



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, December 11, 2019
2:00 P.M.**

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

CALL TO ORDER

Roll Call: Chairperson Roberta Fonzi
Committee Member Heather Newsom
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 13, 2019



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF NEW OFFICE BUILDING AT 9630 EL CAMINO REAL

The applicant is proposing a new office building on a vacant lot.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE19-0099)

3. DESIGN REVIEW OF NEW RV STORAGE USE AT 6501 VIA AVE.

Design review of new outdoor recreational vehicle storage yard.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary (USE19-0096)

4. DESIGN REVIEW OF NEW AUTO REPAIR AND STORAGE USE AND VEHICLE AND EQUIPMENT STORAGE USE AT 9005 EL CAMINO REAL

Design review of new auto repair/storage use/vehicle and equipment storage use.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary (USE18-0141)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, January 15, 2020, at 2:00 p.m.

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



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ITEM NUMBER: 1

DATE: 12-11-19

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, November 13, 2019 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

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

ROLL CALL

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

Absent: None

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

Others Present: Steve Robinson, El Camino Vet Hospital
Judy Harris
Steve Binder

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT

None.

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF DRAFT MINUTES OF OCTOBER 23, 2019**

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

There was Committee consensus to approve the Consent Calendar.

DEVELOPMENT PROJECT REVIEW**2. DESIGN REVIEW OF EXPANSION OF EXISTING VETERINARY HOSPITAL AT 1380 EL CAMINO REAL**

The applicant is proposing to expand the existing veterinary hospital. The expansion will add 2,927 square feet to the existing 4,583 square foot veterinary hospital facility.

- Recommendation: Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (AMND19-0092)

Planner Holder presented the staff report and he and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Steve Robinson and Judy Harris.

Mr. Robinson stated that he prefers not to install street parking due to clients getting in/out of cars with animals near the street. He stated that there is plenty of parking onsite, and believes the 8' street widening is not needed.

Chairperson Fonzi closed the Public Comment period.

Director DeBar and Mr. Bertaccini stated that they are in agreement with Mr. Robinson and recommended the following:

- Defer improvements until the City is ready to improve all of El Camino Real in one cohesive plan, and when the City identifies what the grades are in that area for drainage.
- The City can ask for a covenant to defer at some point in the future to satisfy the requirement of the City, which would record against the land. This would satisfy the code requirement.
- Design of frontage improvements could coincide with other properties, and tie into what is existing.
- Utilities do not need to be undergrounded in this location for existing structures.

DRC ITEMS FOR DISCUSSION:**Site Design****The Committee made the following recommendations:**

- The Committee was in agreement with Public Works' recommendations in that the improvements be deferred until the City is ready to improve all of El Camino Real, and the City will record a covenant on the land.

Architectural Design**The Committee made the following recommendations and comments:**

- The Committee was in agreement with the architectural design.

Parking**The Committee made the following recommendations and comments:**

- The Committee recommended the applicant work with staff to design angled parking, with an entrance at one end, and an exit at the other. Street parking is not necessary. Angled parking may decrease the total spaces by two (2), but could increase parallel parking. Applicant will be adding charging stations for two electric cars.

Landscaping**The Committee made the following recommendations and comments:**

- The Committee recommended the applicant work with staff to find landscaping that is dog proof and possibly include a dog relief area, and provide rear landscape buffer.

Fence

After hearing from neighbor Judy Harris, the Committee agreed to keep the chain link fence.

Signage

The Committee recommended both an Entrance and Exit sign.

Once corrections and recommendations above are made and reviewed by City staff, the item can move on to Planning Commission.

3. DESIGN REVIEW INPUT FOR THE EL CAMINO CORRIDOR PLAN

Design review of components for the El Camino Real Corridor Plan which encompasses areas south of Del Rio Road to south of Santa Rosa Road, excluding the Downtown Core.

- **Recommendation:** Staff requests the DRC review the concept design recommendations for various study areas along the corridor and provide input on proposed streetscape, street section alternatives, and architectural themes. (PLN17-1673)

Director Dunsmore recommends simplifying this plan, and would like the Committee to focus on each commercial node, as each needs a sense of identity. Caltrans is funding this grant, and the end goal is to break-up areas long term, and enhance bicycle and pedestrian movement.

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

PUBLIC COMMENT

The following members of the public spoke during public comment: Steve Binder.

Director Dunsmore answered Mr. Binder's questions.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:

1. Design Recommendations

The Committee recommended the following:

- Highway 41 to Curbaril - This is a car-oriented district and is so close to downtown it has similar issues. Staff should pull from Public Outreach comments.
- Gateway Features to Districts – Certain corners or notable monuments, poles with advertisements, street light ideas.
- K-Mart Center – With the changes about to take place here, this could be a good study area.
- Trees – List styles not allowed, but have some flexibility. Public Works suggested diversity because if a disease invades a tree species, all trees affected will not have to be removed. Choose trees that do not lift the street/sidewalk, and that are somewhat shading the sidewalk for pedestrians.
- Architectural Style – You could have different architectural styles with different districts. Each district could transition to the next one. It could be important to list architectural styles not wanted. Create theme/character/identity for different areas. Architectural styles are important. Pay attention to detail (quality of materials).
- Old/Historic El Camino Real - Study awnings, landscaping, mission route (look up old pictures and talk to Historical Society), look at retaining walls for consistency, old bells, and materials that are more natural.
- Electrical Boxes – The City could investigate doing a box art program and could encourage certain themes in our guidelines.
- Pay attention to where people are crossing.
- Look into developer agreements/incentive plan that can help facilitate these goals.
- Future discussion items could include tree consistency and bike lanes.

