. 5 BICYCLES) LONG-TERM BICYCLE TOWER (APPROX. 30 BICYCLES)

SHEET INDEX

TITLE SHEET	T1
ARCHITECTURAL RESIDENTIAL INSPIRATION	T2
ARCHITECTURAL COMMERCIAL INSPIRATION	T3
LANDSCAPE SITE INSPIRATION	T4
LANDSCAPE SITE INSPIRATION	T5
LANDSCAPE SITE INSPIRATION	T6
LANDSCAPE MURAL INSPIRATION	T7
EXISTING SITE TOPOGRAPHY	C0
VESTING TENTATIVE TRACT MAP	VTTM1.0
GRADING AND DRAINAGE	VTTM2.0
SITE CROSS SECTIONS	VTTM3.0
SITE CROSS SECTIONS	VTTM3.1
UTILITY PLAN	VTTM4.0
LANDSCAPE SITE PLAN	L1
HORIZONTAL CONTROL PLAN	A1
MICRO-UNIT A	A2.1
MICRO-UNIT B1	A2.2
MICRO-UNIT B2	A2.3
MICRO-UNIT C	A2.4
MICRO-UNIT D1	A2.5
MICRO-UNIT D2	A2.6
COMMUNITY BUILDING - FLOOR PLAN	A3.1
COMMUNITY BUILDING - ELEVATIONS	A3.2
COMMERCIAL LIVE/WORK BUILDING - FLOOR PLAN	A4.1
COMMERCIAL LIVE/WORK BUILDING - ELEVATIONS	A4.2
CARPOT/BIKE PARKING STRUCTURE - FLOOR PLAN	A5.1
CARPOT/BIKE PARKING STRUCTURE - ELEVATIONS	A5.2
MATERIAL BOARD - RESIDENTIAL	A6.1
MATERIAL BOARD - COMMERCIAL	A6.2
CONCEPTUAL AERIAL PERSPECTIVE VIEW	A7.1
CONCEPTUAL AERIAL PERSPECTIVE VIEW	A7.2
CONCEPTUAL PROJECT SIGNAGE	A7.3

TOTAL SHEETS: 32

PROJECT TEAM

CLIENT:	CAL COASTAL PROPERTIES ADDRESS: 242 EL DORADO WAY SHELL BEACH, CA. 93449 CONTACT: TED LAWTON EMAIL: TED@CALCOASTALSLO.COM PHONE: 415.987.6928
ARCHITECT:	RRM DESIGN GROUP ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: EDDIE HERRERA EMAIL: EMHERRERA@RRMDESIGN.COM PHONE: 805.543.1794
CIVIL ENGINEER:	WALSH ENGINEERING ADDRESS: 1108 GARDEN ST., STE 202-204 SAN LUIS OBISPO, CA 93401 CONTACT: MATT WALSH EMAIL: MATT@WALSHENGINEERING.NET PHONE: 805 319-4948 X101
LANDSCAPE ARCH:	RRM DESIGN GROUP ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: LANCE WIERSCHEM EMAIL: LDWIERSCHEM@RRMDESIGN.COM PHONE: 805.543.1794









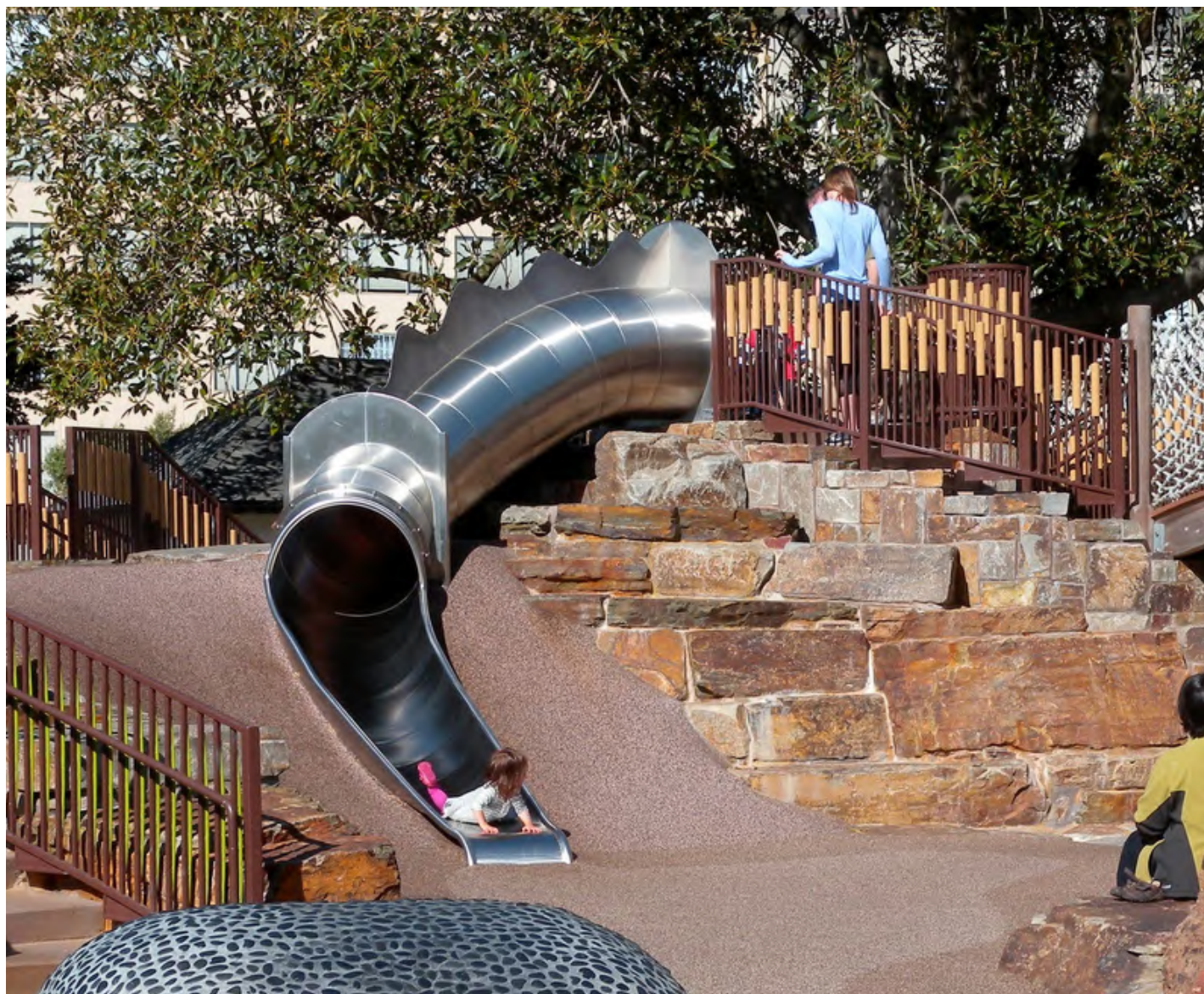








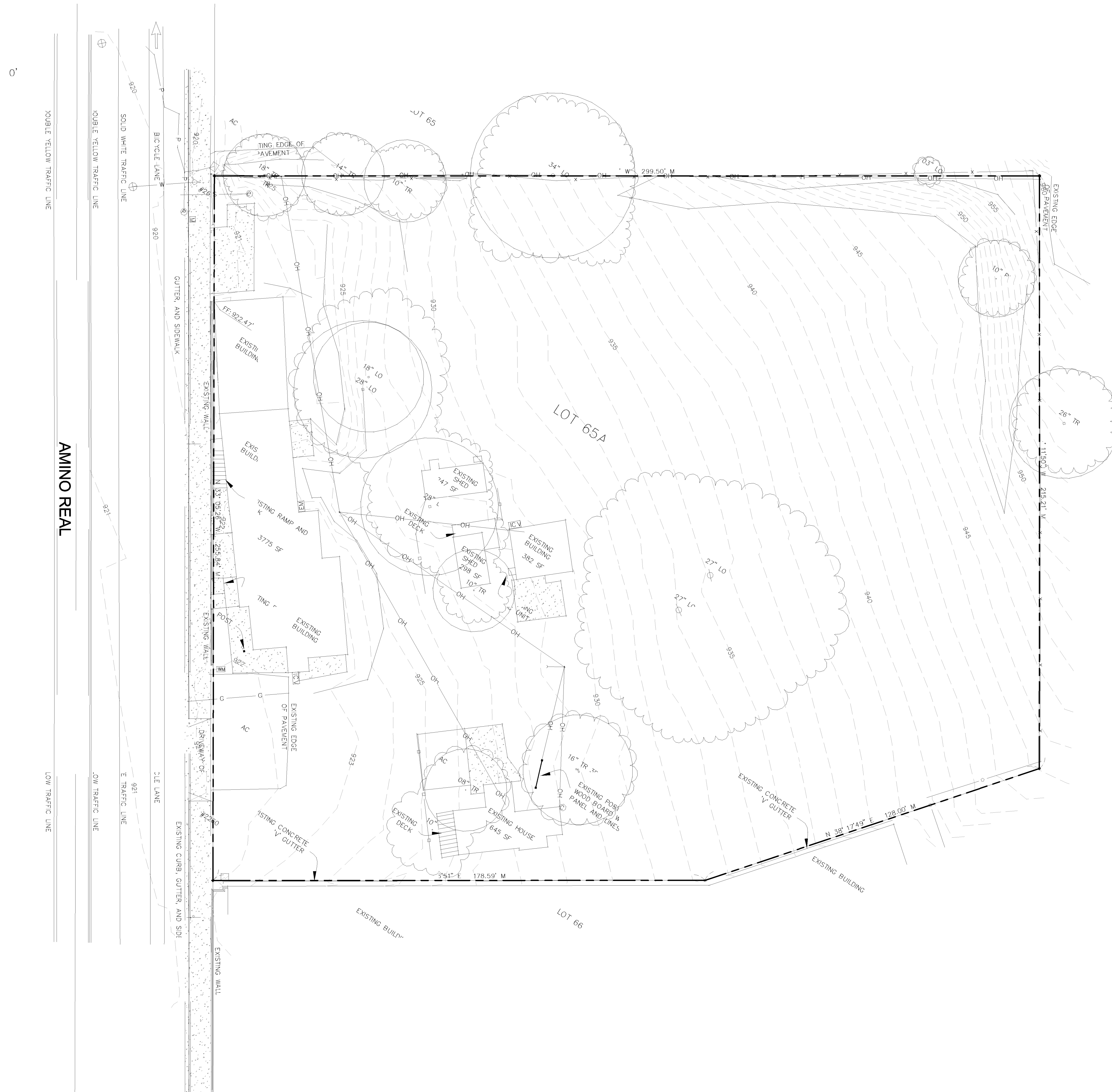














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REVISIONS:	
1	11/24/18 INITIAL SITE PLAN
2	2/21/19 SITE PLAN REVISIONS
3	4/25/19 DRC REVIEW SITE PLAN SET
4	6/21/19 DRC SET - NEW SITE PLAN
5	8/14/19 CITY REVIEW REVISIONS

## GRAND OAKS PASEO

4711 EL CAMINO REAL, ATASCADERO, CA. 93422

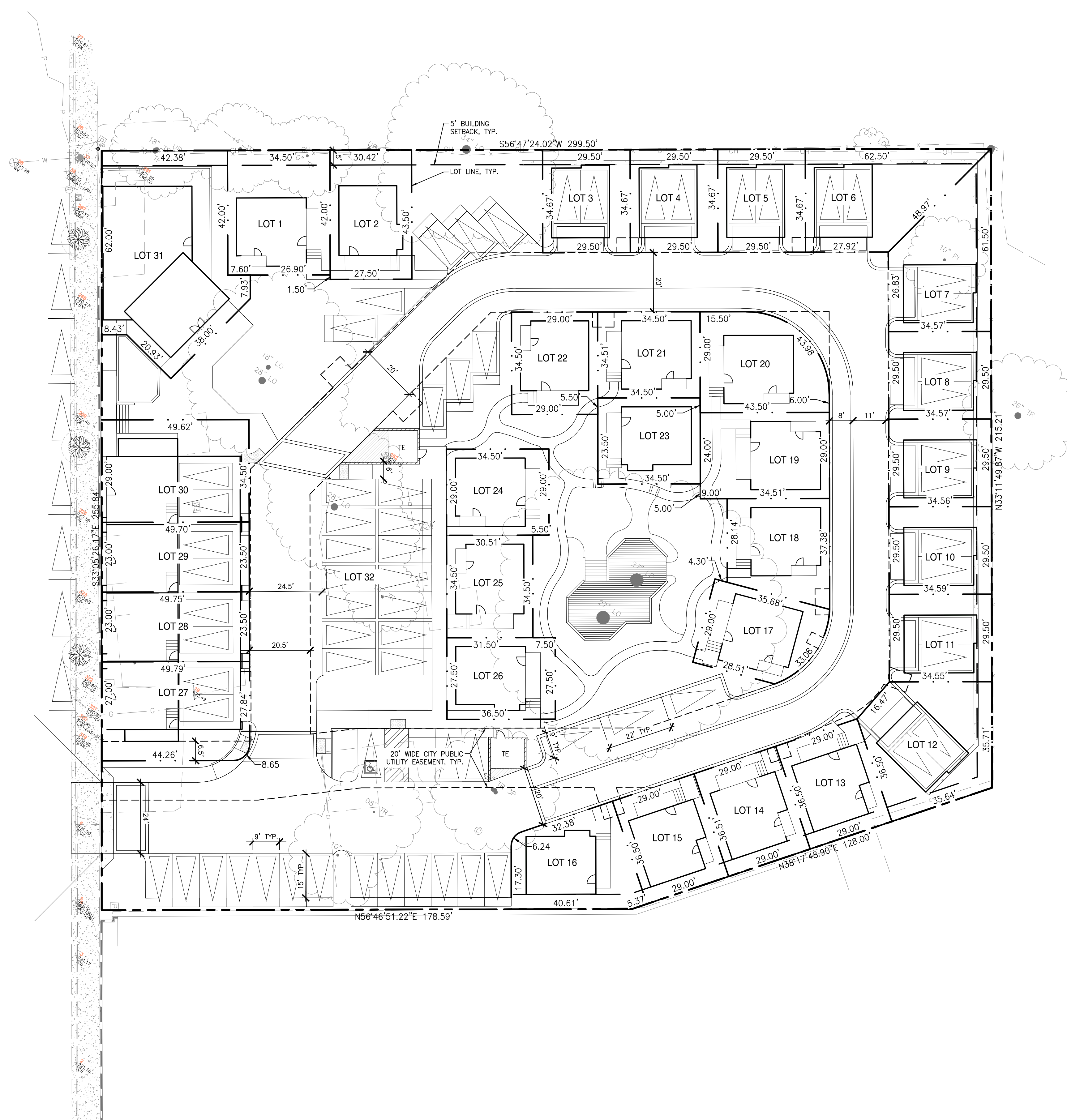
## VESTING TENTATIVE TRACT MAP

VTTM1.0

1627-01-LP19

AUGUST 30, 2019

EL CAMINO REAL



### DEVELOPER INFORMATION

TED LAWTON | JEFF LANDON  
CAL COASTAL PROPERTIES  
CA BRE: 01862677 | CA GC: 984293  
CELL: 415.987.6928 | OFFICE: 805.242.6202  
EMAIL: TED.CALCOASTALSLO.COM | WWW.CALCOASTALPROPERTIES.COM

### PARCEL INFORMATION

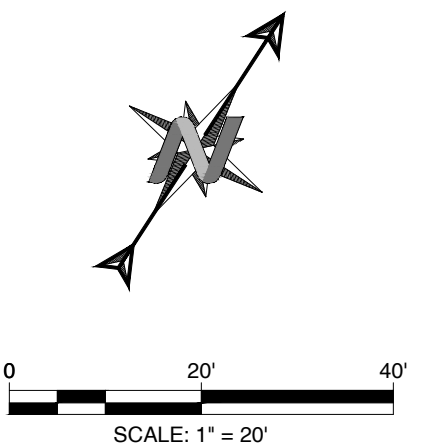
ADDRESS: 4711 EL CAMINO REAL, ATASCADERO, CA 93422  
APN: 029-271-001  
SIZE: 74,056 SF = 1.70 ACRES  
AVERAGE SLOPE: 9.6%

### LOT SUMMARY:

1-26:	SINGLE FAMILY RESIDENTIAL MIN. LOT SIZE = 850 SF±
27-30:	LIVE/WORK MIN. LOT SIZE = 950 SF±
31:	COMMERCIAL LOT SIZE = 2300 SF±
32:	COMMON LOT FOR FIRE ACCESS, PARKING, OPEN SPACE, DRAINAGE AND UTILITIES

### SHEET INDEX

VTTM1.0	- VESTING TENTATIVE TRACT MAP
VTTM2.0	- GRADING AND DRAINAGE PLAN
VTTM3.0	- SITE CROSS SECTIONS
VTTM3.1	- SITE CROSS SECTIONS
VTTM4.0	- UTILITY PLAN





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## GRAND OAKS PASEO

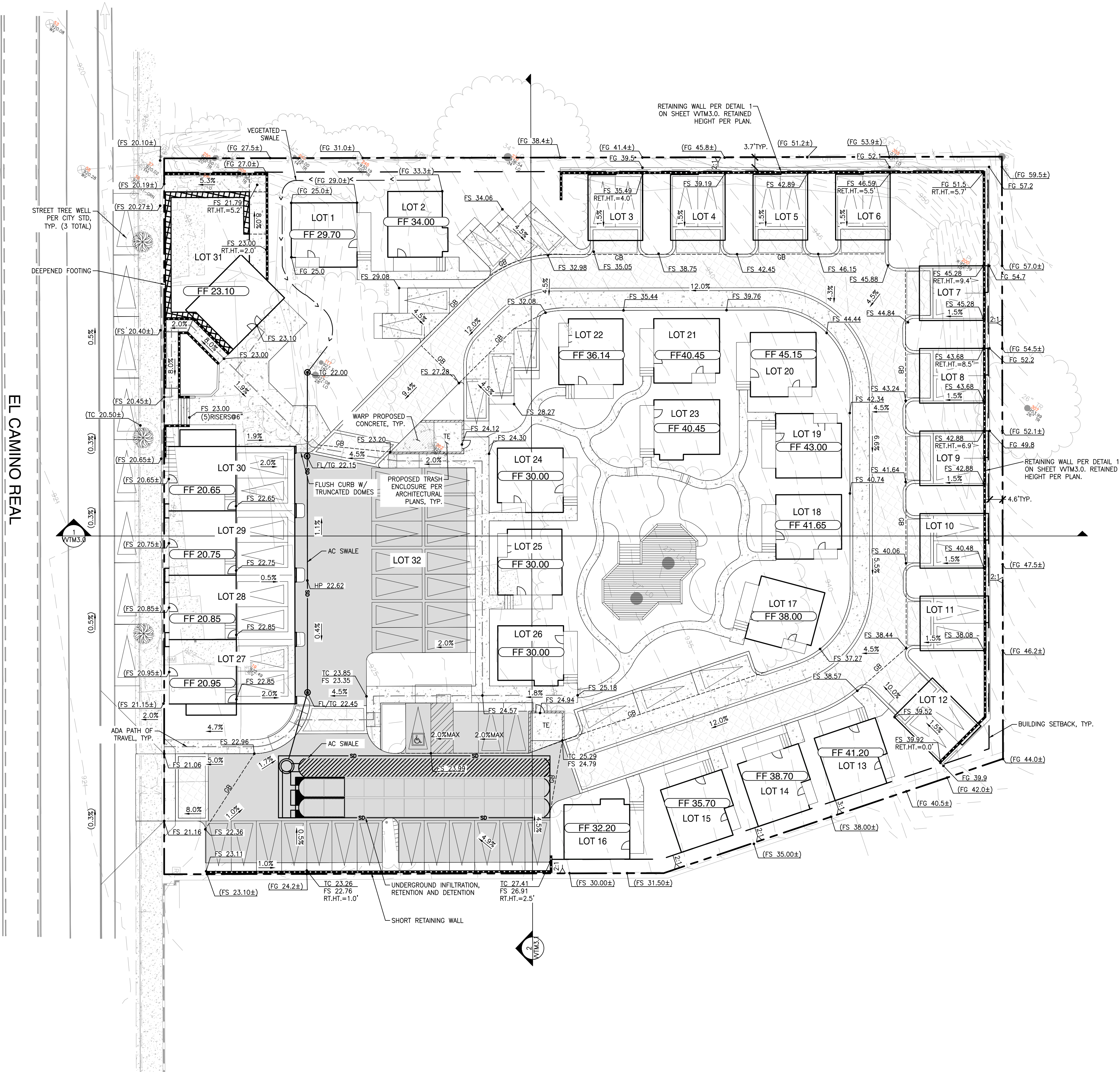
4711 EL CAMINO REAL, ATASCADERO, CA. 93422

## VESTING TENTATIVE TRACT MAP GRADING AND DRAINAGE PLAN

VTTM2.0

1627-01-LP19

AUGUST 30, 2019



### DEVELOPER INFORMATION

TED LAWTON | JEFF LONDON  
CAL COASTAL PROPERTIES  
CA BRE: 01862677 | CA GC: 994293  
CELL: 415-987-6928 | OFFICE: 805-242-6202  
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ADDRESS: 4711 EL CAMINO REAL, ATASCADERO, CA 93422  
APN: 029-271-001  
SIZE: 74.055 SF = 1.70 ACRES  
AVERAGE SLOPE: 9.6%

### IMPERVIOUS AREA SUMMARY

IMPERVIOUS AREAS:		
PAVED AREA	=	10,540 SF
CONCRETE AREA	=	8,820 SF
BUILDING COVER	=	19,230 SF
TOTAL IMPERVIOUS AREA	=	38,590 SF

46% IMPERVIOUS

PERVIOUS PAVEMENT AREA = 8,200 SF

### POST CONSTRUCTION REQUIREMENTS/STORMWATER

- PERFORMANCE REQUIREMENTS 1, 2, 3 AND 4.
1. RUNOFF REDUCTION: INCORPORATE PERVIOUS PAVEMENT IN PASEO AREA.
  2. QUALITY TREATMENT: INCORPORATE POROUS AGGREGATE WITHIN PERVIOUS PAVEMENT SECTION FOR FILTRATION AND INFILTRATION TO UNDERLYING SOILS.
  3. RETENTION & INFILTRATION: INCORPORATE PERVIOUS PAVEMENT SECTION WITH ROCK STORAGE SUB LAYER FOR STORAGE AND INFILTRATION, INCORPORATE UNDERGROUND CHAMBER STORAGE AND FILTRATION FACILITY.
  4. PEAK MANAGEMENT & DETENTION: INCORPORATE UNDERGROUND CHAMBER STORAGE AND INFILTRATION FACILITY WITH METERED OUTLET STRUCTURE TO MATCH PRE-PROJECT RUNOFF.