This item will come back to the Design Review Committee.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on upcoming items for the next meeting.

ADJOURNMENT– 3:50 p.m.

The next regular meeting of the DRC on November 27, 2019 will be cancelled. The next regular meeting is tentatively scheduled for December 11, 2019, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Design Review Committee

Staff Report – Community Development Department New Office Building

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
12/11/19	Mariah Gasch	Jim Saunders		PRE19-0099
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
9630 El Camino Real	General Commercial (GC)	Commercial Tourist (CT)	056-081-028	Approximately 0.94 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the proposed design for a new office building and direct the applicant to make any modifications to the site or building design as necessary. 				
PROJECT DESCRIPTION				
<p>The proposed project consists of a new 2 story, 20,006 square-foot office building, a parking lot with 53 stalls, and site improvements including a landscape plan.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	

DISCUSSION:

Project Description

The property is a 0.94 vacant lot on the corner of El Camino Real and Montecito Ave. in the Commercial Tourist (CT) zoning district. The applicant is proposing the construction of a new 2 story, 20,006 square-foot office building, a parking lot supplying 53 stalls, and site improvements including a landscape plan.

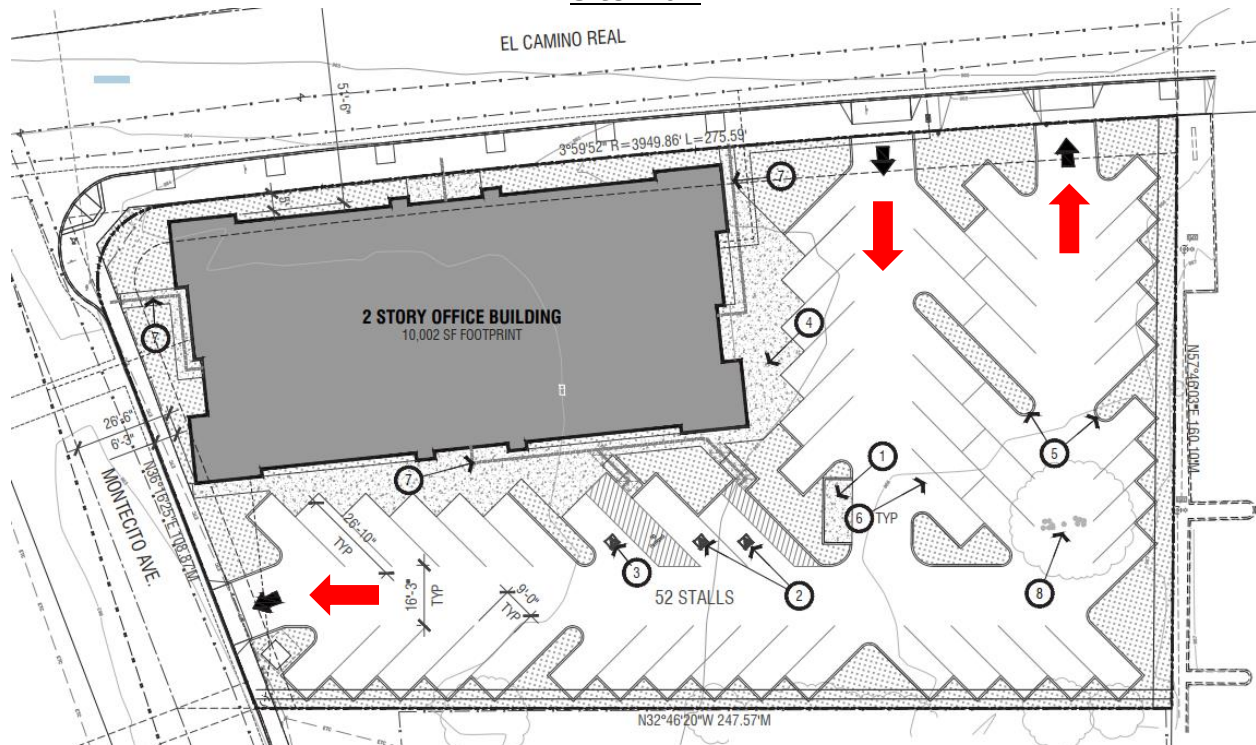
ANALYSIS:

Site Design and Access

The development will occupy approximately 10,002 square feet, or 25% of the site. The remainder of the property will be covered by a parking lot and landscaping. The project is accessed from one driveway along El Camino Real. Two driveways, one along El Camino Real and one along Montecito Ave., provide exits from the parking lot.



Site Plan



Parking

The applicant is proposing 53 parking space on the site. The Atascadero Municipal Code (AMC) 9-4.118 requires most offices to have one space per 400 square feet. The applicant's total number of required spaces is 50, meeting the AMC standards.

Architectural Design

The building features mission style architecture. This includes smooth off-white stucco, concrete bulkheads, a multicolored terracotta tile roof and black aluminum clad windows and doors. Architectural details are incorporated in the proposal including decorative black, metal rails around balconies, copper gutters and downspouts, and stained wood eave detail. Overall, the building looks like a generic office design. The building has very few character defining features that fit into Atascadero's growing "Colony Style". Staff is encouraging a design that is custom to our vicinity and reflects Atascadero. Staff is recommending the following modifications:

1. *Incorporate brick veneer into the building's design to add architectural interest and complement local architecture.*
2. *All window and door beams and sills shall be black.*

Front Elevation – Facing El Camino Real



Rear Elevation



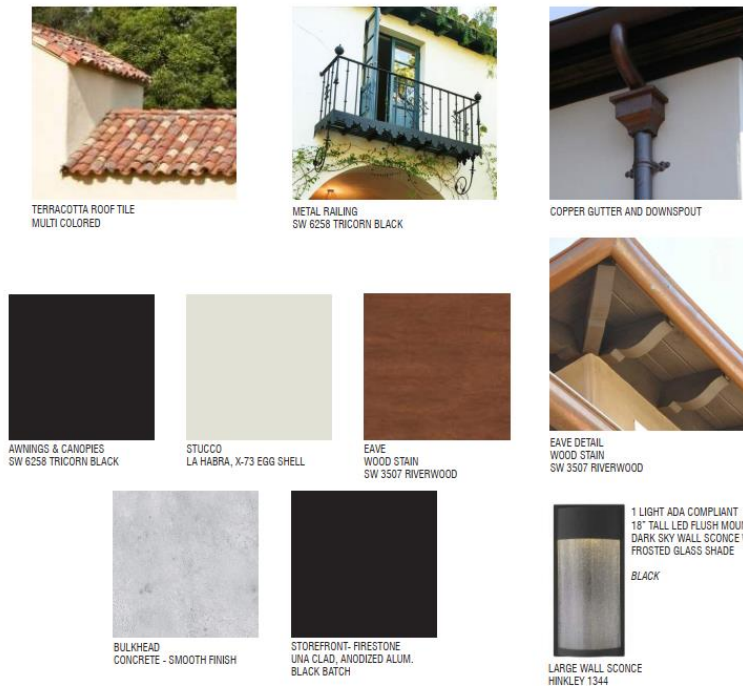
East Elevation



West Elevation – Facing Montecito Ave.



Materials



Landscaping

The applicant has presented a detailed landscape plan that shows areas for landscaping and calls out specific plant species. The plan includes decorative trees along with native grasses and shrubs. The landscape plan incorporates planters throughout the parking lot with trees to provide shade in each planter. Tree varieties throughout the parking lot include Arbutus Standard trees and Chinese Pistache. The applicant is also meeting requirements in the Municipal Code regarding street trees. The landscape plan includes three new Arbutus Standard along Montecito Ave. and seven Sawleaf Zelcova trees along El Camino Real. AMC 9-4.125 states that Commercial zoning districts shall have a minimum of 10% of the site landscaped. The applicant's landscape plan complies with landscape regulations set by the Municipal Code.

DRC DISCUSSION ITEMS:

1. Architectural Design
2. Landscape Design – General recommendations

ATTACHMENTS:

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



Attachment 1: Notice of Action
PRE 19-0099

DRC NOTICE OF ACTION

Proposed Conditions of Approval:

1. Incorporate brick veneer into the building's design to add architectural interest;
2. All window and door beams (and sills) shall be black metal (no vinyl).

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

Meeting Date: December 11, 2019

Project Planner: Mariah Gasch
Assistant Planner



Attachment 2: Aerial
PRE 19-0099



Attachment 3: Site / Landscape Plan
PRE 19-0099



KEYNOTES

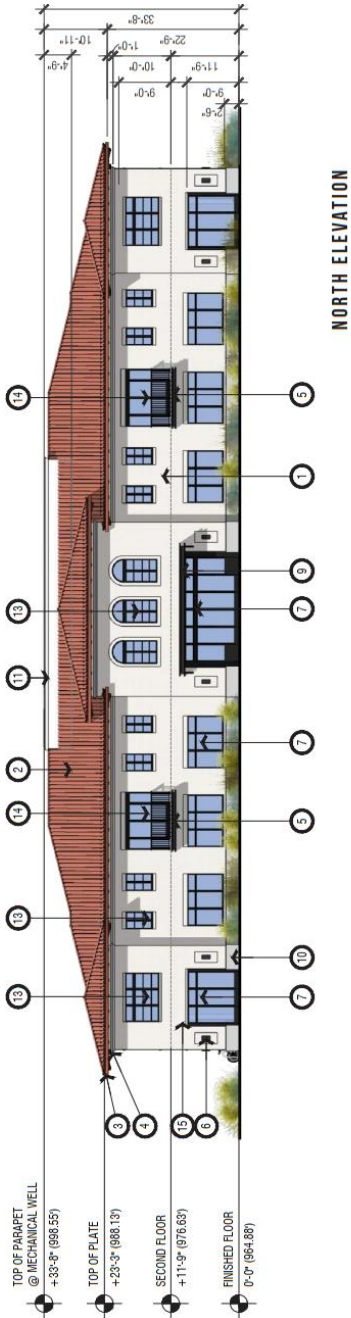
1. (N) TRASH ENCLOSURE
2. (N) STRIPED ACCESS ISLE
3. (N) ACCESSIBLE PARKING
4. (N) SIDEWALK- REFER TO CIVIL
5. (N) LANDSCAPE ISLANDS
6. (N) PARKING STALL TYP.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
	12	Arbutus s. Menziesii / Arbutus Standard	24" max	SIZE 40 - 50" TALL 20 - 40" WIDE WUCOLS PF = 1-3
	7	Pinus attenuata / Chinquapin	24" max	SIZE 30 - 40" TALL 20 - 30" WIDE WUCOLS PF = 1-3
	7	Zelkova serrata / Serrulata Zelkova	24" max	SIZE 50 - 60" TALL 4 - 6" WIDE WUCOLS PF = 4-6
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	86	Arctostaphylos uva-ursi / Coast Yucca	1 gal	SIZE 2 - 3" TALL & WIDE WUCOLS PF = 1-3
	24	Adiantum s. Blue Fern / Blue Fern Agave	5 gal	SIZE 2 - 3" TALL & WIDE WUCOLS PF = 1-3
	212	Bouteloua gracilis / Blue Grass Grass	1 gal	SIZE 1 - 2" TALL & WIDE WUCOLS PF = 1-3
	28	Furcraea foetida / Yucca / Variegated Blue Agave	5 gal	SIZE 1 - 2" TALL & WIDE WUCOLS PF = 1-3
	154	Hesperaloe parviflora / Red Cholla	1 gal	SIZE 1 - 2" TALL & WIDE WUCOLS PF = 1-3
	47	Muhlenbergia agilis / Deer Grass	5 gal	SIZE 4 - 5" TALL & 4 - 6" WIDE WUCOLS PF = 1-3
	110	Zauschneria californica / Santa Barbara / Santa Barbara California Fuchsia	1 gal	SIZE 1 - 2" TALL & 2 - 3" WIDE WUCOLS PF = 1-3