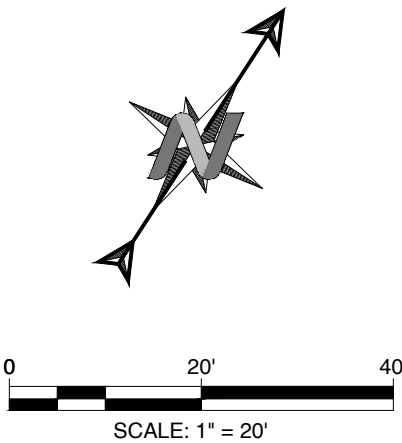
### UTILITIES

W. CABLE- COX/COMCAST  
GAS- SOUTHERN CALIFORNIA GAS  
ELECTRICITY- PACIFIC GAS & ELECTRIC  
SEWER- CITY OF ATASCADERO  
WATER- ATASCADERO MUTUAL WATER COMPANY

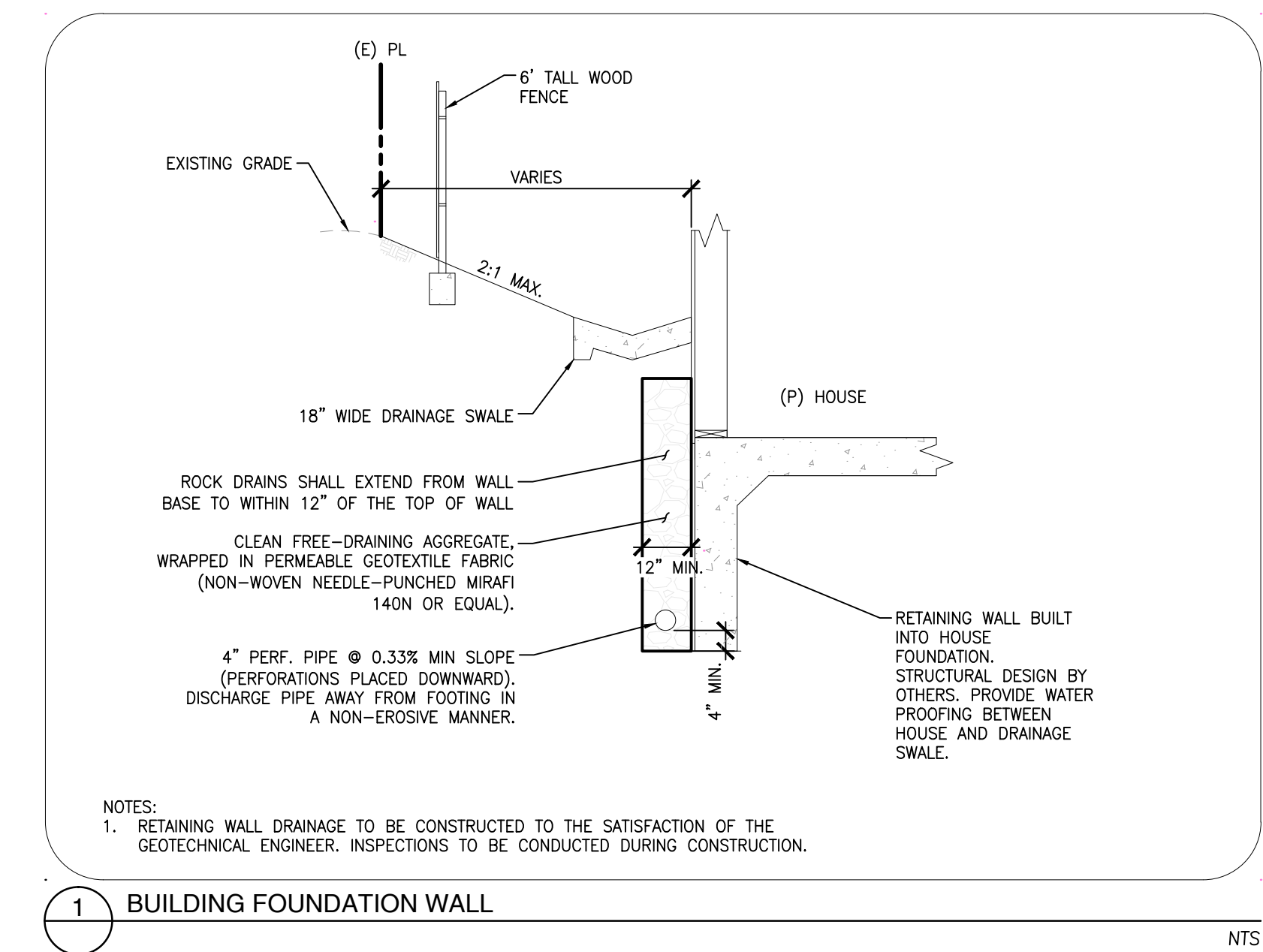
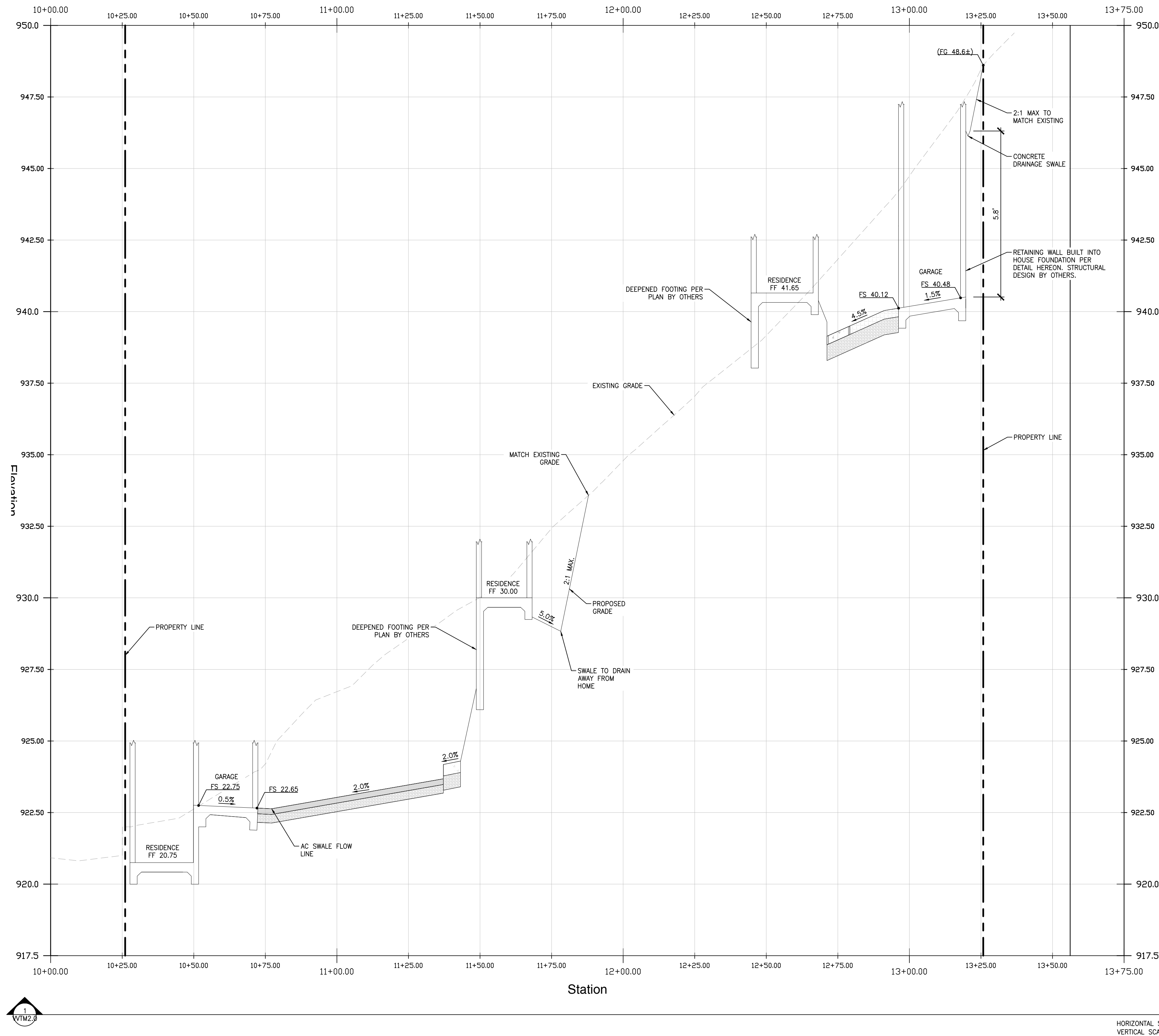
WATER SYSTEM NOTES:  
3X3/4" METER MANIFOLDS PER ATMWC STANDARD NO. 330  
2X1" METER MANIFOLDS PER ATMWC STANDARD NO. 330  
MIXED USE RESIDENTIAL CONDO UNITS WILL BE SUBMETERED PER SB 7

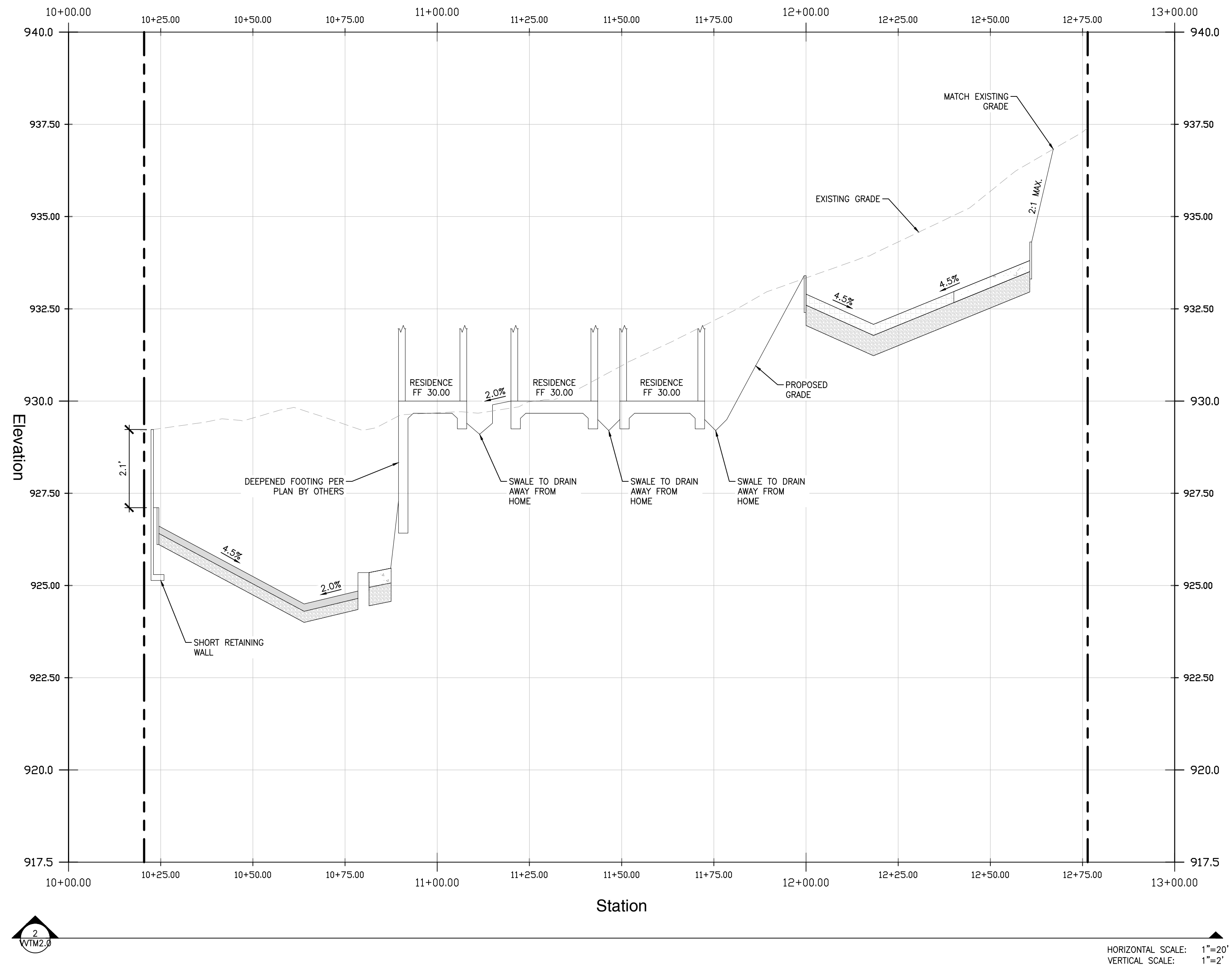
### GENERAL NOTES

- A. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- D. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
- E. PROPOSED ELEVATIONS SHALL HAVE 900' ADDED TO THEM TO REFLECT TRUE ELEVATIONS RELATED TO THE PROJECT BENCHMARK. PLAN ELEVATIONS WERE SIMPLIFIED FOR CLARITY.

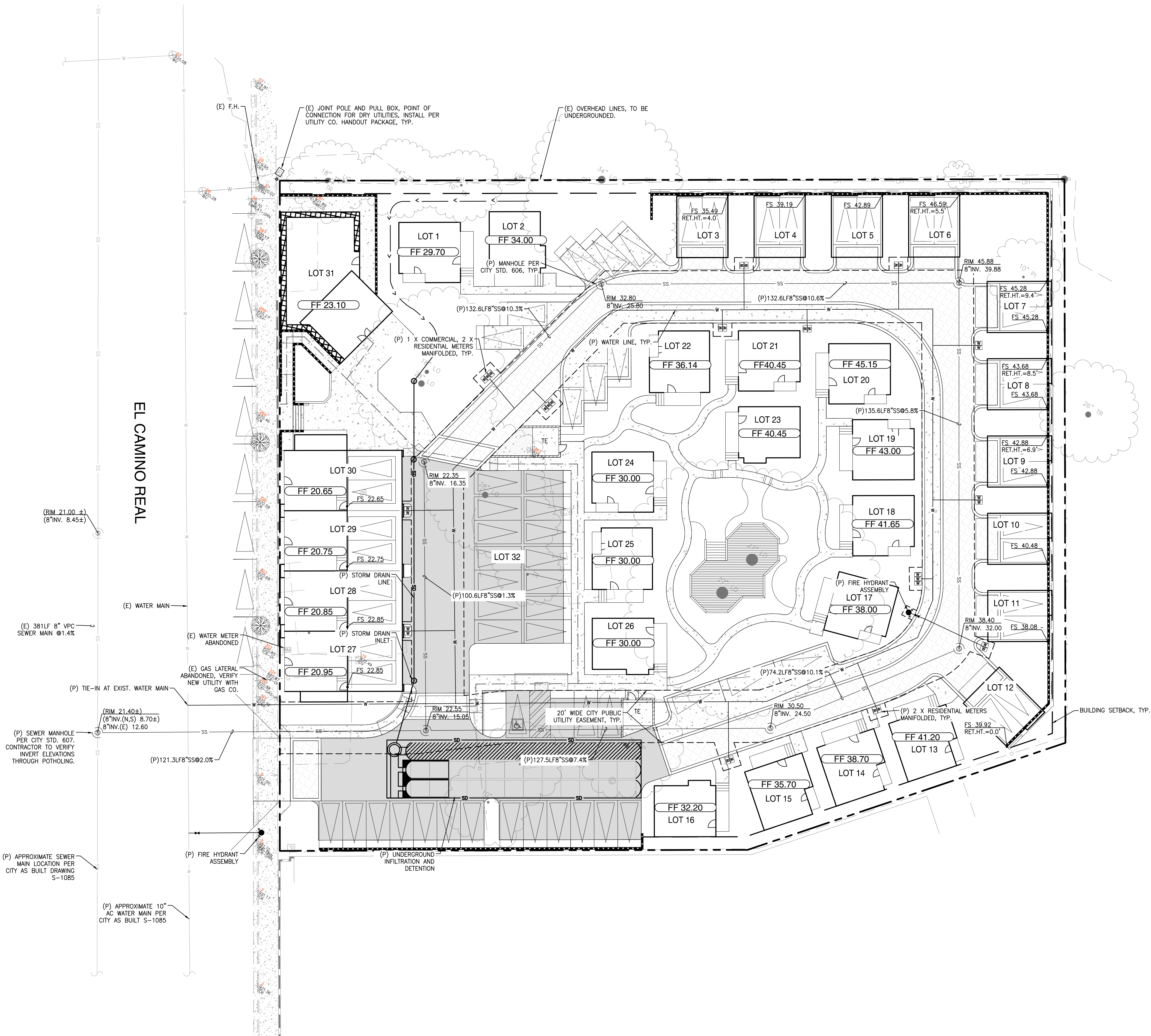












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POST CONSTRUCTION REQUIREMENTS/STORMWATER

- PERFORMANCE REQUIREMENTS 1, 2, 3 AND 4.
1. RUNOFF REDUCTION: INCORPORATE PERVIOUS PAVEMENT IN PASEO AREA.
  2. QUALITY TREATMENT: INCORPORATE POROUS AGGREGATE WITHIN PERVIOUS PAVER SECTION FOR FILTRATION AND INFILTRATION TO UNDERLYING SOILS.
  3. RETENTION & INFILTRATION: INCORPORATE PERVIOUS PAVER SECTION WITH ROCK STORAGE SUB LAYER FOR STORAGE AND INFILTRATION, INCORPORATE UNDERGROUND CHAMBER STORAGE AND FILTRATION FACILITY.
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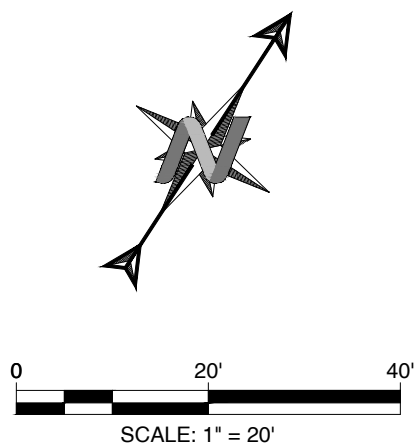
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SEWER- CITY OF ATASCADERO  
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WATER SYSTEM NOTES:  
3X3/4" METER MANIFOLDS PER ATMWC STANDARD NO. 330  
2X1" METER MANIFOLDS PER ATMWC STANDARD NO. 330  
MIXED USE RESIDENTIAL CONDO UNITS WILL BE SUBMETERED PER SB 7

UTILITY GENERAL NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.
2. PROPOSED ELEVATIONS SHALL HAVE 900" ADDED TO THEM TO REFLECT TRUE ELEVATIONS RELATED TO THE PROJECT BENCHMARK. PLAN ELEVATIONS WERE SIMPLIFIED FOR CLARITY.
3. ALL WATER AND SEWER CROSSINGS SHALL CONFORM TO CITY STD. 601.







DECORATIVE PAVING AND STAMPED CONCRETE INSPIRATION SAMPLES. FINAL SELECTION BY LANDSCAPE ARCHITECT IN COORDINATION WITH CITY PLANNING STAFF



STREET TREES IN TREE GRATES ALONG EL CAMINO REAL (30' SPACING)

TYPICAL LOW FENCING AT PRIVATE RESIDENTIAL AREAS TO BE OFFERED AS AN OPTION TO HOME OWNERS WITH SMALL PETS.

EL CAMINO REAL

100' x 12' x 100' TRAFFIC UNIT

50' x 10' x 50' TRAFFIC UNIT



### LANDSCAPE AREAS PROPOSED

COMMON LANDSCAPE AND DECK AREA = 7,530 SF  
COMMUNITY BUILDING PATIO = 166 SF  
OUTDOOR COURTYARD AREA = 1,250 SF

### CONCEPT PLANT SCHEDULE

- STREET TREE**  
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
- ACCENT TREE**  
ARBUTUS MENZIESII / PACIFIC MADRONE  
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK  
X CHITALPA TASHKENTENSIS 'BURGUNDY' / BURGUNDY CHITALPA
- SHADE TREE**  
QUERCUS LOBATA / VALLEY OAK  
QUERCUS SUBER / CORK OAK
- SCREEN**  
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH  
PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI
- EXISTING TREES TO REMAIN AND PROTECT IN PLACE**
- DROUGHT TOLERANT LANDSCAPE PLANTINGS (Sunset Zone 7)**  
20,500 SQ. FT.
- SYNTHETIC TURF**  
1,020 SQ. FT.

### LANDSCAPE MATERIALS

- BOULDERS**
- DECORATIVE STAMP/CONCRETE TREATMENT WITH NATURAL COLOR TONES. PATTERN SELECTION BY LANDSCAPE ARCHITECT.**
- DECORATIVE PAVING - DRIVE AISLE**
- DECORATIVE PAVING - PEDESTRIAN/PARKING AREAS**
- DECOMPOSED GRANITE PAVING**
- CONCRETE PAVING**

**IRRIGATION AND PLANTING DESIGN CRITERIA:**  
A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

TREES WILL BE IRRIGATED BY BUBBLERS. ALL PLANTING WILL RECEIVE DRIP IRRIGATION.

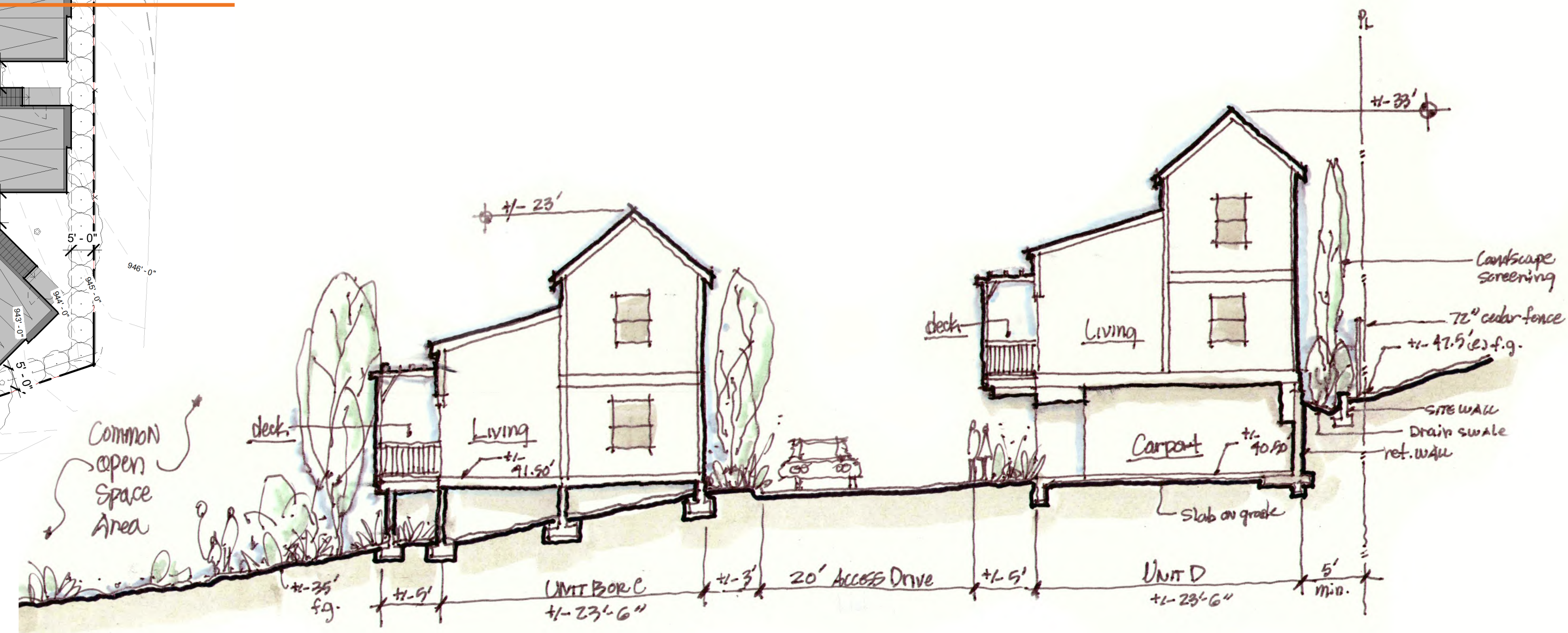
THE PLANT PALETTE IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL SUNSET ZONE 7 CLIMATE AND SOIL CONDITIONS.

ALL ABOVE GROUND UTILITIES WILL BE SCREEN WITH VEGETATION.





SECTION A



SECTION A

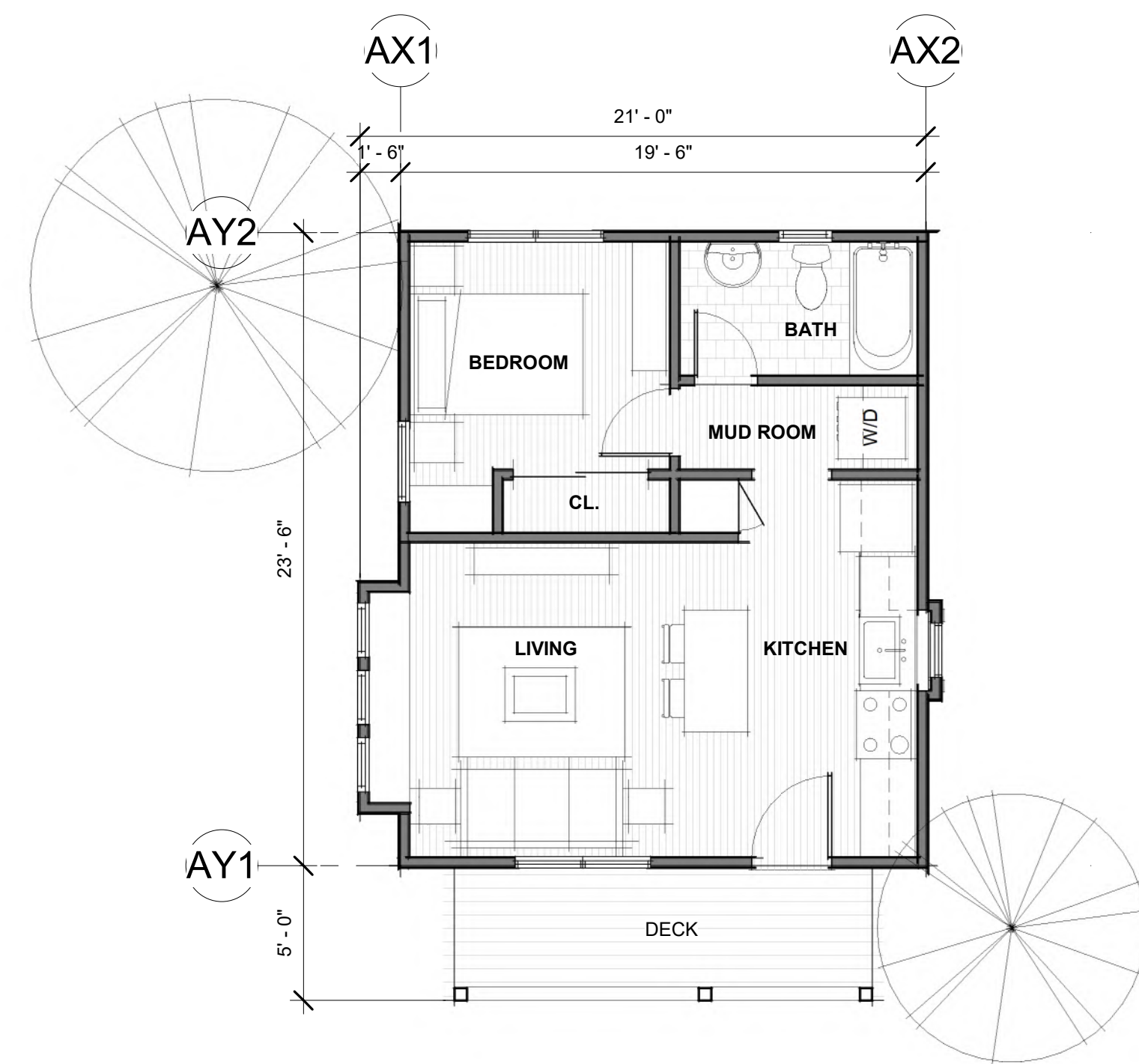
1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"

#### LOT COVERAGE PROPOSED

21,000 SF BUILDING FOOTPRINT / 1.71 AC OR 74,487.60 SF = 0.28 OR 28%.

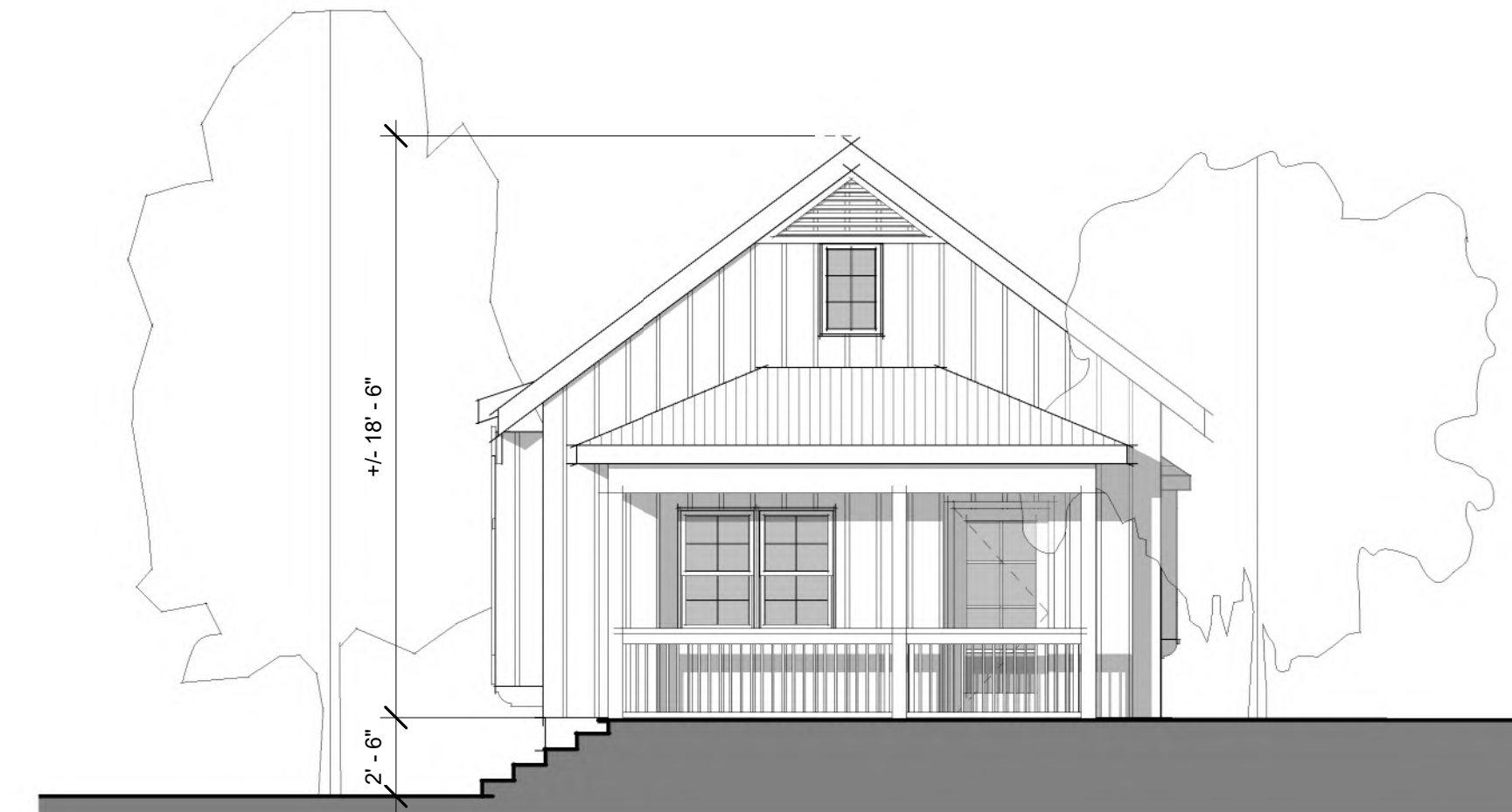
MAX. COVERAGE ALLOWED 50%





⑤ UNIT A - 1 BEDROOM  
3/16" = 1'-0"

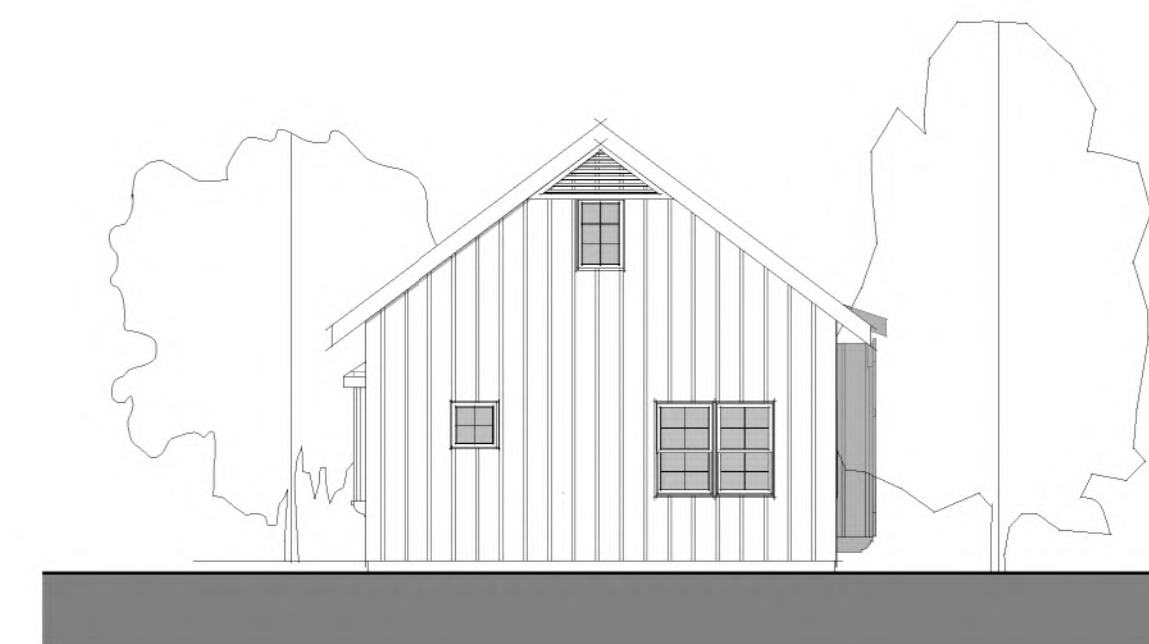
AREA CALCS - UNIT A - 1 BEDROOM	
NAME	AREA
UNIT A - GROUND FLOOR	471 SF
	471 SF



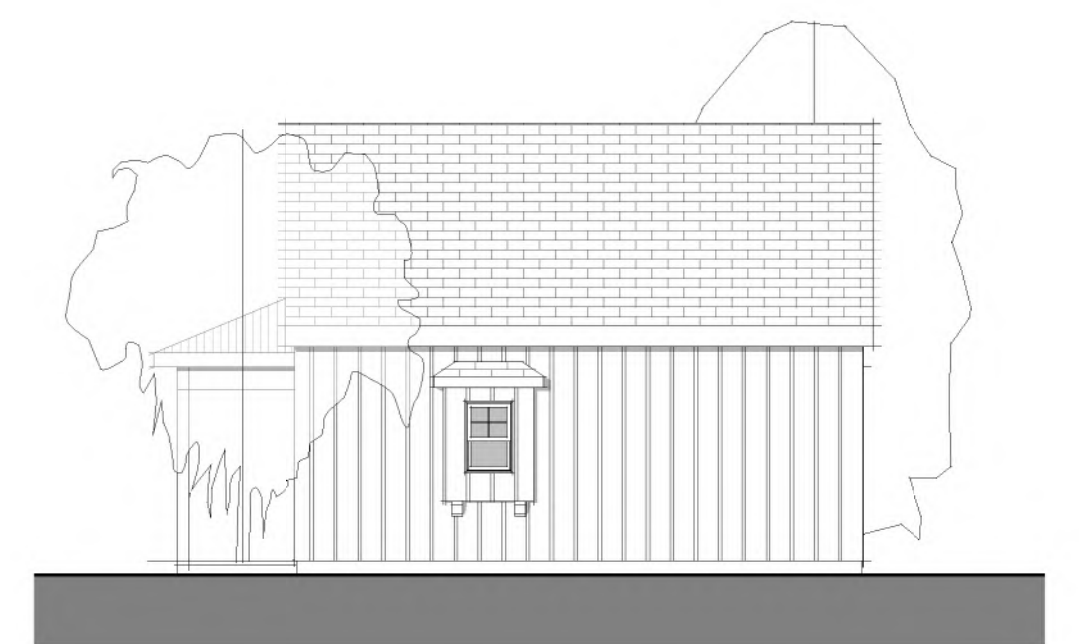
① FRONT ELEVATION  
3/16" = 1'-0"



② LEFT ELEVATION  
1/8" = 1'-0"

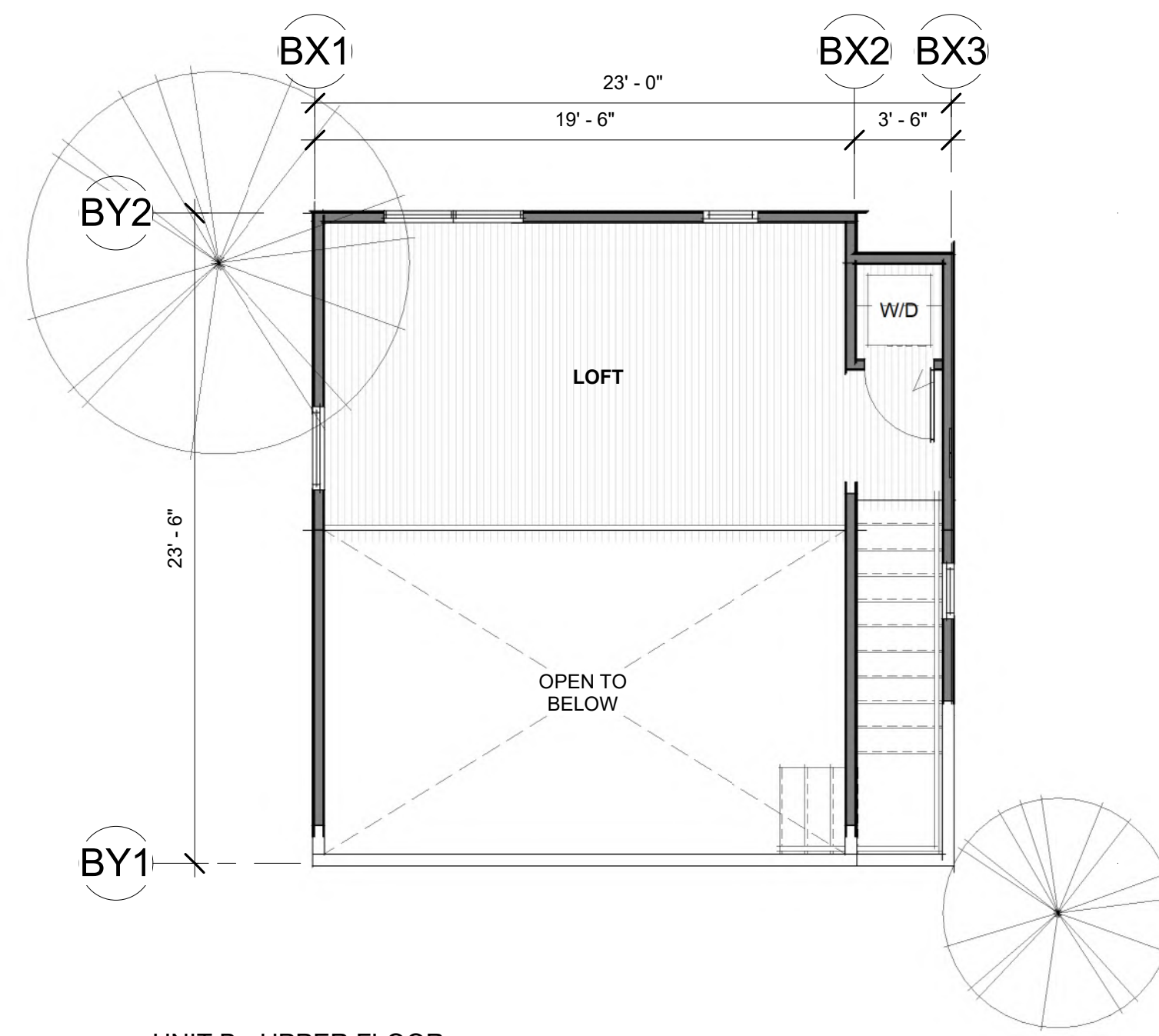


③ REAR ELEVATION  
1/8" = 1'-0"

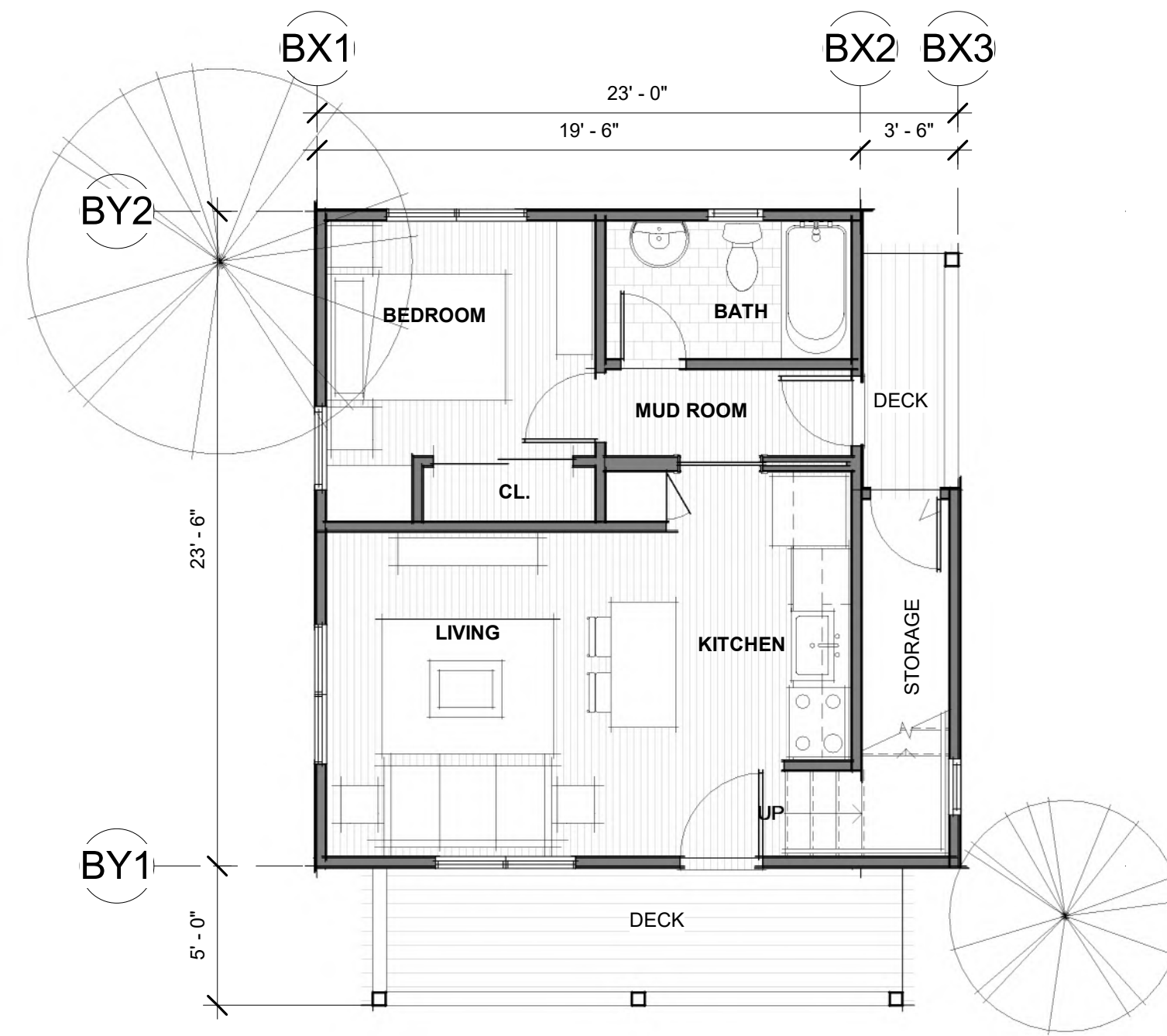


④ RIGHT ELEVATION  
1/8" = 1'-0"





⑥ UNIT B - UPPER FLOOR  
3/16" = 1'-0"



⑤ UNIT B - LOWER FLOOR  
3/16" = 1'-0"

AREA CALCS - UNIT B - 1 BEDROOM	
NAME	AREA
UNIT B - GROUND FLOOR - 1 BEDROOM	458 SF
UNIT B - UPPER FLOOR - 1 BEDROOM	255 SF
	713 SF



① FRONT ELEVATION  
3/16" = 1'-0"



② LEFT ELEVATION  
1/8" = 1'-0"