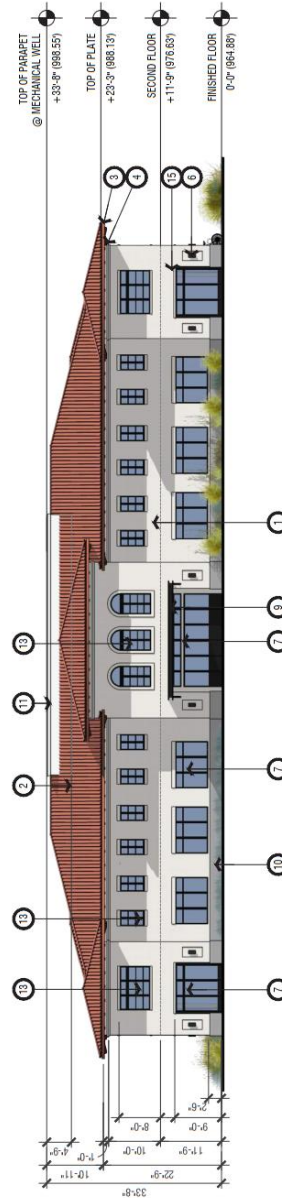
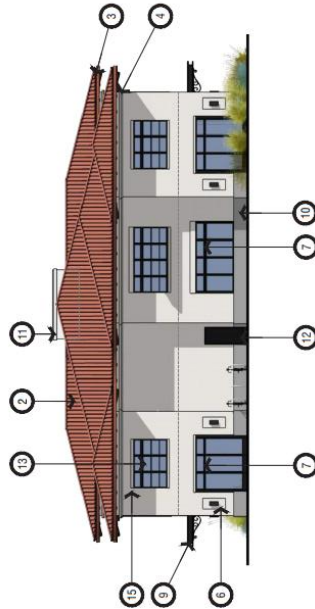
Attachment 4: Elevations
PRE 19-0099



NORTH ELEVATION

KEYNOTES

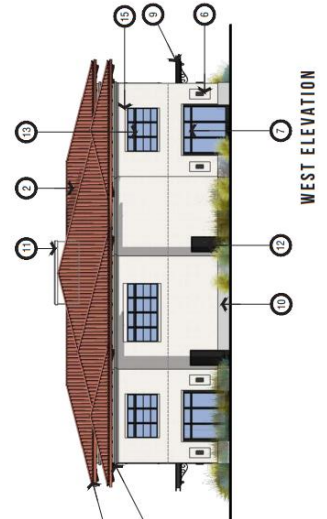
1. SMOOTH STUCCO, LA HABRA, X-73 EGG SHELL
2. MISSION STYLE ROOF TILE
3. SOFFIT ROOF W/ EXPOSED FAUX RAFTER BEAM
4. STUCCO CORNICE DETAIL
5. BALCONY WITH METAL RAILING, SW 6258 TRICORN BLACK
6. INSET WALL MOUNTED SCOSCE
7. ALUMINUM CLAD STORE FRONT WINDOW, BLACK
8. ALUMINUM CLAD STORE FRONT DOORS W/ FULL GLAZING, BLACK
9. METAL CANOPY
10. 2.5' TALL BULKHEAD, CONCRETE
11. STUCCO PARAPET WALL @ MECHANICAL WELL
12. METAL CLAD DOOR, BLACK
13. WINDOW, BLACK
14. GLAZED BALCONY DOORS, BLACK
15. FAUX BEAM



SOUTH ELEVATION

KEYNOTES

1. SMOOTH STUCCO, LA HABRA, X-73 EGG SHELL
2. MISSION STYLE ROOF TILE
3. SOFFIT ROOF W/ EXPOSED FAUX RAFTER BEAM
4. STUCCO CORNICE DETAIL
5. BALCONY WITH METAL RAILING, SW 6258 TRICORN BLACK
6. INSET WALL MOUNTED SCOSCE
7. ALUMINUM CLAD STORE FRONT WINDOW, BLACK
8. ALUMINUM CLAD STORE FRONT DOORS W/ FULL GLAZING, BLACK
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12. METAL CLAD DOOR, BLACK
13. WINDOW, BLACK
14. GLAZED BALCONY DOORS, BLACK
15. FAUX BEAM



WEST ELEVATION



Attachment 5: Renderings
PRE 19-0099

View from El Camino Real



View from Montecito Ave.