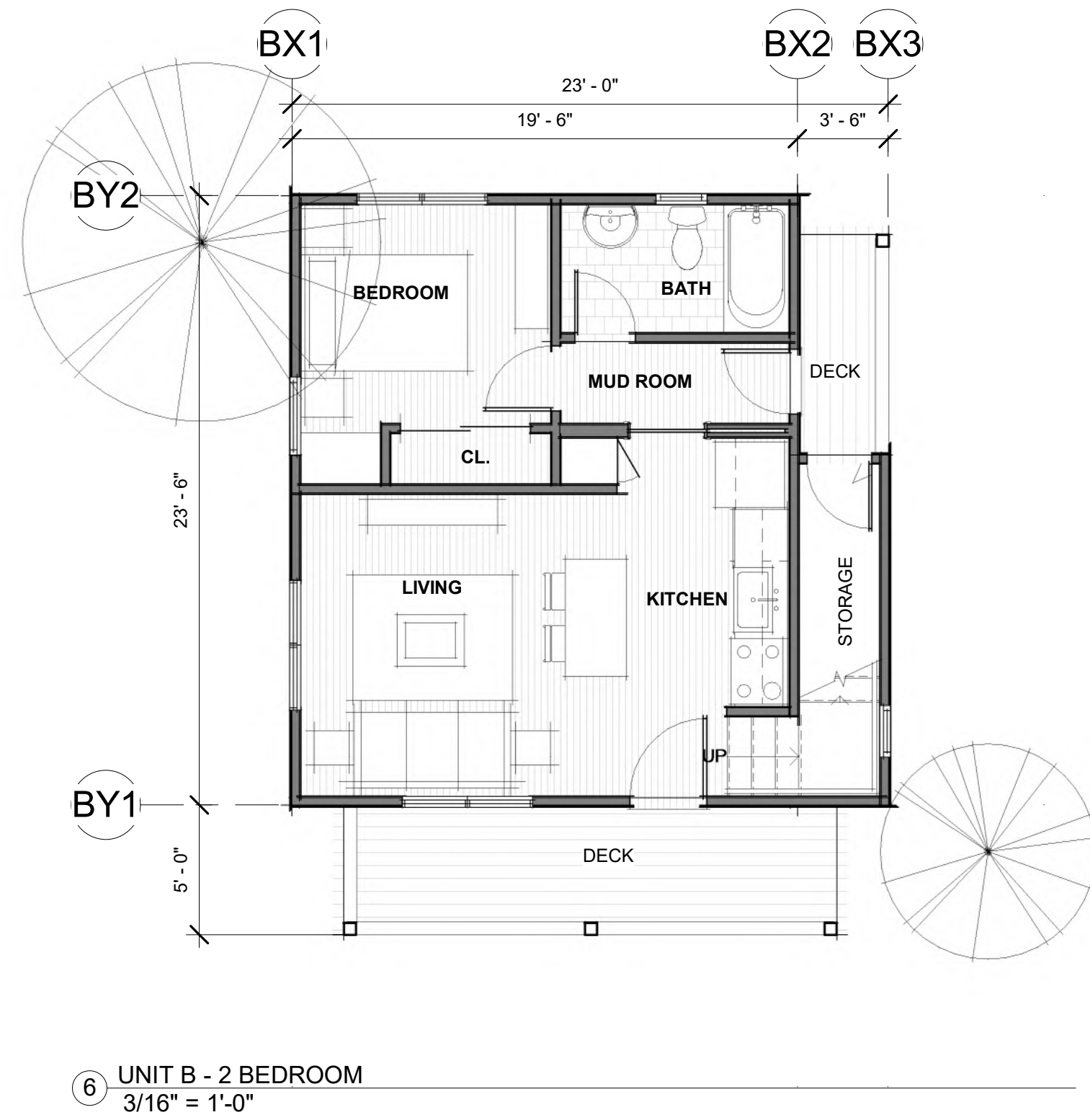
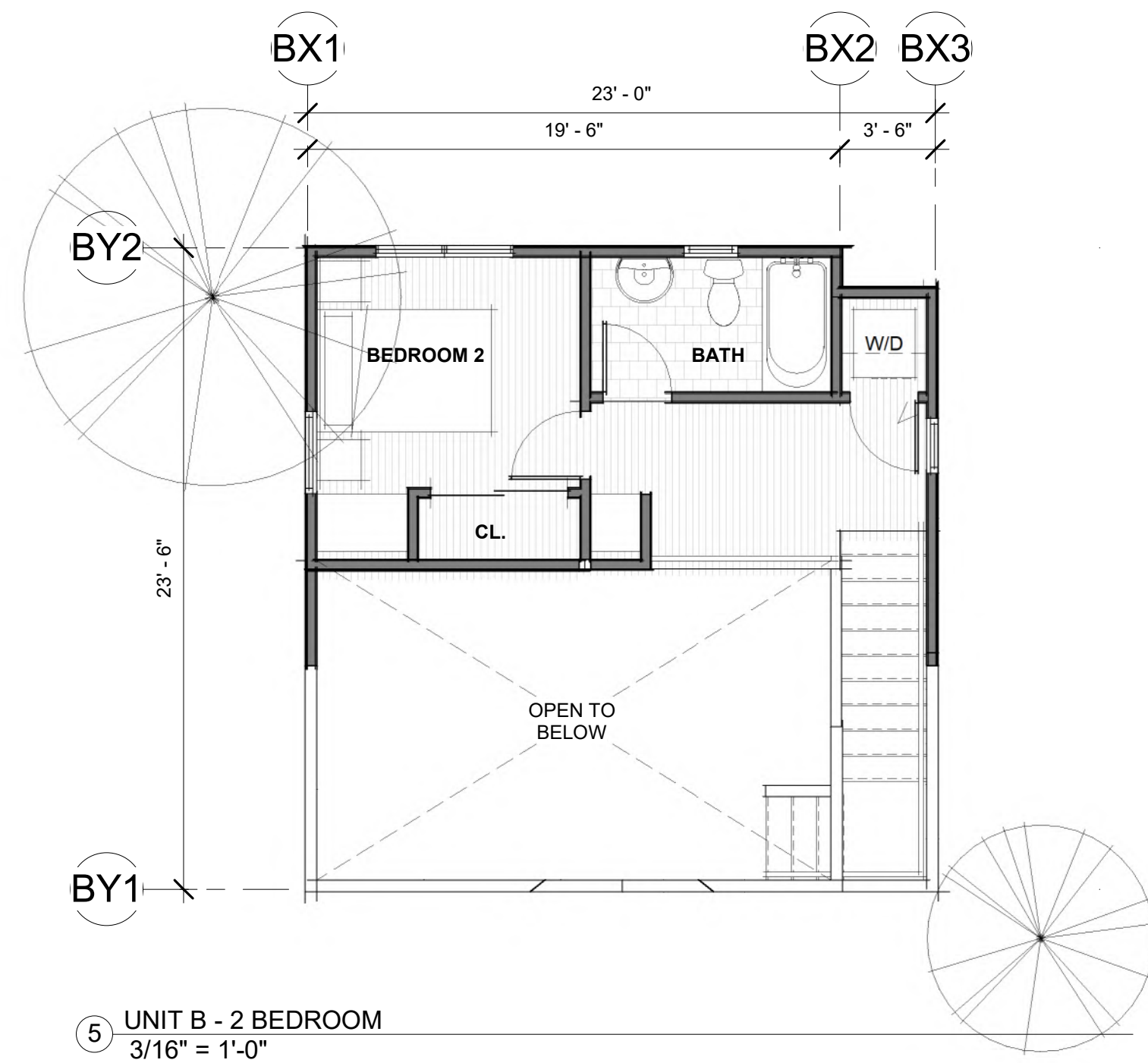


③ REAR ELEVATION  
1/8" = 1'-0"

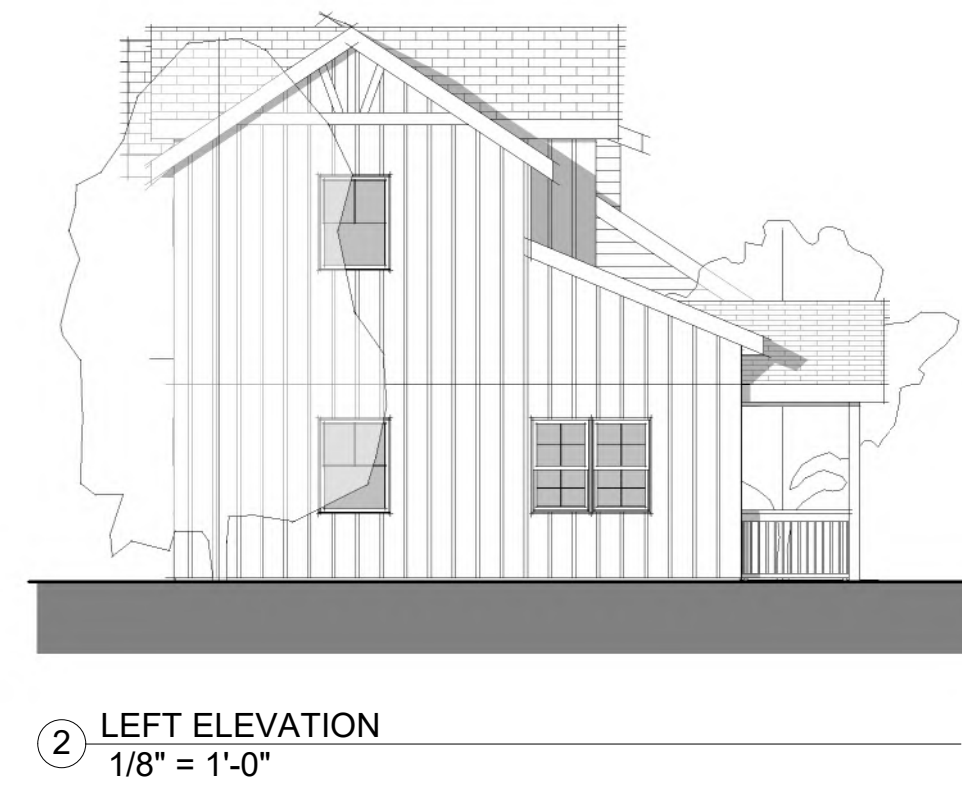


④ RIGHT ELEVATION  
1/8" = 1'-0"

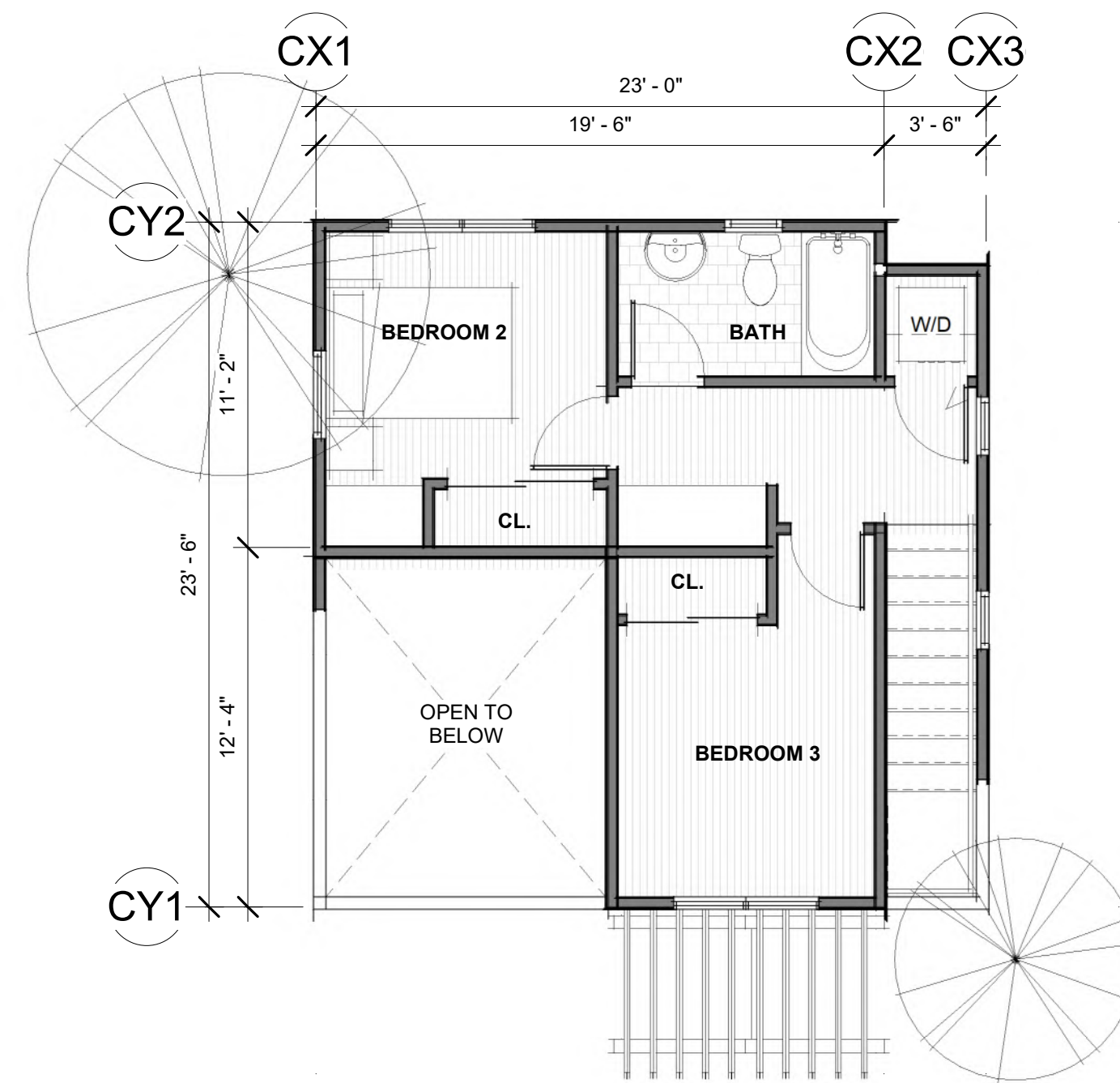




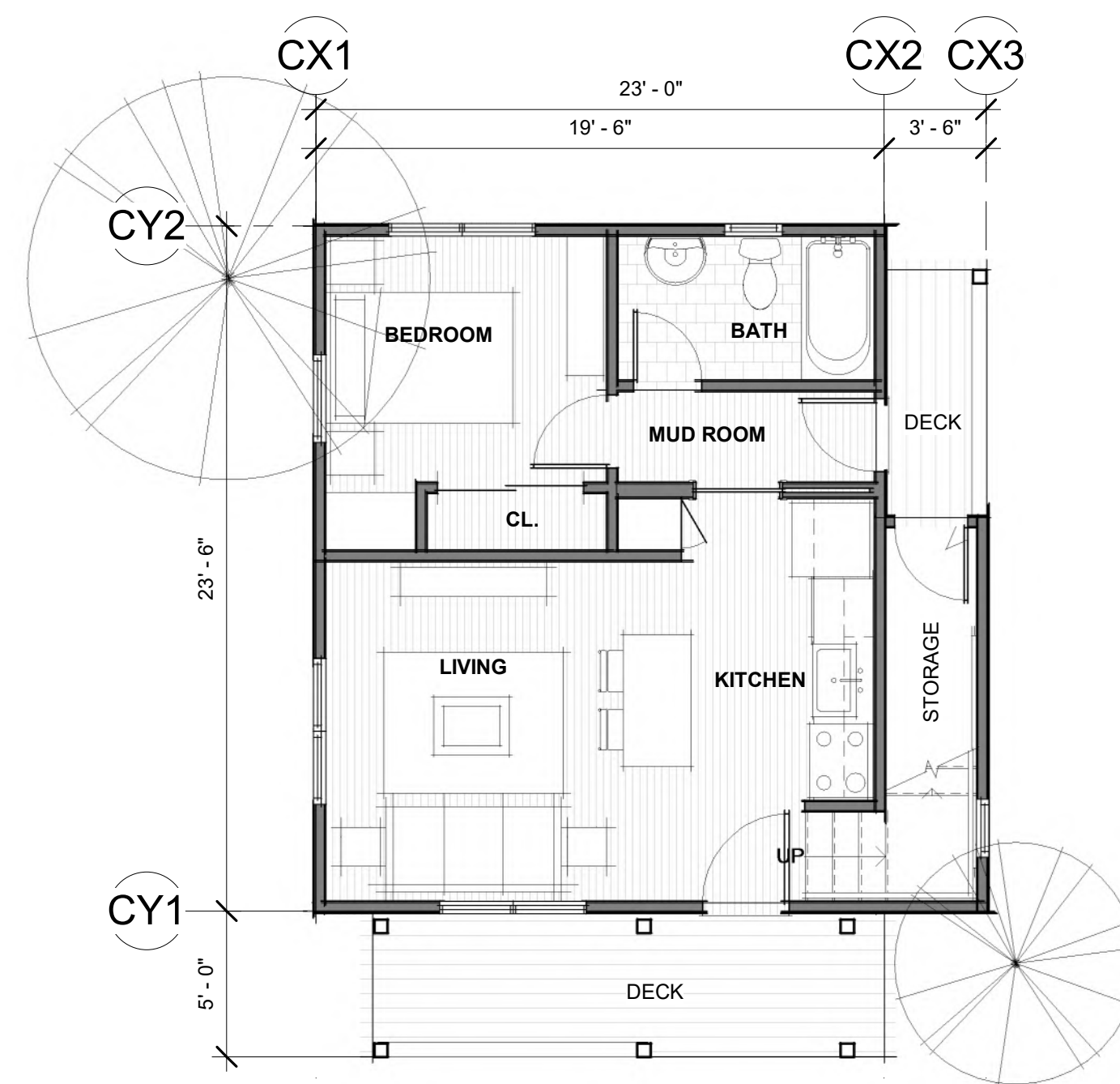
AREA CALCS - UNIT B - 2 BEDROOM	
NAME	AREA
UNIT B - UPPER FLOOR - 2 BED/BATH	255 SF
UNIT B - GROUND FLOOR - 2 BED/BATH	458 SF
	713 SF







⑤ UNIT C - 3 BEDROOM  
3/16" = 1'-0"



⑥ UNIT C  
3/16" = 1'-0"

AREA CALCS - UNIT C - 2 BEDROOM	
NAME	AREA
UNIT C - GROUND FLOOR	458 SF
UNIT C - UPPER FLOOR	369 SF
	827 SF



① FRONT ELEVATION  
3/16" = 1'-0"



② LEFT ELEVATION  
1/8" = 1'-0"



③ REAR ELEVATION  
1/8" = 1'-0"

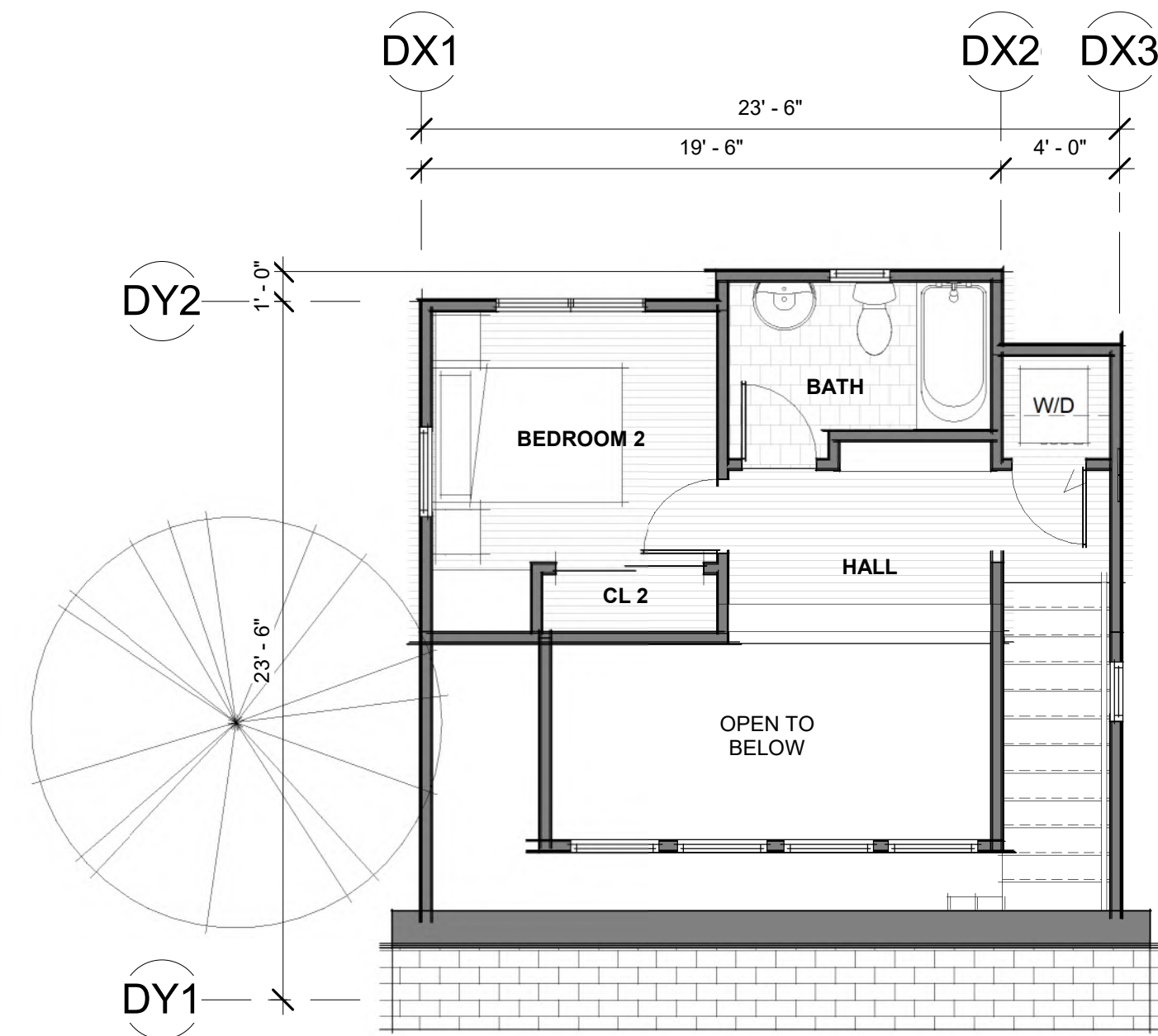


④ RIGHT ELEVATION  
1/8" = 1'-0"

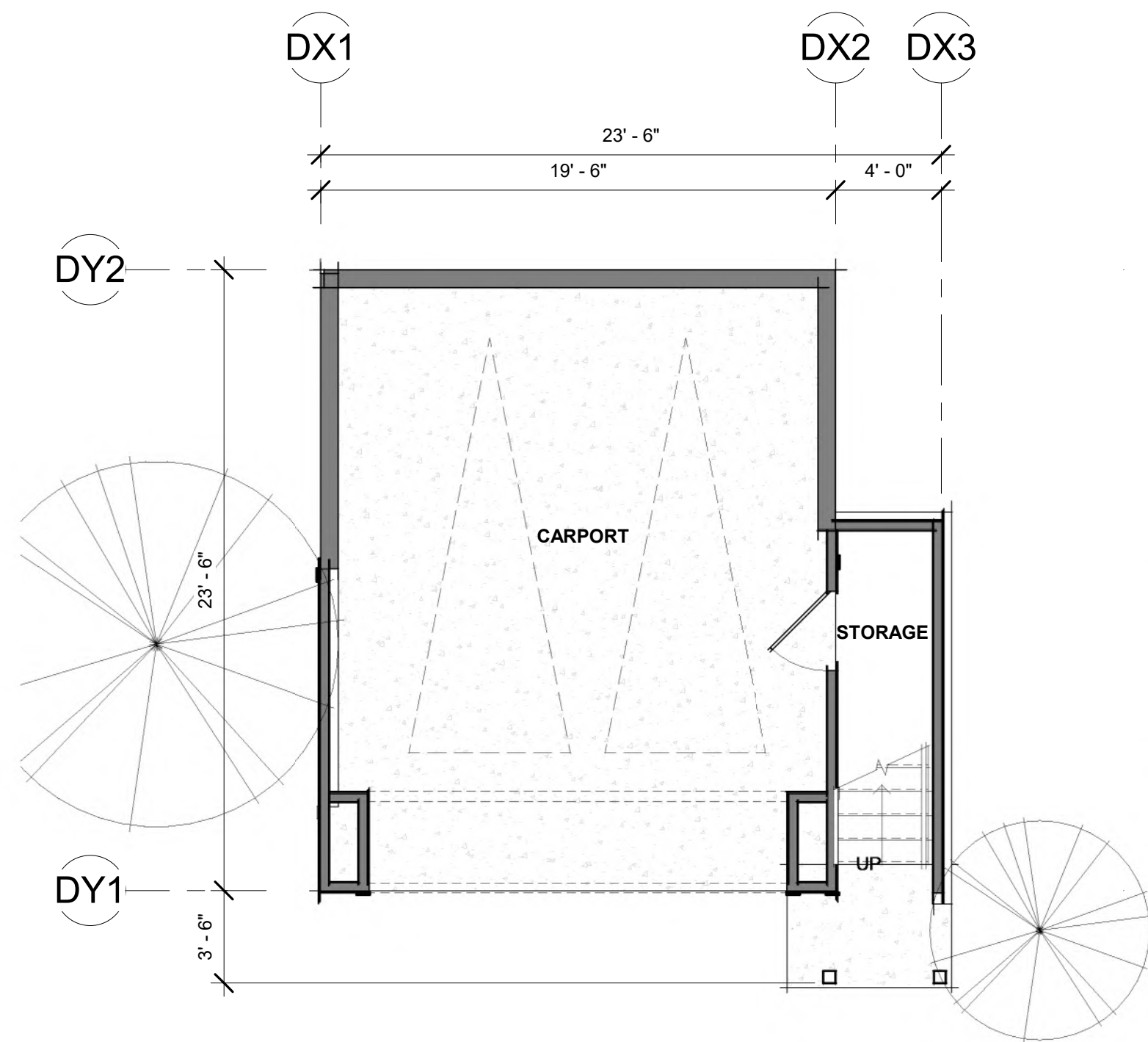


AREA CALCS - UNIT D - 2 BEDROOM	
FLOOR	AREA
UNIT D - THIRD FLOOR	265 SF
UNIT D - SECOND FLOOR	519 SF
	784 SF

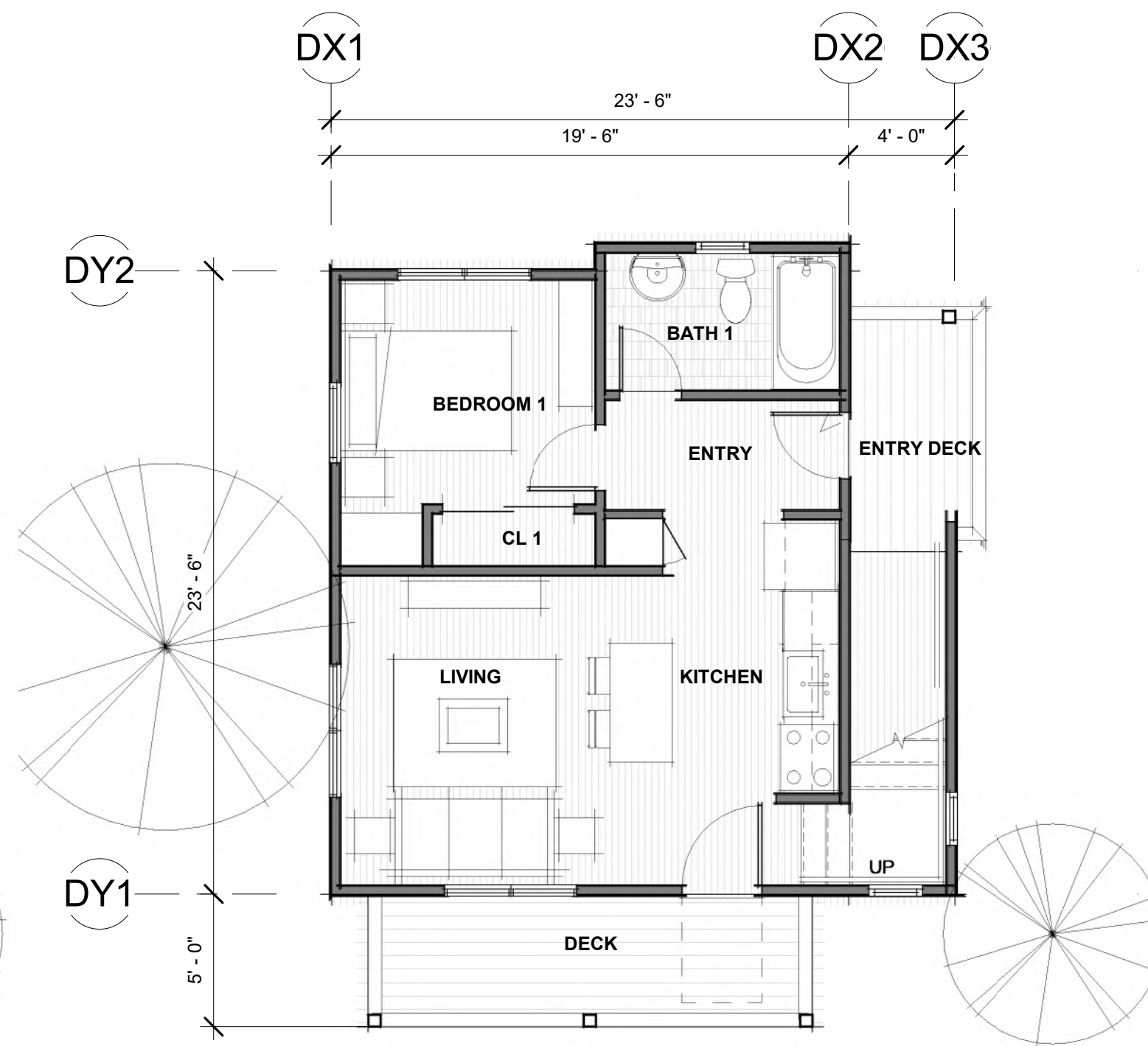
AREA CALCS - UNIT D UNCONDITIONED - 2 BEDROOM	
FLOOR	AREA
UNIT D - CARPORT	458 SF
UNIT D - ENTRY DECK	45 SF
UNIT D - DECK	84 SF
	587 SF



③ UNIT D1 THIRD FLOOR  
3/16" = 1'-0"



① UNIT D1 GROUND FLOOR  
3/16" = 1'-0"



② UNIT D1 SECOND FLOOR  
3/16" = 1'-0"



④ UNIT D1 FRONT ELEVATION  
3/16" = 1'-0"



⑤ UNIT D1 LEFT ELEVATION  
1/8" = 1'-0"



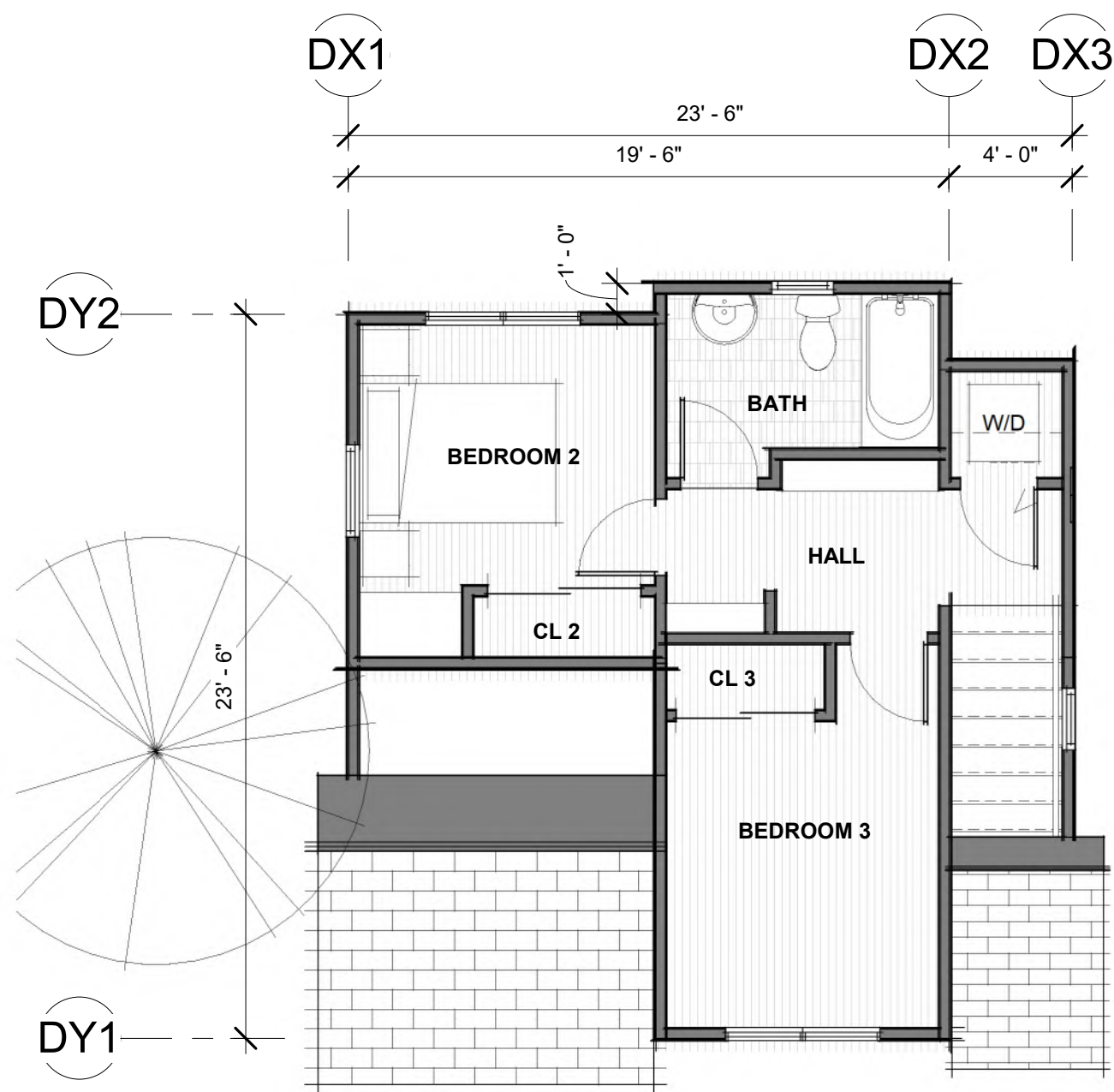
⑦ UNIT D1 REAR ELEVATION  
1/8" = 1'-0"



⑥ UNIT D1 RIGHT ELEVATION  
1/8" = 1'-0"



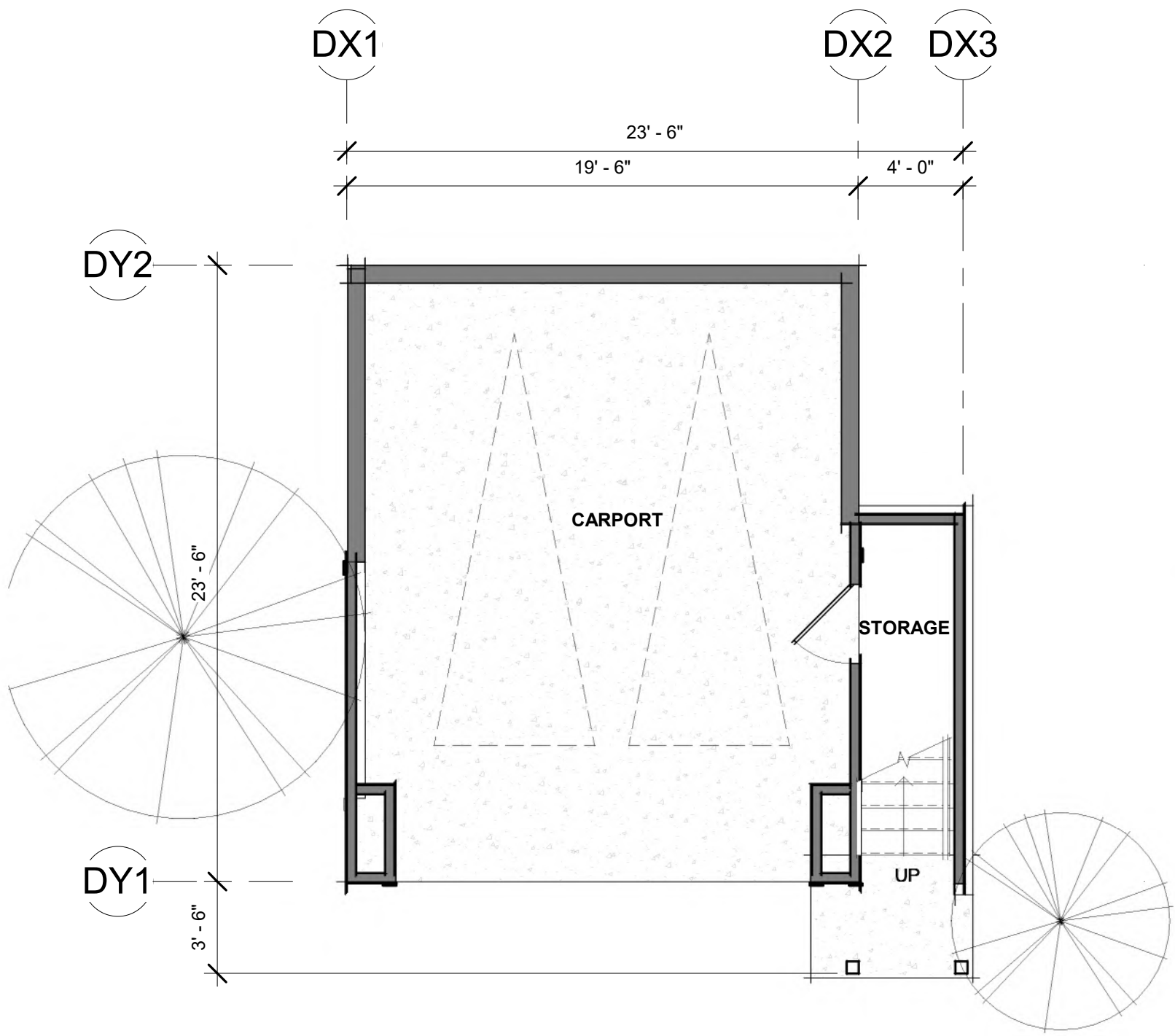
AREA CALCS - UNIT D - 3 BEDROOM	
FLOOR	AREA
UNIT D - SECOND FLOOR	519 SF
UNIT D - THIRD FLOOR	379 SF
	899 SF
AREA CALCS - UNIT D UNCONDITIONED - 3 BEDROOM	
FLOOR	AREA
UNIT D - CARPORT	458 SF
UNIT D - ENTRY DECK	45 SF
UNIT D - DECK	84 SF
	587 SF



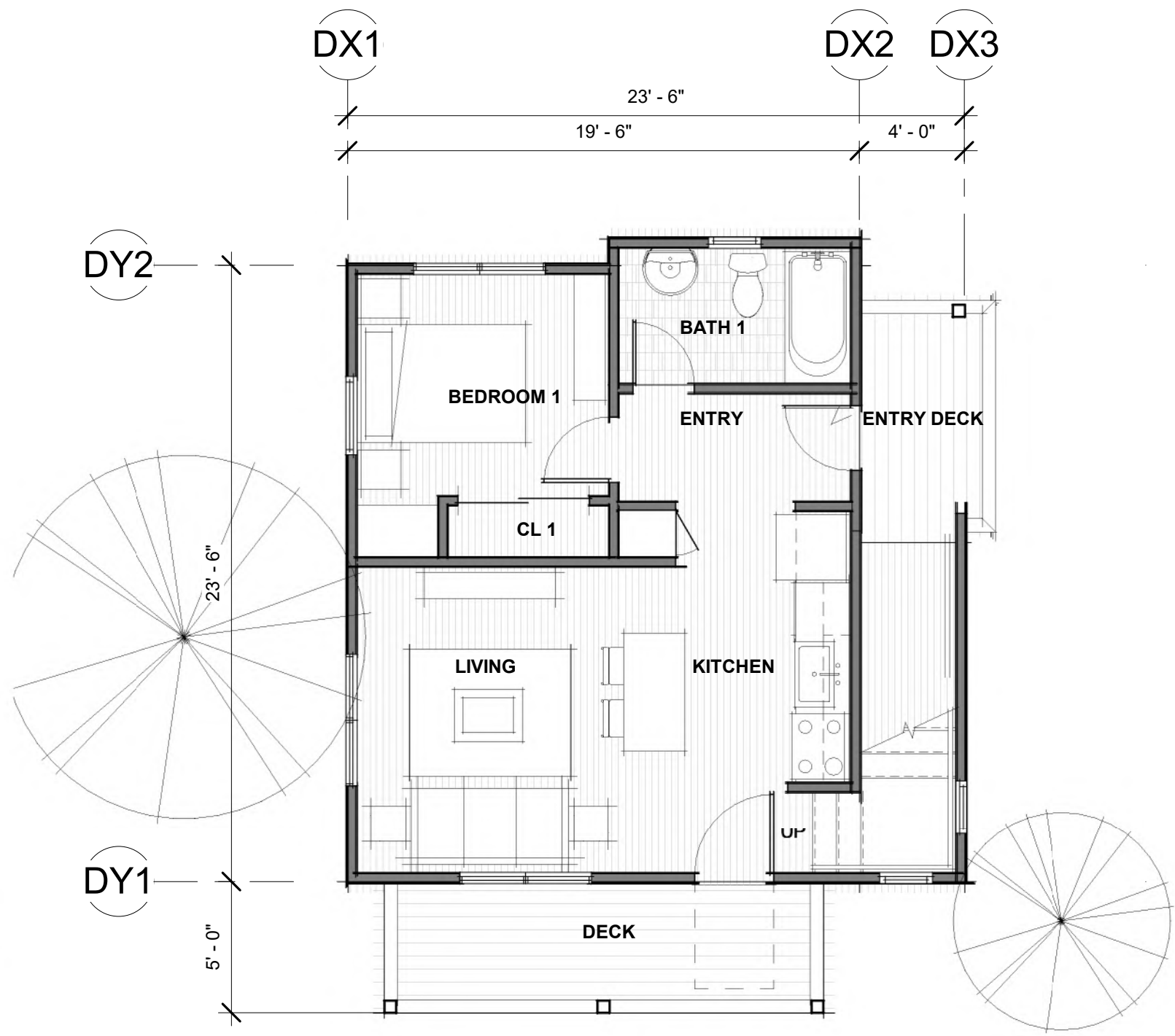
5 UNIT D2 THIRD FLOOR  
3/16" = 1'-0"



4 UNIT D2 FRONT ELEVATION  
3/16" = 1'-0"



7 UNIT D2 GROUND FLOOR  
3/16" = 1'-0"



6 UNIT D2 SECOND FLOOR  
3/16" = 1'-0"



1 UNIT D2 LEFT ELEVATION  
1/8" = 1'-0"

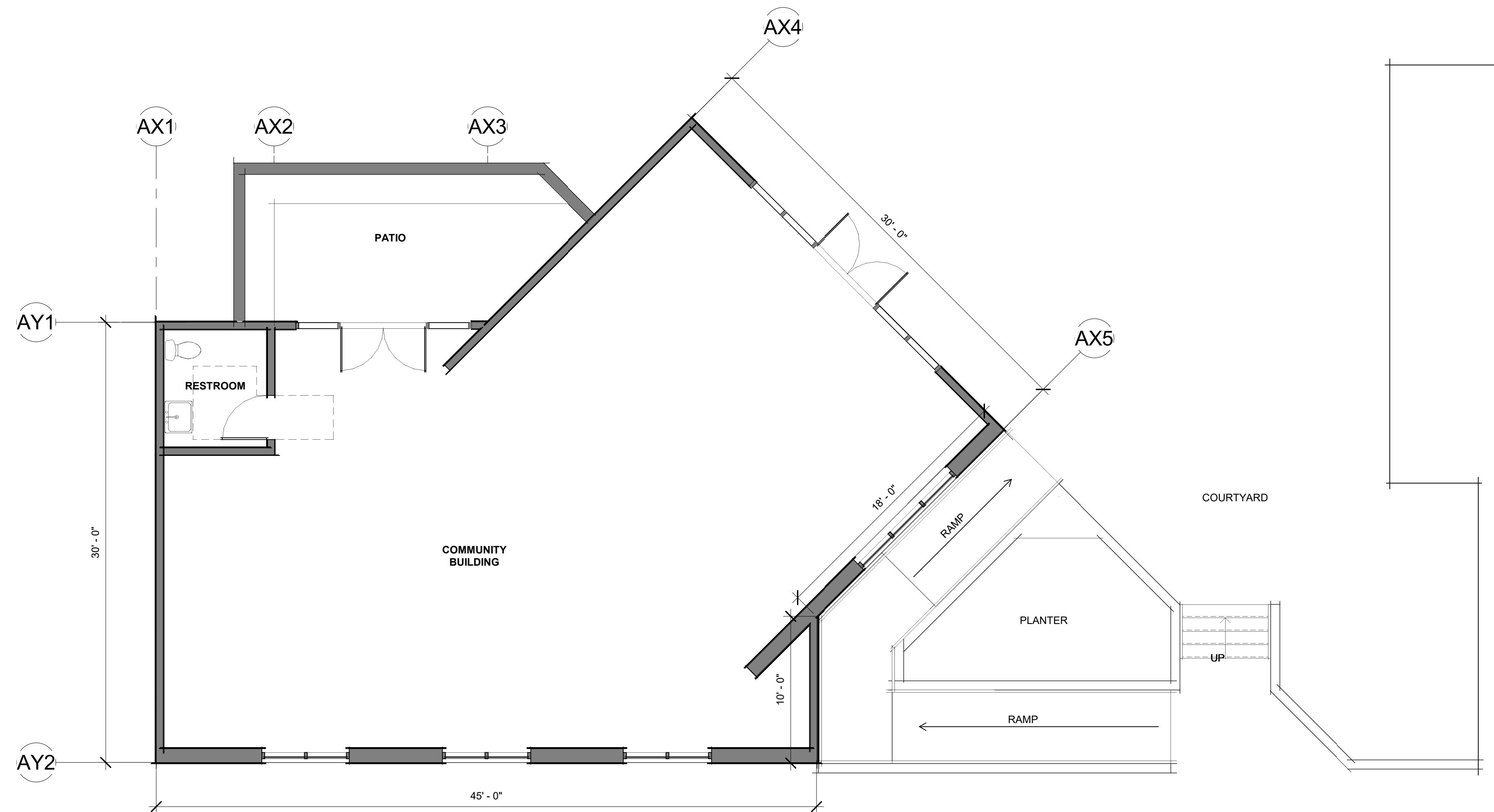


2 UNIT D2 REAR ELEVATION  
1/8" = 1'-0"



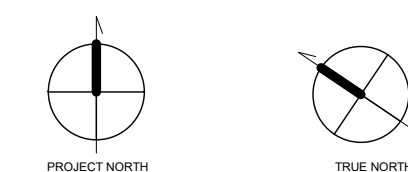
3 UNIT D2 RIGHT ELEVATION  
1/8" = 1'-0"





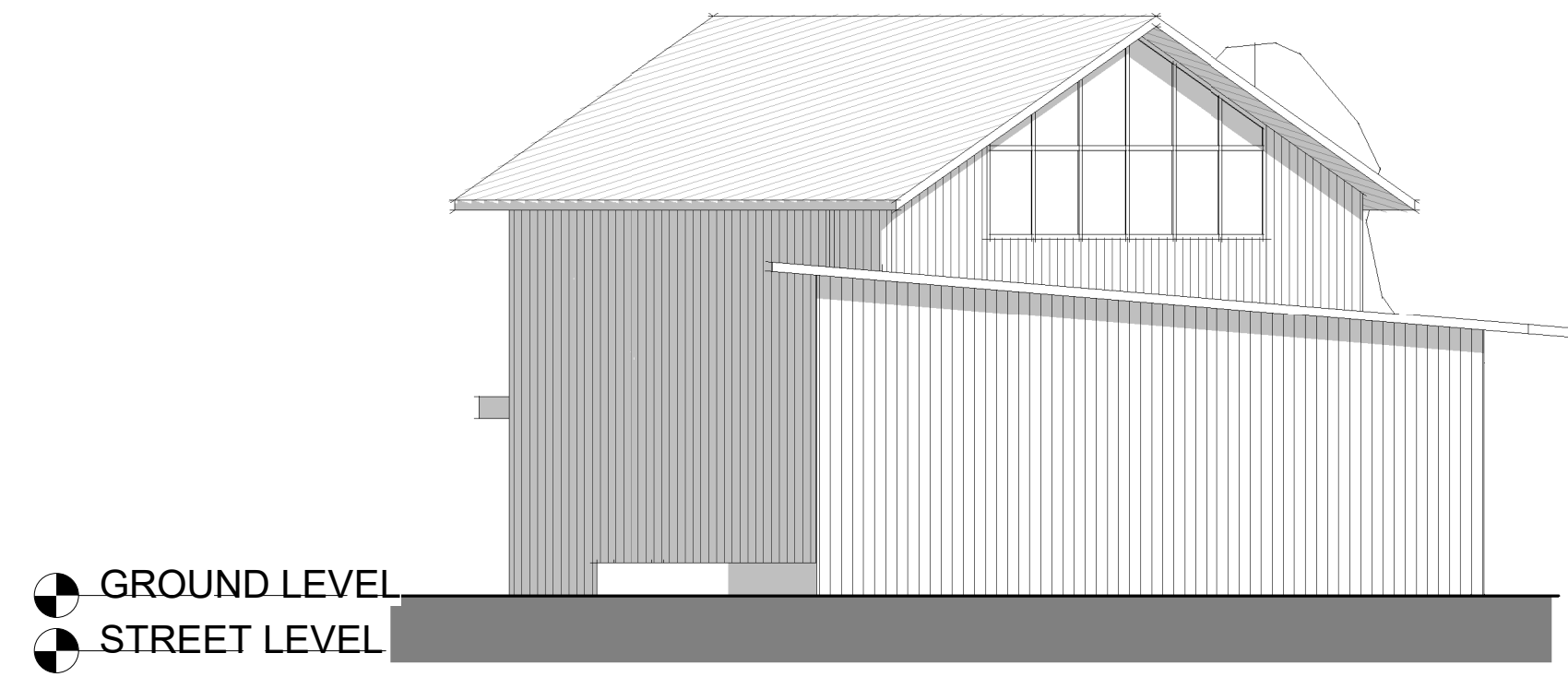
AREA CALCS - TYPICAL UNIT	
NAME	AREA
COMMUNITY BUILDING	1897 SF

① GROUND LEVEL  
3/16" = 1'-0"