View from Parking Lot



View from El Camino





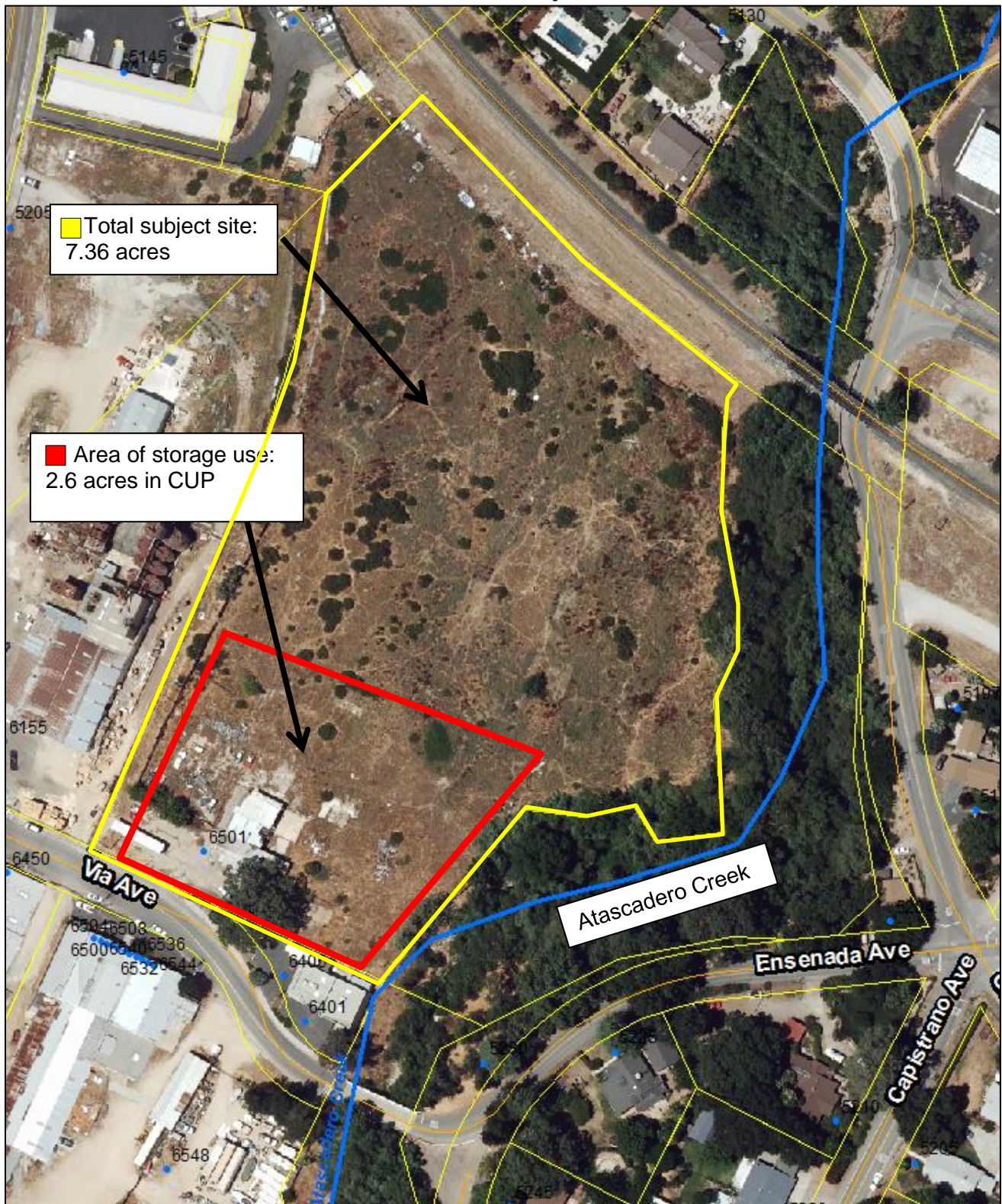
Atascadero Design Review Committee

Staff Report – Community Development Department

RV Storage, 6501 Via Avenue

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
12/11/19	Mariah Gasch Assistant Planner	Dirk Dole	USE 19-0096	
RECOMMENDATION				
<i>Staff Recommends to the DRC:</i> 1. Consider whether the site has been adequately designed to accommodate, an outdoor recreational vehicle (RV) storage yard and direct the applicant to make any modifications to the site or building design as necessary prior to proceeding to the Planning Commission for a review of a Conditional Use Permit.				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
6501 Via Avenue	Industrial (I)	Industrial (I)	028-201-004	7.36-acre site 2.6-acre lease area
PROJECT DESCRIPTION				
The proposed project includes a Conditional Use Permit (CUP) for a 2.6 acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 90 RVs on a portion of the site that was a former wrecking yard on the Industrial Zone.				
ENVIRONMENTAL DETERMINATION				
<i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i>				

Aerial Map



DISCUSSION:

Project Description

The proposed project includes a 2.6-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone and includes an office in an existing building. The site is proposed to be used for the storage of up to 90 vehicles outdoors. Outdoor storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.

Background

The subject site at 6501 Via Avenue was previously used as a wrecking yard and had been vacant for over 15 years. The owner previously leased the 2.6-acre front portion of the site for a landscape and trucking business. A Conditional Use Permit (CUP) to allow the landscape and trucking business, was approved by the Planning Commission last year. The previous applicant completed some improvements, including fencing, grading, and site clean-up prior to being evicted from the site by the property owner, and prior to completing the business. The site remains vacant at this time and is only a 2.6-acre portion of the large, vacant 7.36-acre Industrial-zoned property. The current applicant wishes to utilize the same site for an outdoor vehicle storage yard. At this time, the current application is incomplete, and staff is seeking DRC direction on land use, aesthetics, grading, drainage and a series of other site improvements prior to providing direction to the applicant and proceeding to the Planning Commission for review of a CUP.

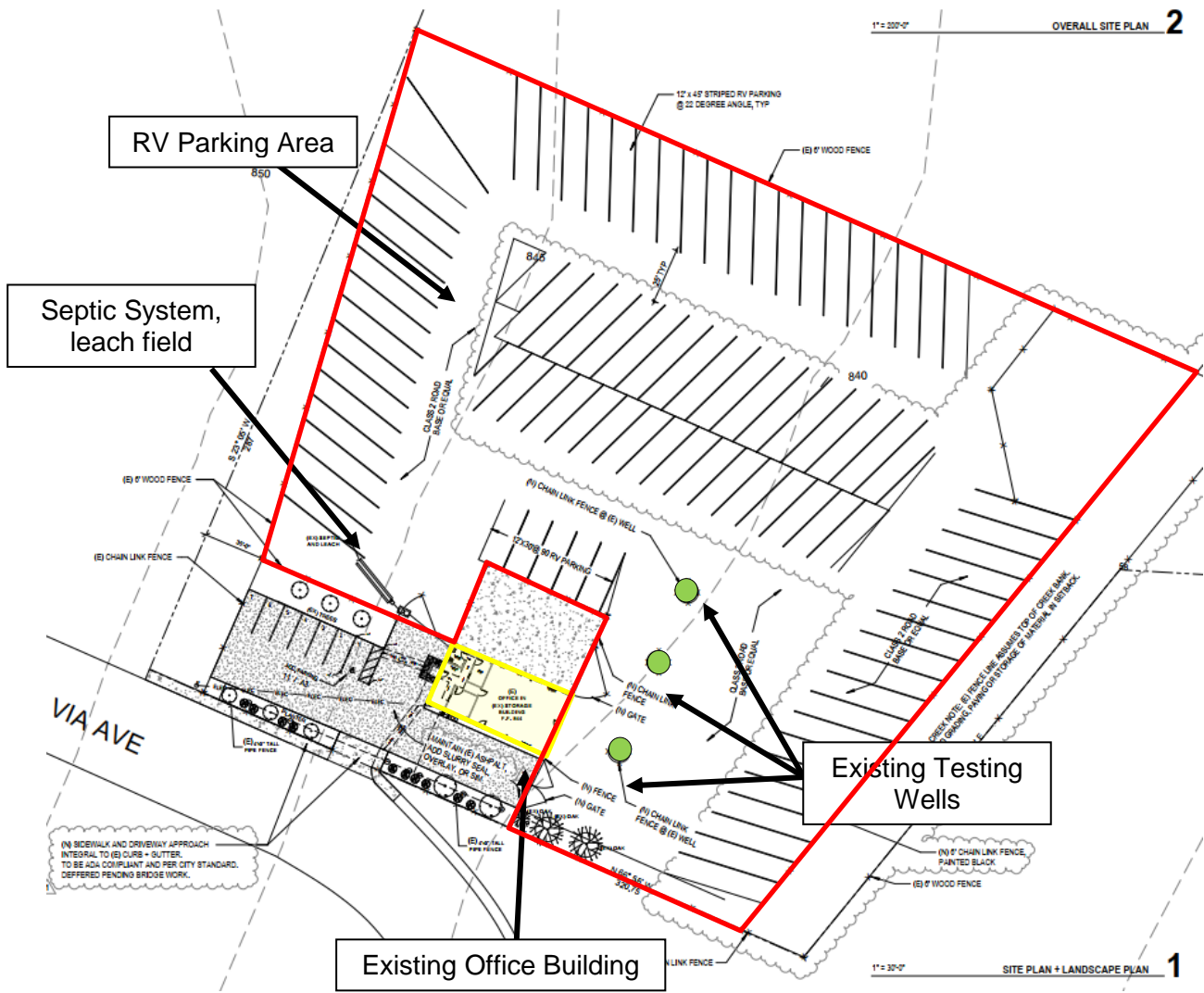
Analysis

The land use proposed, Vehicle and Equipment Storage is an allowed use in the Industrial zoning district. However, as identified in Atascadero Municipal Code (AMC) Section 9-2.110, outdoor commercial and industrial sales and storage developments of ten thousand (10,000) square feet or more are required to obtain a CUP, even if such a development is listed as an allowable use in a particular zoning district. The CUP is the process used to review land use proposals of a magnitude which could significantly affect their surroundings, and the process includes design review of the site and public notice for the neighborhood. Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 5).