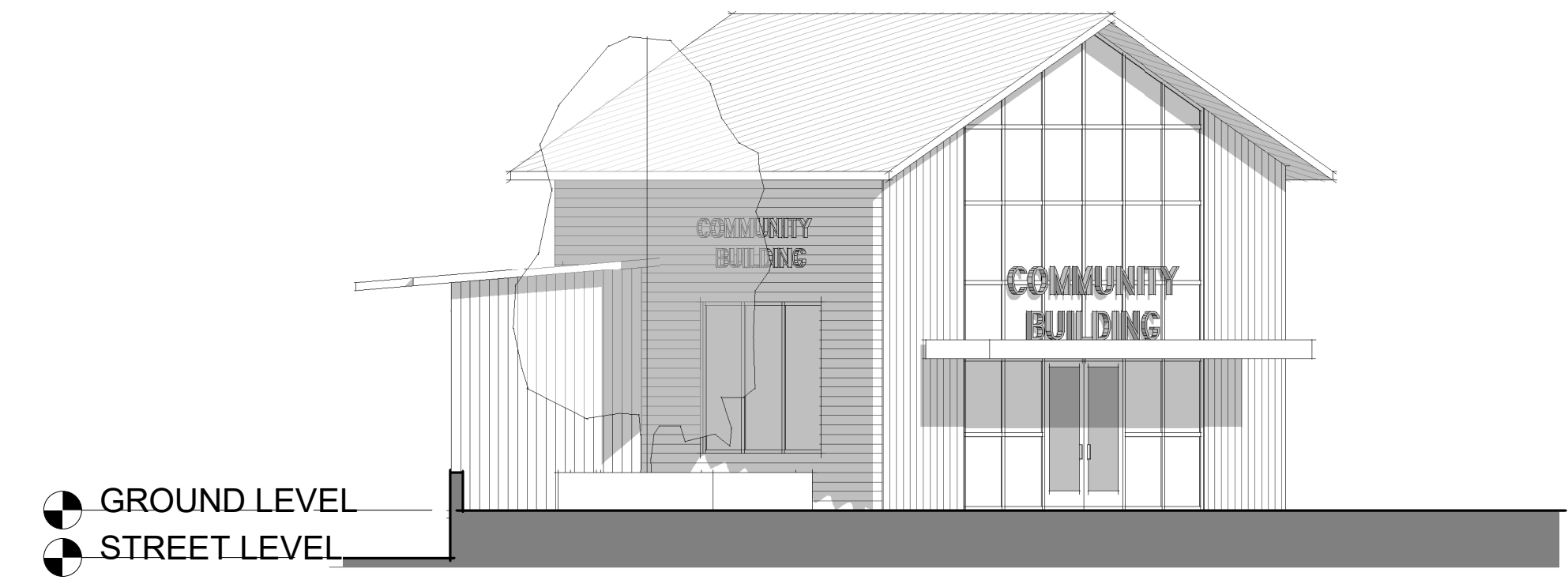




③ FRONT ELEVATION - EL CAMINO REAL  
1/8" = 1'-0"



② Left Elevation  
1/8" = 1'-0"



⑤ Right Elevation  
1/8" = 1'-0"



① Rear Elevation  
1/8" = 1'-0"

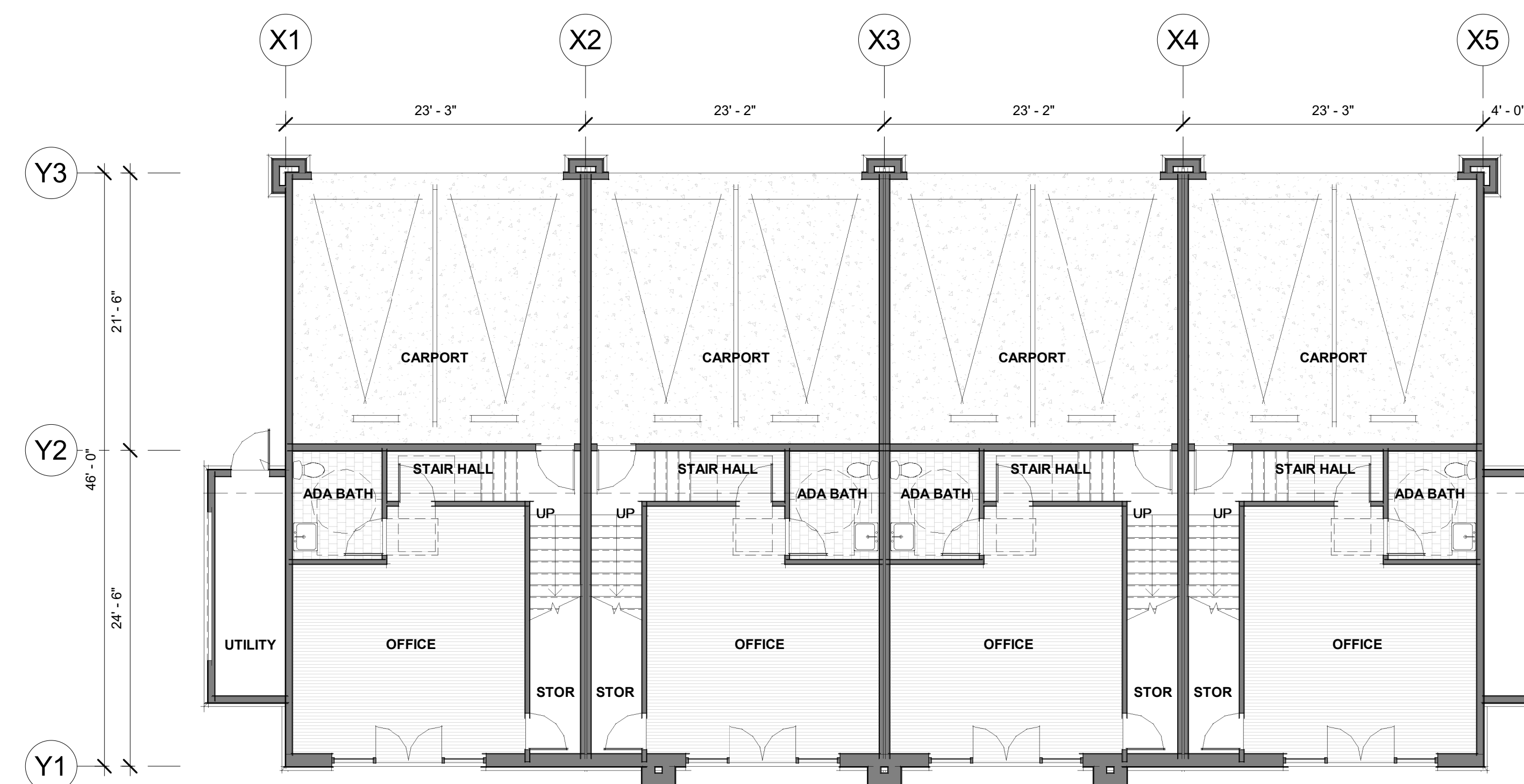


④ Main Elevation  
3/16" = 1'-0"



AREA CALCS - UPPER FLOOR - TYP. UNIT	
NAME	AREA
RESIDENTIAL - UPPER FLOOR	996 SF

② UPPER FLOOR  
1/8" = 1'-0"



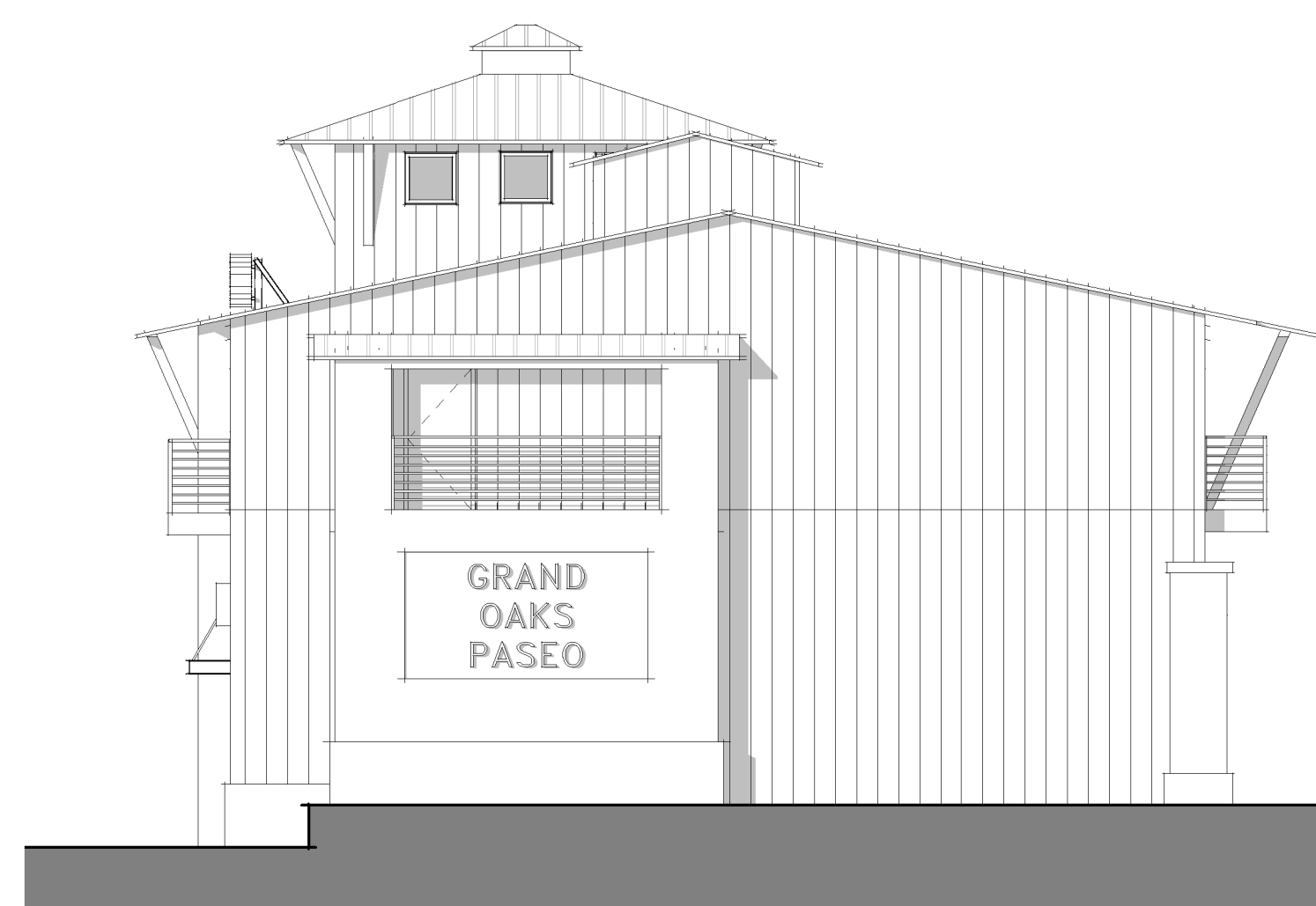
AREA CALCS - LOWER FLOOR - TYP. UNIT	
NAME	AREA
COMMERCIAL OFFICE	379 SF
RESIDENTIAL - LOWER FLOOR	160 SF
CARPORT	478 SF
	1017 SF

① LOWER FLOOR  
1/8" = 1'-0"





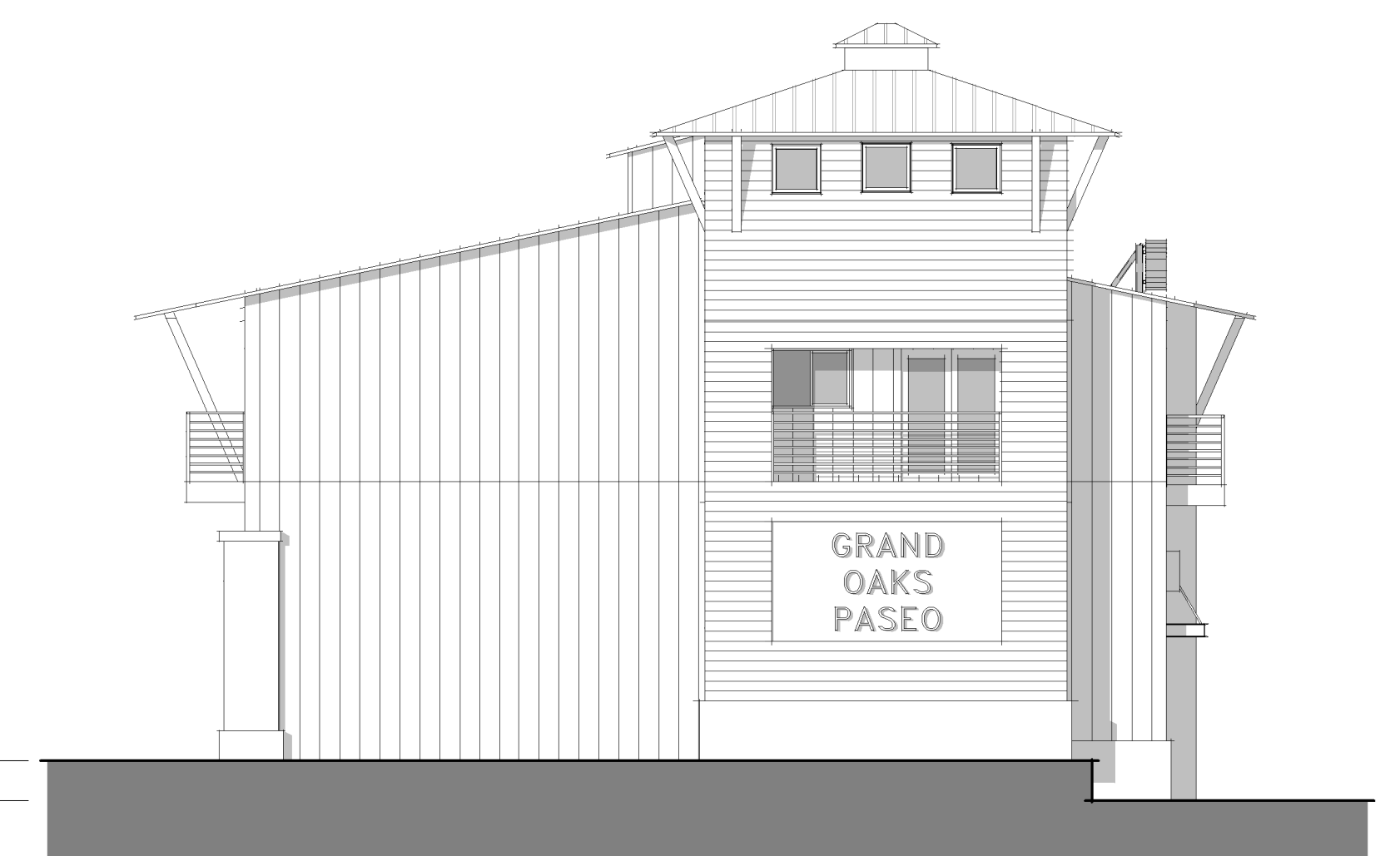
① EL CAMINO REAL ELEVATION  
3/16" = 1'-0"



③ RIGHT ELEVATION  
1/8" = 1'-0"

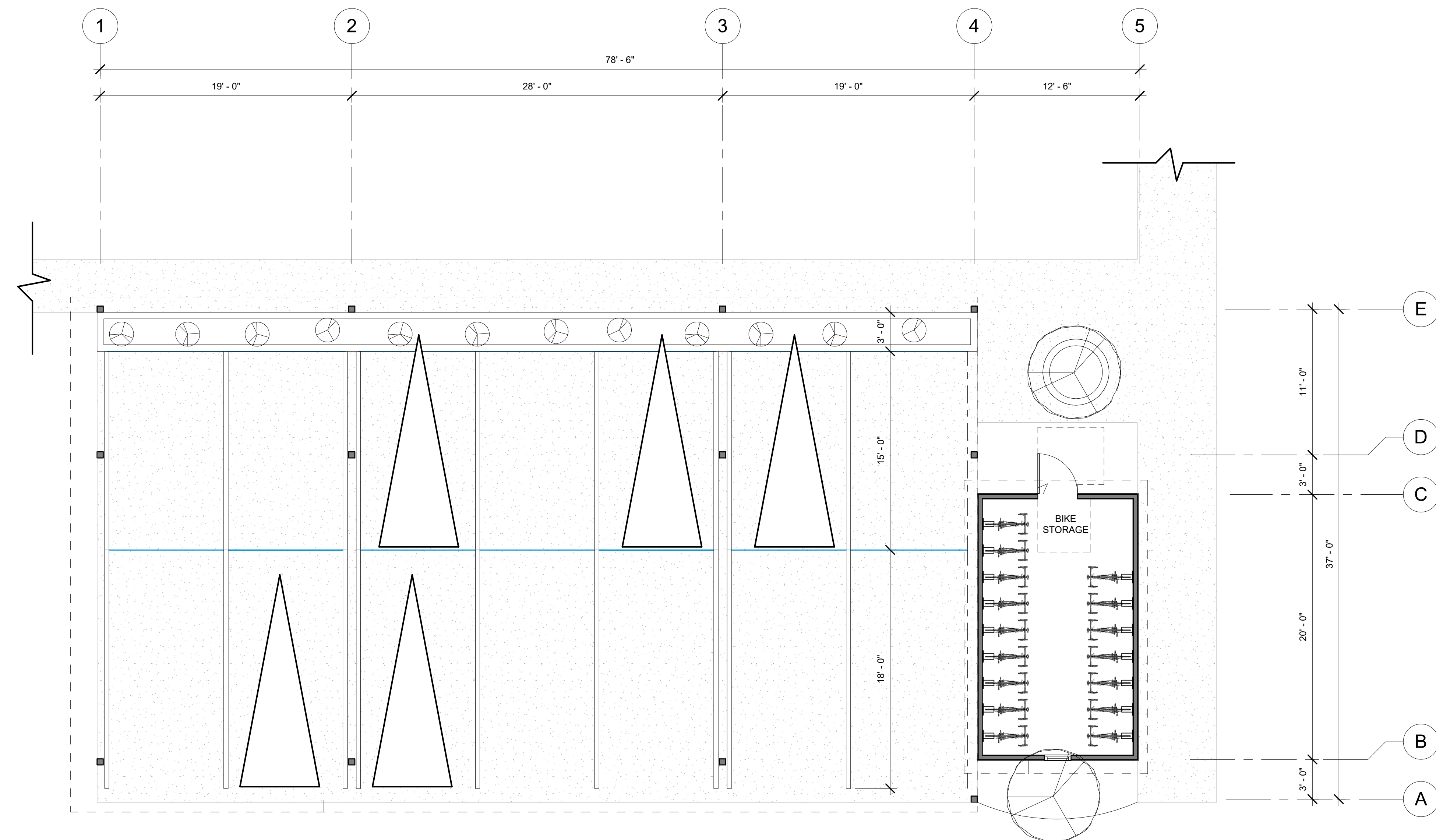


② REAR ELEVATION  
1/8" = 1'-0"



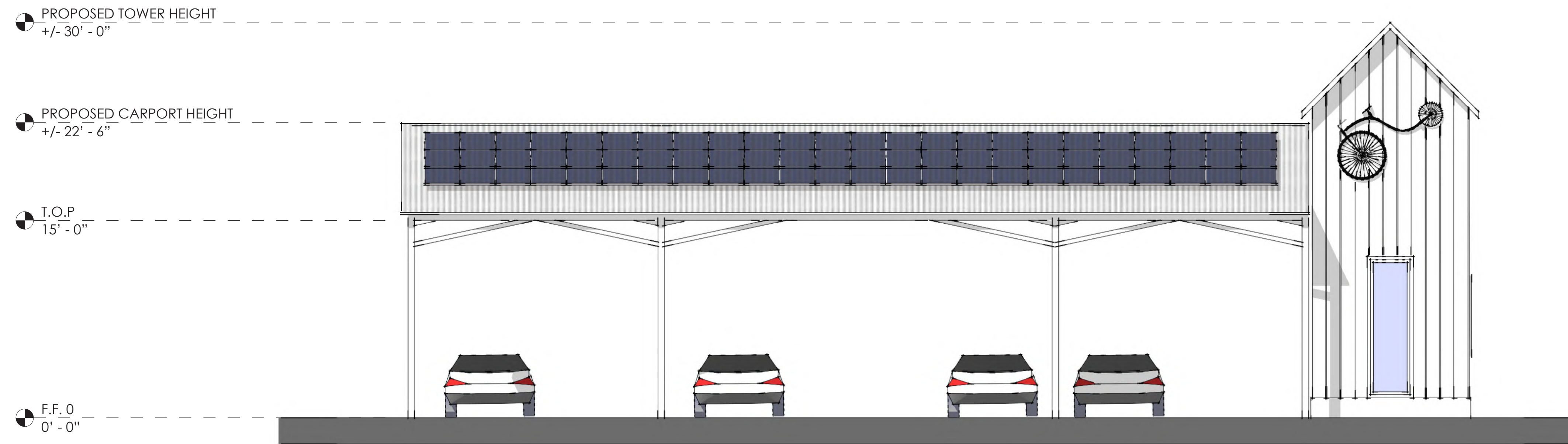
④ LEFT ELEVATION  
1/8" = 1'-0"