The applicant is proposing to complete finish grading of the site and add an all-weather, drivable (gravel or decomposed granite) surface to accommodate the parking of RV's, boats and vehicles. The project proposes to include new landscaping in the frontage along Via Avenue as well as a new fence and gate adjacent to the office building. The entire site at 6501 Via Avenue totals 7.6-acres; however, the applicant's lease area proposed for the storage yard use will be less than three (3) acres (approximately 2.6 acres) in size. There are no current plans for the remaining vacant portion of the site. The project triggers curb, gutter and sidewalk improvements along Via Avenue. The applicant is requesting to defer these improvements until the City completes its future project on the Via Avenue Bridge, just south of the property.



Proposed Site Plan



Existing Building and Storage Yard

The site has an existing metal building that has been converted to an office space with a storage area. The previous tenant painted the building green. The structure fits into the industrial setting of the site and the surrounding buildings. The site plan indicates that up to 90 spaces will be available for outdoor RV parking behind *and* alongside the existing metal building. The applicant has not clarified the extent of finish grading and drainage to accommodate the new storage yard. The extent of the storage area may need to be modified to accommodate adequate drainage, clearance from the existing septic system, adequate site circulation for emergency services, provisions to abandon or maintain the existing testing wells, and to ensure appropriate driveway slope and site surfacing. A revised grading and drainage plan will need to be submitted for review by staff prior to proceeding to Planning Commission. There are 3 testing wells left on the site after County Environmental Health cleared the site of having harmful materials. The current plan shows these surrounded by new chain link fencing. Staff recommends that



the applicant work with the owner to remove the wells. If they cannot be removed, they shall be protected by a lower rail fence.

The applicant has begun advertising the site for RV storage. Public ads and the applicant's website indicate that the site will have a dump station as well as barbed wire fencing. These were not included in the applicant's submittal or project description. Barbwire fencing is not an appropriate aesthetic treatment for the property and the site is not designed to accommodate a dump station. Installation of a dump station would overwhelm the existing septic system, and the site is not currently connected to the City's sewer system. If the site were connected to sewer, wastewater impact fees would need to be adjusted to accommodate a dump station since wastewater impacts would be far greater than a typical storage yard with an office.

Landscaping

A site plan has been submitted which identifies a landscape area with street trees along Via Avenue for compliance with AMC Section 9-4.125 (Landscape standards). Due to overhead power lines along Via Avenue, large street trees are not feasible. The applicant is proposing five new Chinese Pistache trees, a medium size tree.

The existing dirt areas along the front property line and behind the parking area are proposed to be landscaped. A complete landscape and irrigation plan identifying drought tolerant shrubs and drip irrigation will be required prior to proceeding to Planning Commission for CUP review. AMC Section 9-4.125 requires a minimum landscape coverage of 5% for Industrial zoned sites.

Based on the 2.6-acre lease area, the code requirement is approximately 5,660 sq. ft. of landscaping. With existing and proposed landscaping, the site will have approximately 2,750 sq. ft. of landscaping and street trees at the front of the lot and adjacent to the parking area. A large oak tree is existing to the left of the office building, and some existing trees next to the parking area also provide greenery on site. As identified in AMC Section 9-4.125, the Planning Commission may reduce or modify the landscaping requirements of the code if a finding can be made that existing vegetation, topography, or structural arrangement preclude the need for landscaping, or for professionally designed landscaping and preserving existing mature native trees. Due to the large acreage of the subject site and vehicle storage area, the amount of landscape coverage required by the code would be excessive. Additional landscape areas within the storage yard would not add significant benefit to the appearance of the site. The proposed landscape areas at the front of the lot will have the most impact to enhance the property frontage and provide a clean appearance for the new business.

Fencing, Screening and lighting

A new 4 foot tall pipe fence has been constructed along the property frontage, and a new 6 foot tall residential style wood fence was added at the back of storage yard and western side of the site to provide screening and security for the previous landscaping storage yard. This fence separates the lease area from the unused portion of the lot to the back. The fencing is in adequate condition but may not provide the level of security



and durability desired for a storage yard. The applicant is proposing several new chain link fences alongside the property. One of the new fences is located adjacent to the creek, outside of the 30-foot creek setback. The applicant is proposing a chain link fence painted black, but would not be vinyl coated. The applicant is also proposing chain link around the office building and office parking area. Staff recommends that all fencing shall either be a metal picket with landscaping or vinyl coated chain link. Other options include a metal panel fencing with wood framing. The Atascadero Municipal Code (AMC) 9-4.128(iii) requires all chain link to be vinyl coated with evergreen vegetation to screen the fence. However, due to the location of the fence adjacent to the creek and its visibility from the street, staff recommends exempting this fence from planting of screening vegetation.

At this time, no lighting is proposed for the storage yard. Staff recommends that motion detected security lighting be installed in several locations within the yard.