AREA CALCS	
NAME	AREA
CARPORT AREA	2663 SF
BIKE TOWER AREA	240 SF

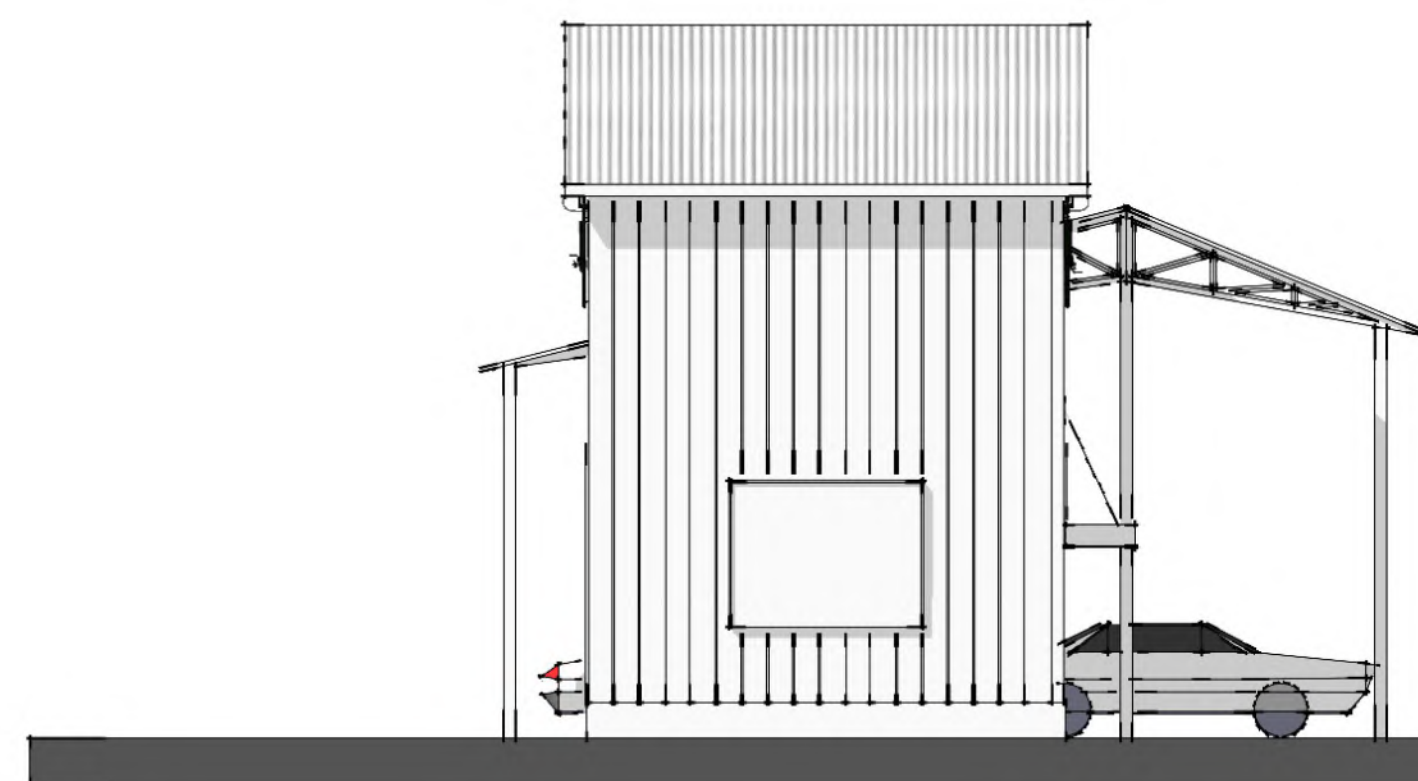


① GROUND FLOOR PLAN  
3/16" = 1'-0"

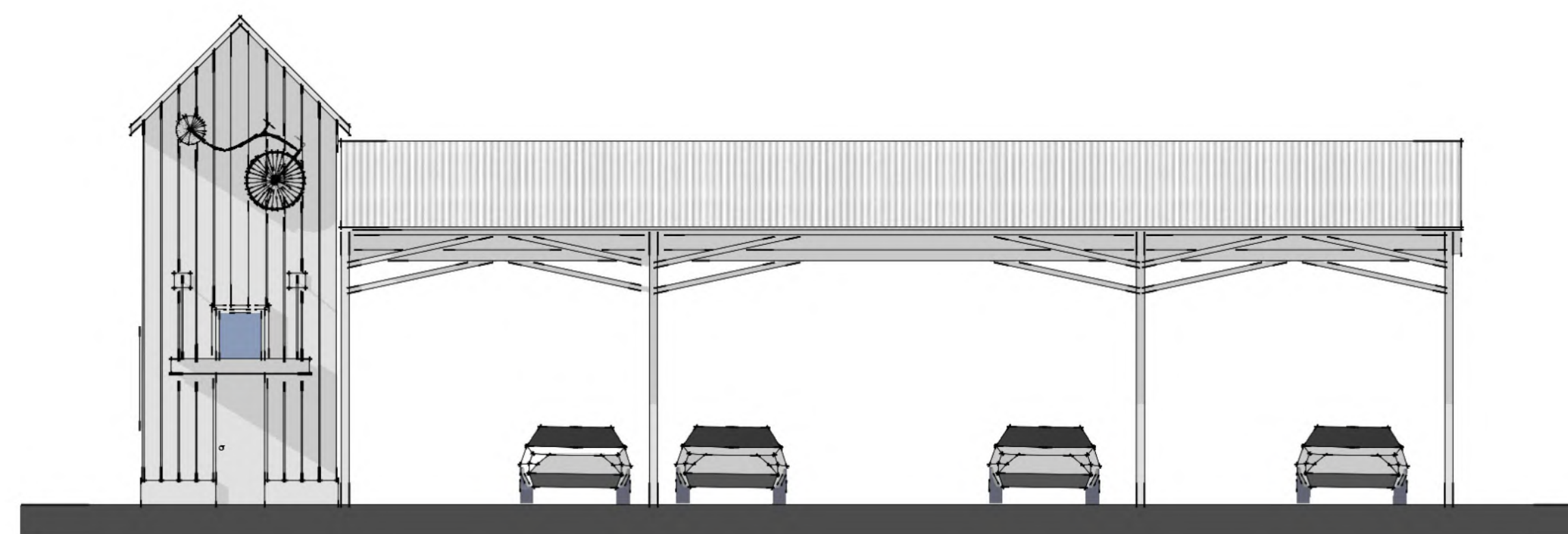




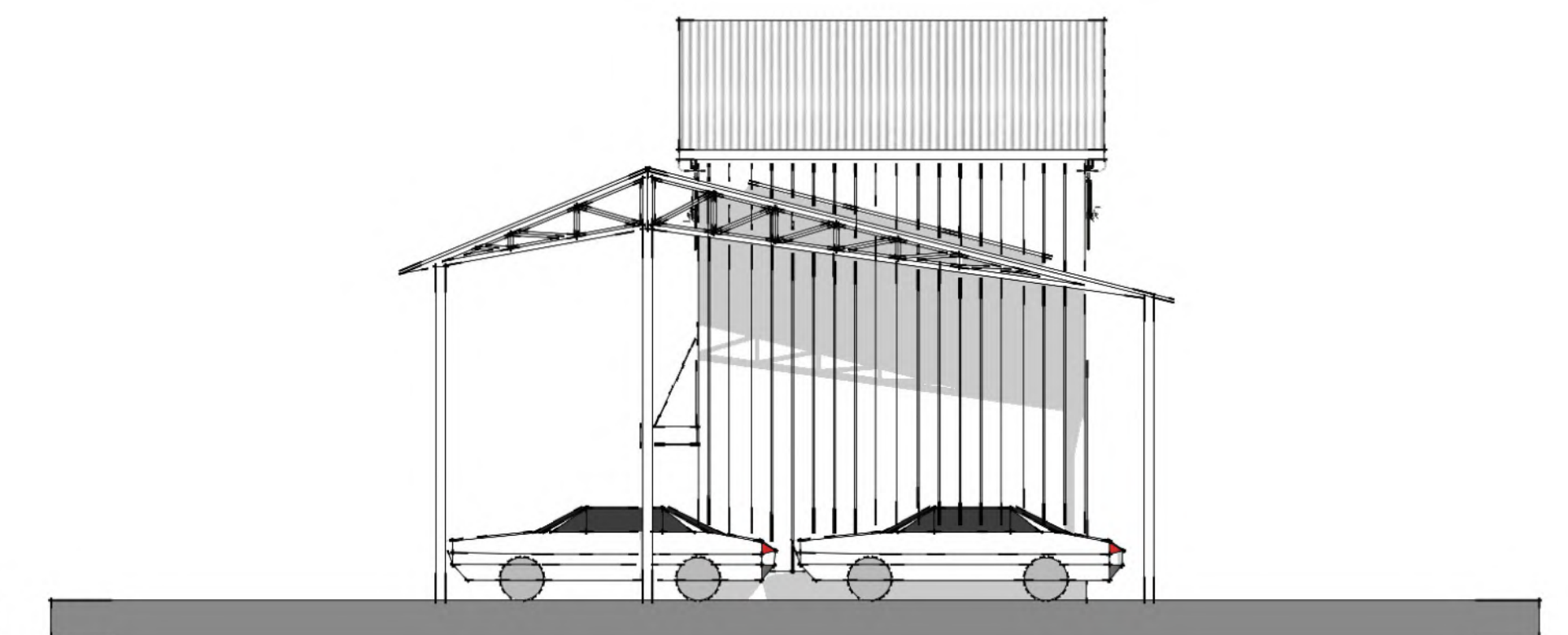
FRONT ELEVATION @ 3/16" = 1' - 0"



RIGHT ELEVATION @ 1/8" = 1' - 0"



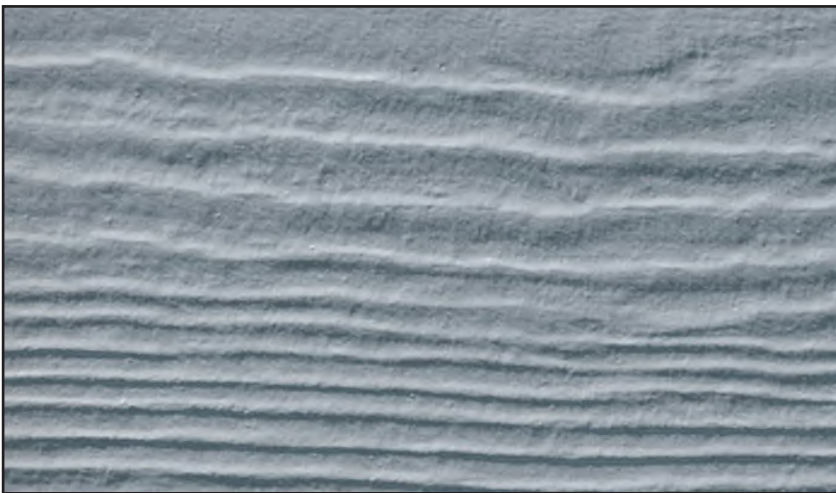
REAR ELEVATION @ 1/8" = 1' - 0"



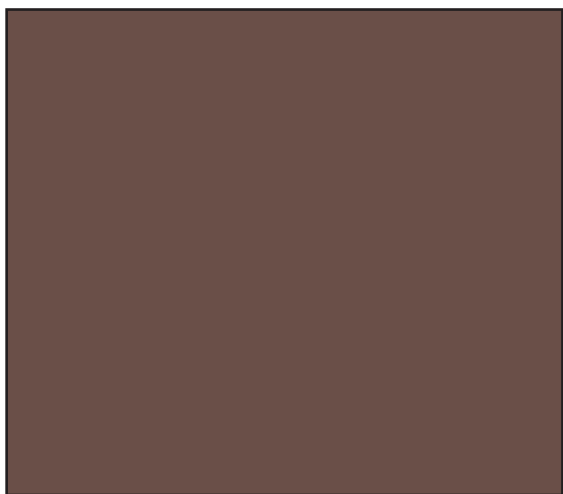
LEFT ELEVATION @ 1/8" = 1' - 0"



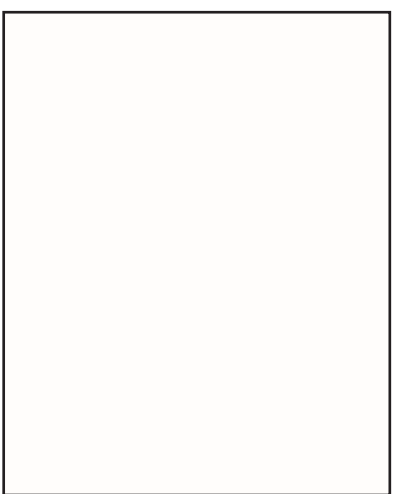
SCHEME 1



EXTERIOR SIDING: FLAGSTONE



FRONT DOOR:  
KELLY-MOORE - 4510-3 BEAR HUG



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF:  
TIMBERLINE ULTRA HD - WHITE



AEP SPAN: NU-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK



TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

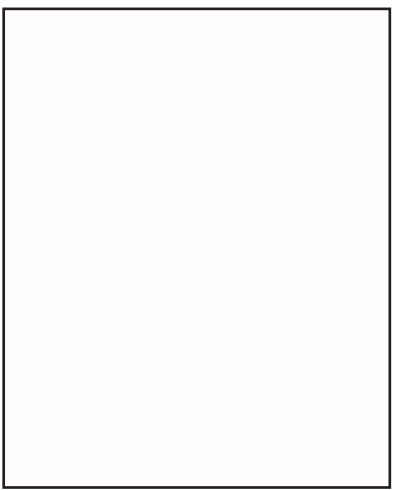
SCHEME 2



EXTERIOR SIDING: CYPRESS



FRONT DOOR:  
KELLY-MOORE - KM5286-1 KEY KEEPER



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF:  
TIMBERLINE ULTRA HD - GOLDEN AMBER



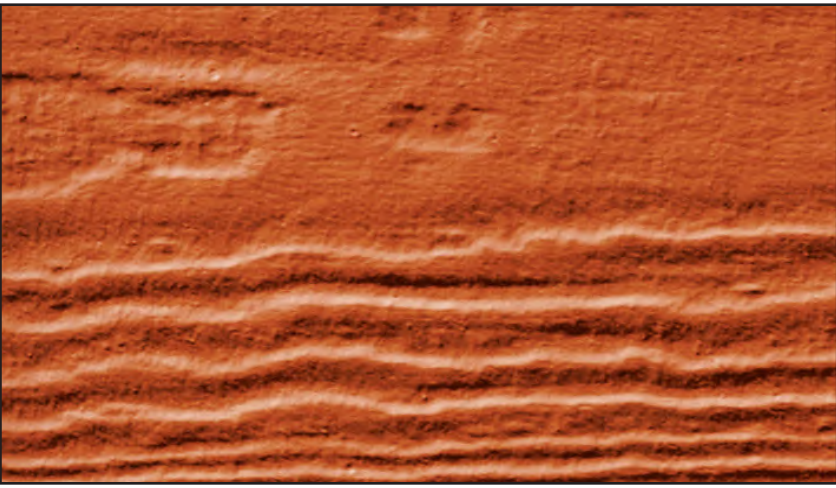
AEP SPAN: NU-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK



TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

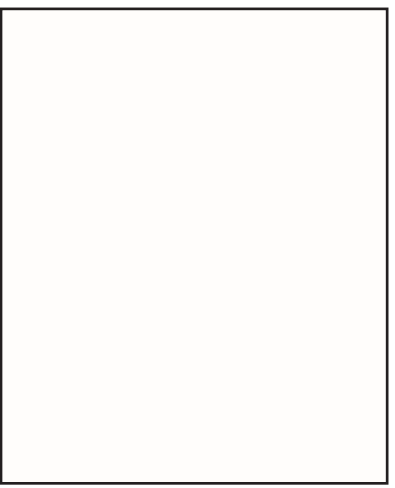
SCHEME 3



EXTERIOR SIDING: REDWOOD



FRONT DOOR:  
KELLY-MOORE - KM4941-2 CITY DWELLER



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF:  
TIMBERLINE ULTRA HD - PEWTER GRAY



AEP SPAN: NU-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK



TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

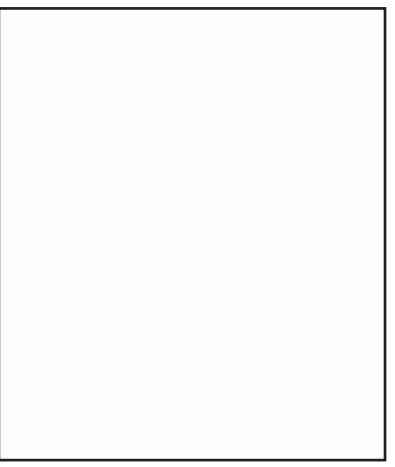
SCHEME 4



EXTERIOR SIDING: SOUW



FRONT DOOR:  
KELLY-MOORE - KM5429-5 GRILL MASTER



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF:  
TIMBERLINE ULTRA HD - CHARCOAL



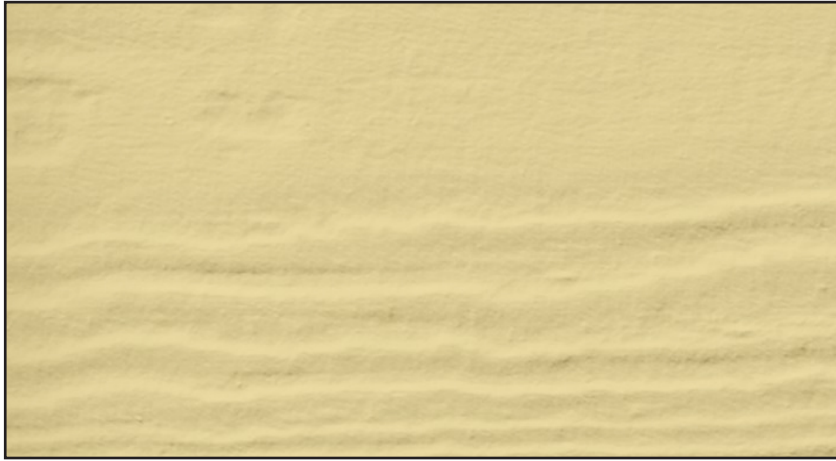
AEP SPAN: NU-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK



TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

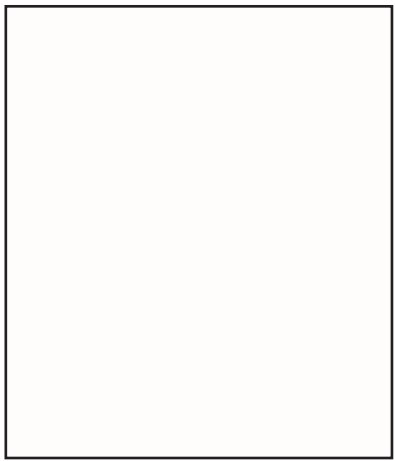
SCHEME 5



EXTERIOR SIDING: MARIGOLD



FRONT DOOR:  
KELLY-MOORE - KM4819-5 FOREST FLOOR



WINDOW FRAME:  
ANDERSEN: WHITE: 100 SERIES

ROOFING



GAF:  
TIMBERLINE ULTRA HD - SLATE



AEP SPAN: NU-WAVE CORRUGATED  
COLOR: METALIC SILVER

DECK



TREX:  
ENHANCE COMPOSITE DECKING - SADDLE

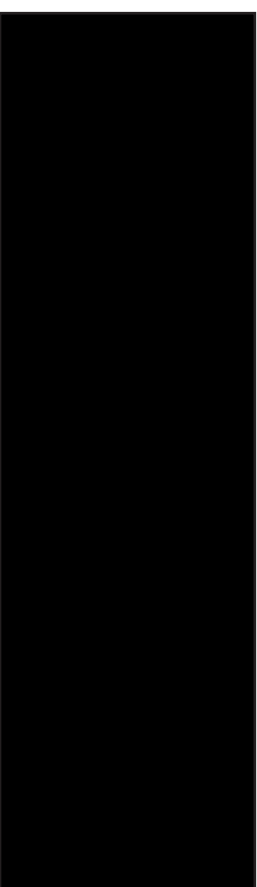


COMMUNITY BUILDING

EXTERIOR WALL



LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FIR

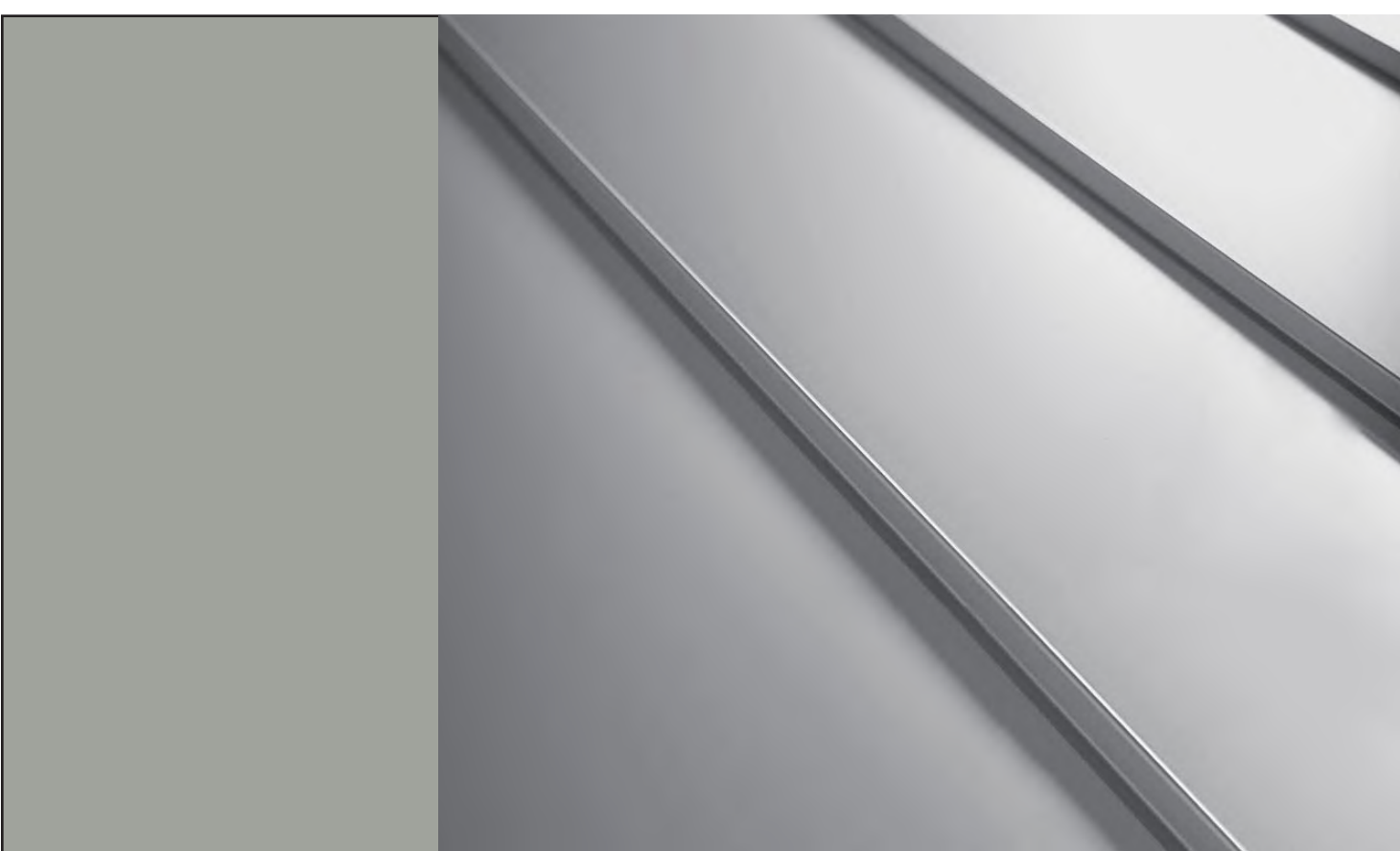


WINDOW FRAME: ANDERSEN: BLACK: 100 SERIES



STOREFRONT: KAWNEER: #29 - BLACK

ROOFING



ROOFING: MCELROY: SLATE GRAY STANDING SEAM

BASE/WAINSCOT



CONCRETE: BOARDFORM

LIVE/WORK BUILDING

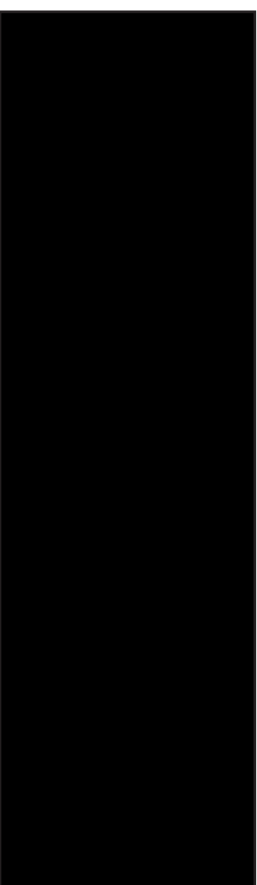
EXTERIOR WALL



AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER



LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FIR

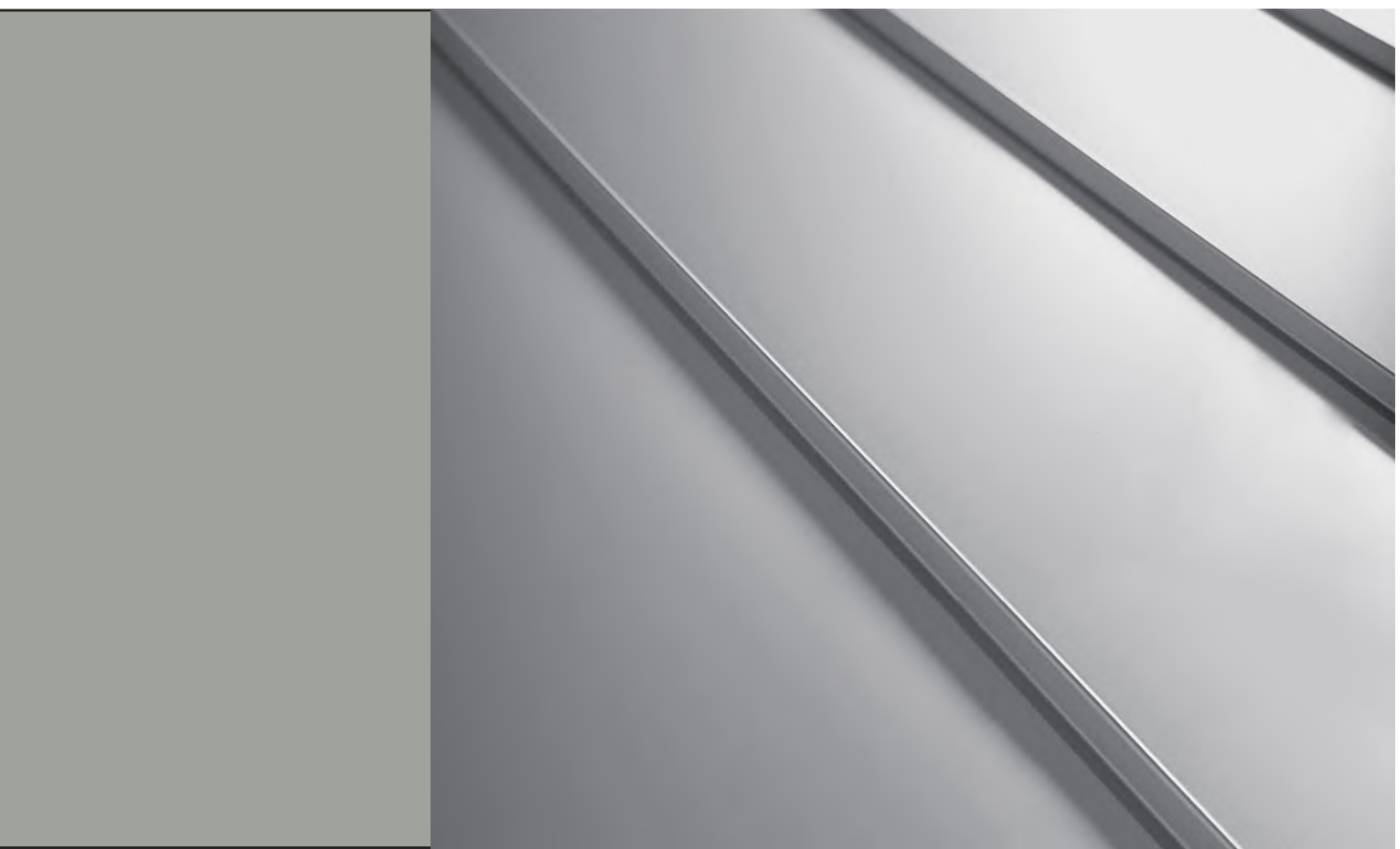


WINDOW FRAME: ANDERSEN: BLACK: 100 SERIES



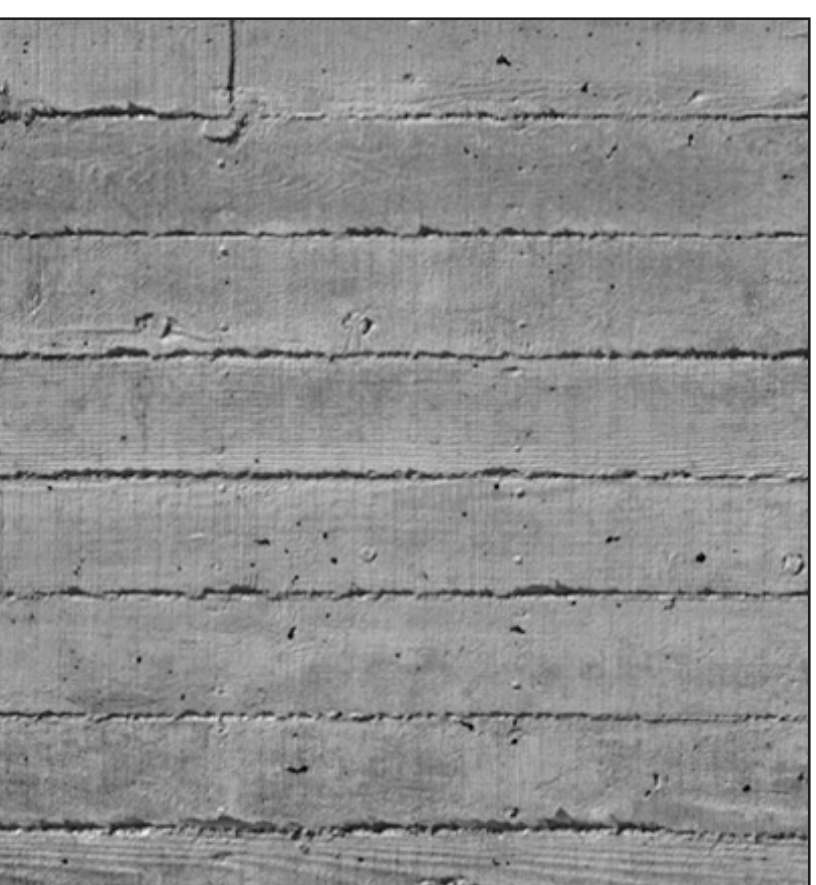
STOREFRONT: KAWNEER: #29 - BLACK

ROOFING



ROOFING: MCELROY: SLATE GRAY STANDING SEAM

BASE/WAINSCOT



CONCRETE: BOARDFORM

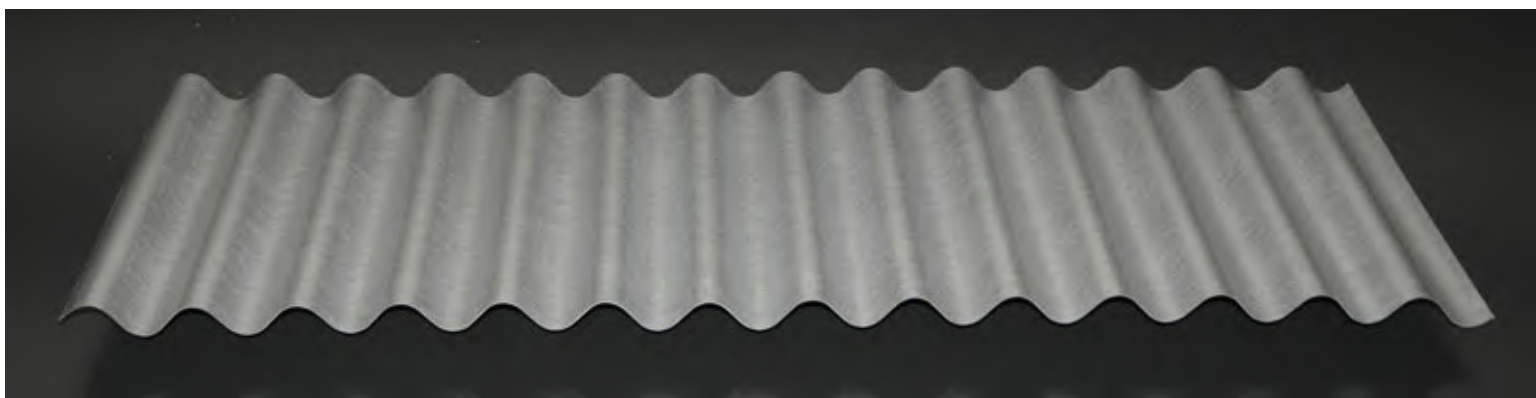
CARPORT / BIKE TOWER

EXTERIOR WALL



LONGBOARD FACADES: LONGBOARD SIDING, LIGHT CHERRY OR DARK FIR

ROOFING

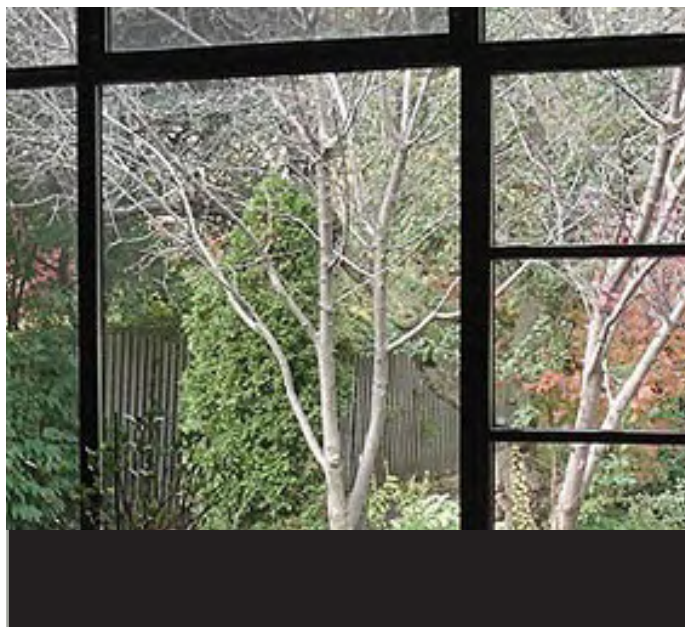


AEP SPAN: NU-WAVE CORRUGATED COLOR: METALIC SILVER

WINDOWS / EXT. FRAME

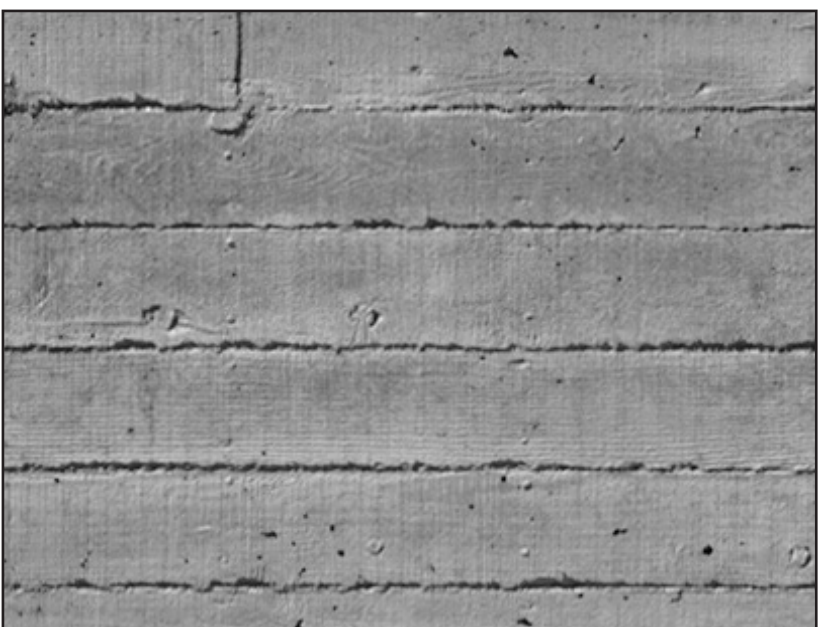


STRUCTURAL FRAME: BLACK METAL



STOREFRONT: KAWNEER: #29 - BLACK

BASE/WAINSCOT



CONCRETE: BOARDFORM

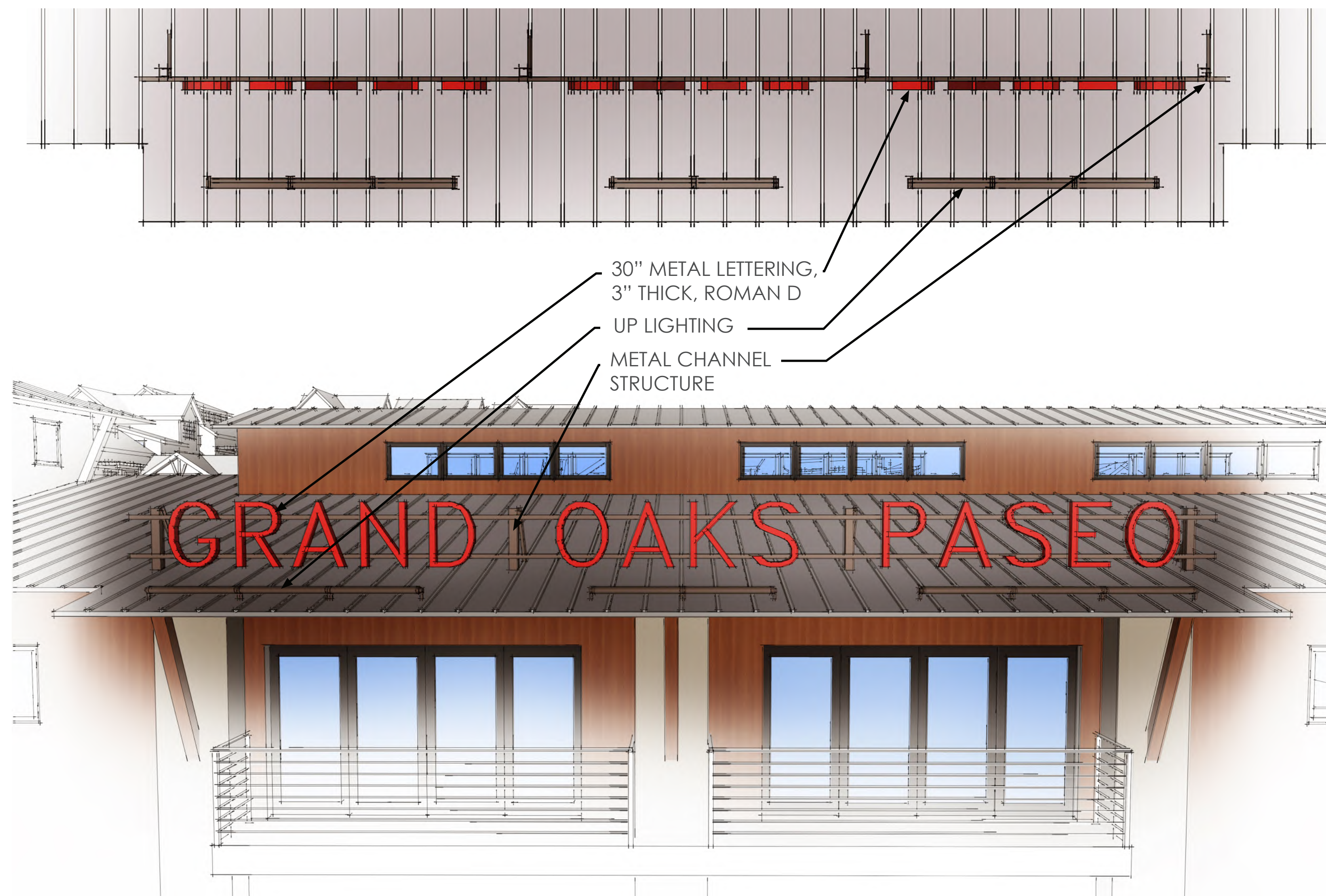












SIGN 1 MAIN PROJECT SIGNAGE



SIGN 2 COMMUNITY CENTER

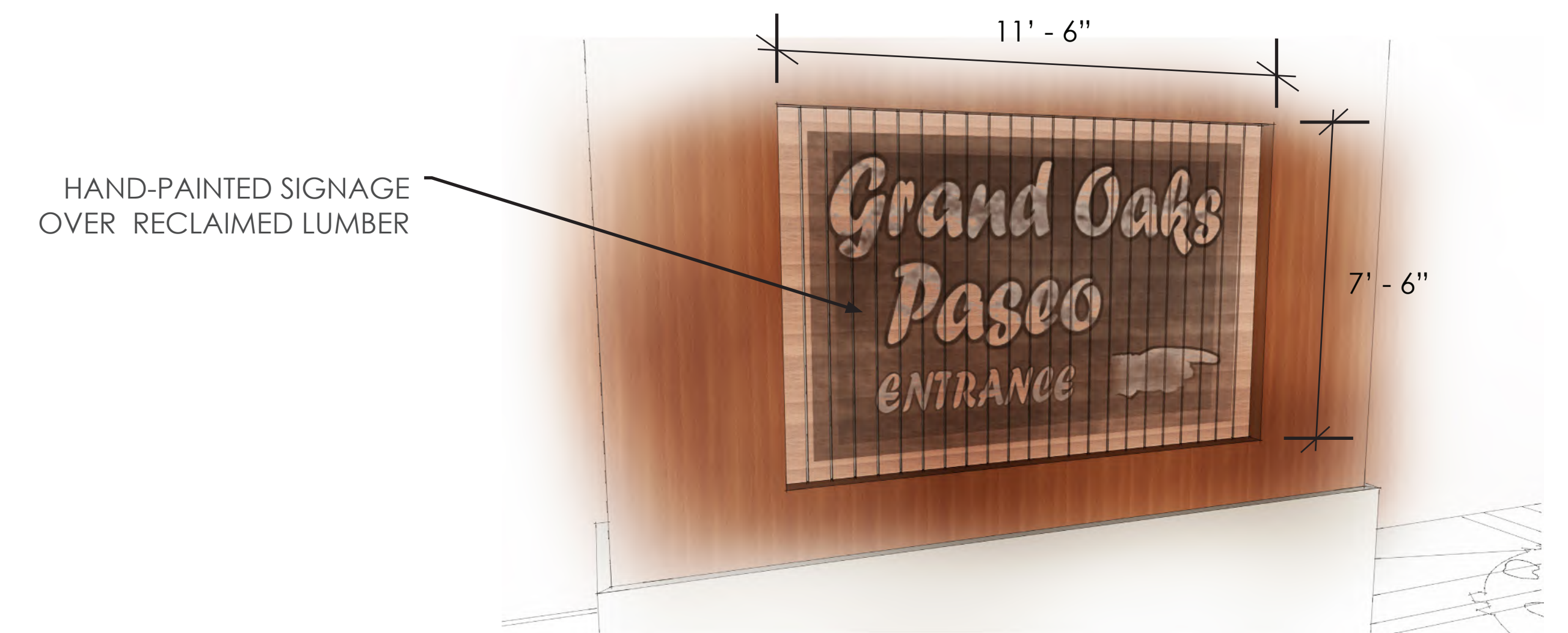
## ALT FONTS

BAHNSCHRIFT

GRAND

GIL

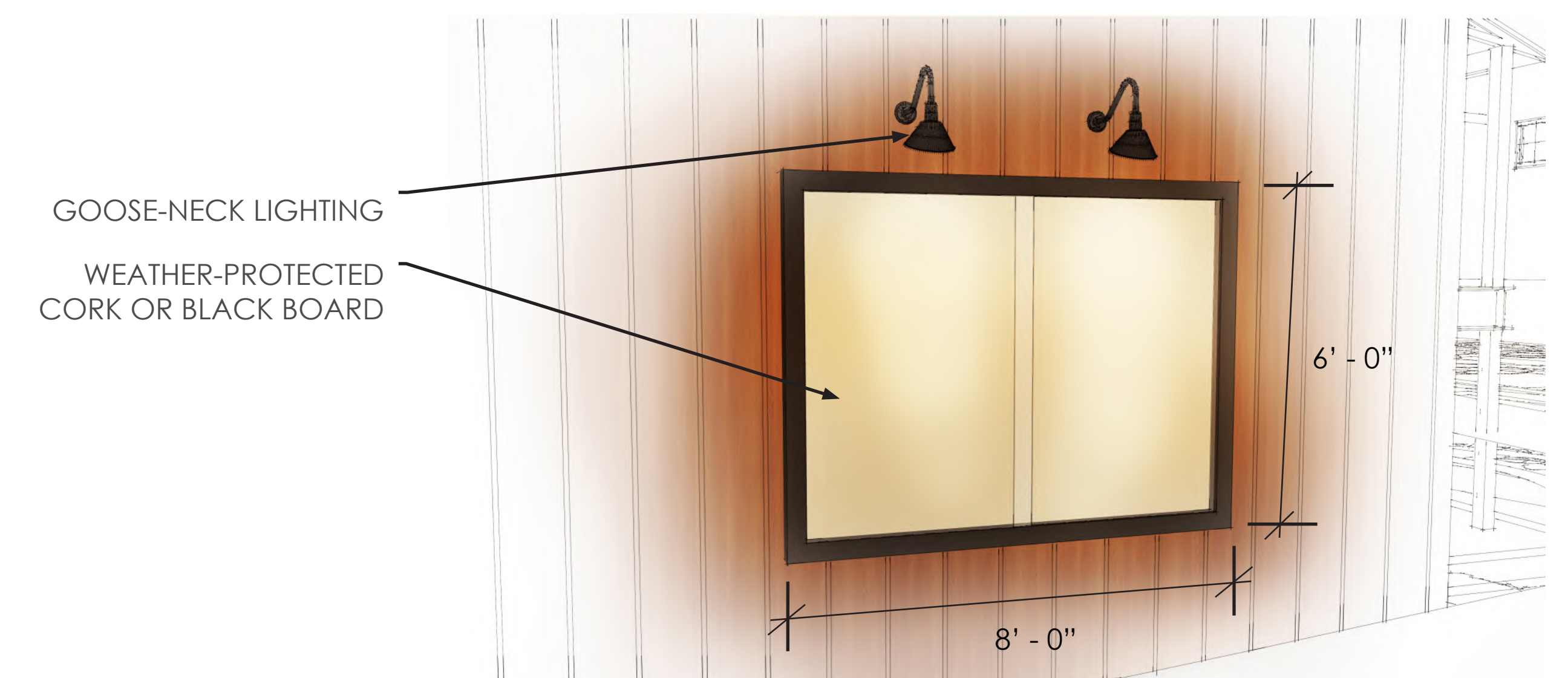
GRAND



SIGN 3 LIVE-WORK BUILDING - RIGHT/LEFT



SIGN 4 TYP. COMMERCIAL ENTRY



SIGN 5 COMMUNITY NEWS BOARD