Storage Yard Conditions

The Industrial zone is the appropriate location for intensive uses such as outdoor storage yards. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow a storage yard will run with the land, regardless of the business owner/operator. The accumulation of storage containers, illegal businesses, homeless camps, inoperable vehicles, feral animals, and the storage of miscellaneous junk and debris have been a common occurrence on Via Avenue. Conditions of approval and an annual site review are very important to prevent this property from falling into a deteriorated site. Staff is considering the following conditions be added for the Planning Commission review of the use permit:

1. The use permit shall be subject to an annual review by the Planning Commission. Non-compliance with any project conditions shall be subject to revocation of the use permit. The annual review shall be subject to applicable use permit fees.
2. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.
3. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.
4. No cargo containers, inoperable vehicles, boats or RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.
5. No items other than operable registered vehicles RV's or boats may be stored on-site.
6. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.
7. No sub-lease of the building or site may occur unless otherwise approved by the City.



8. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.
9. No washing of vehicles, RV's or Boats or other equipment may occur on-site.
10. No dumping of RV waste or water tanks may occur on site at any time.
11. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 30 feet of the top of the bank of Atascadero Creek.

DRC Discussion items:

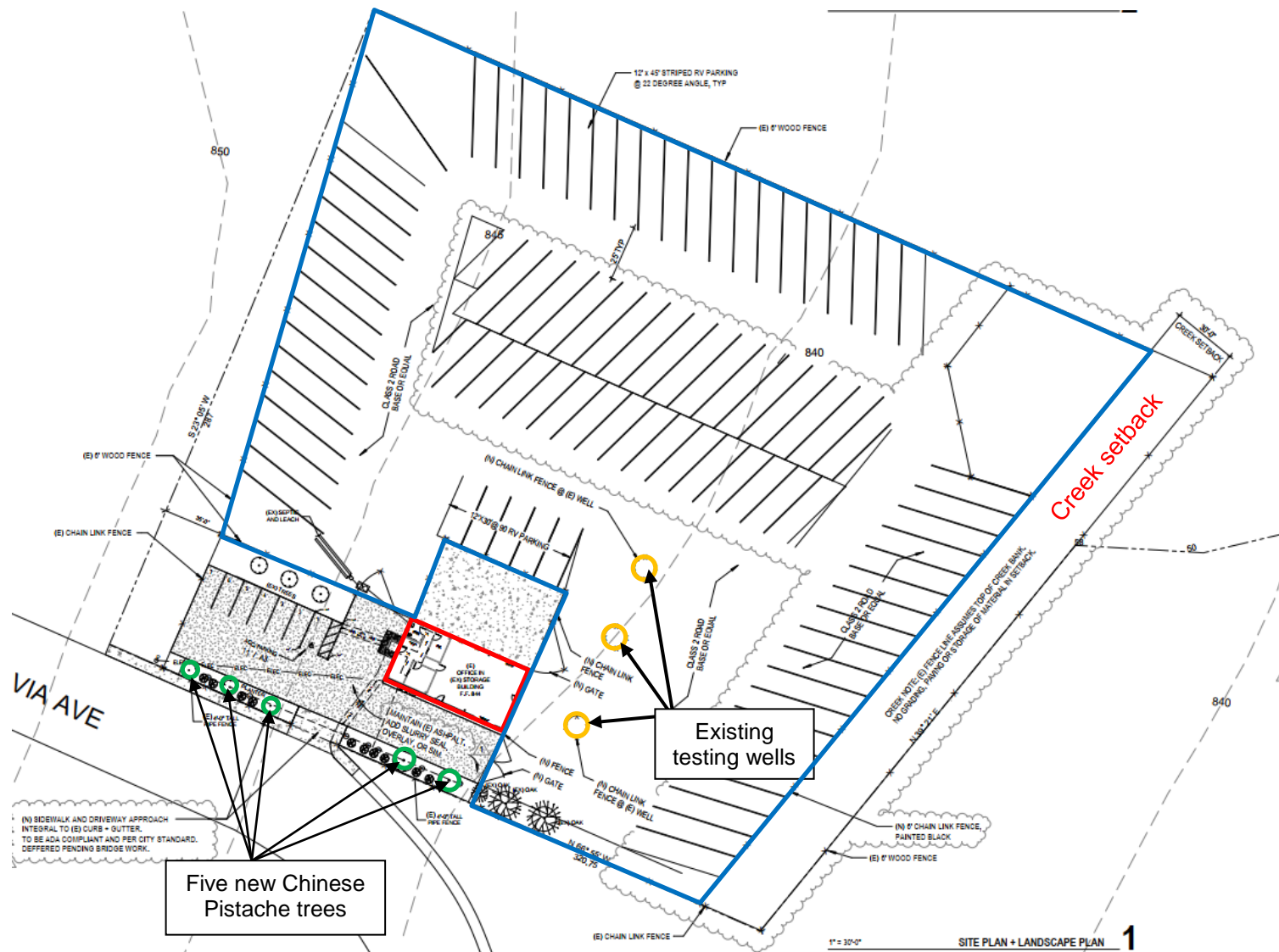
1. Land Use, appropriate site design
2. Site surfacing, grading and drainage plans.
3. Landscaping
4. Fencing, Screening and lighting
5. Existing Building and Storage Yard
6. Proposed project conditions

ATTACHMENTS:

- Attachment 1: Site Plan & Landscape Plan
- Attachment 2: Office Elevations
- Attachment 3: Preliminary Grading and Drainage
- Attachment 4: Site Photos
- Attachment 5: AMC 9-6.140
- Attachment 6: DRC Notice of Action

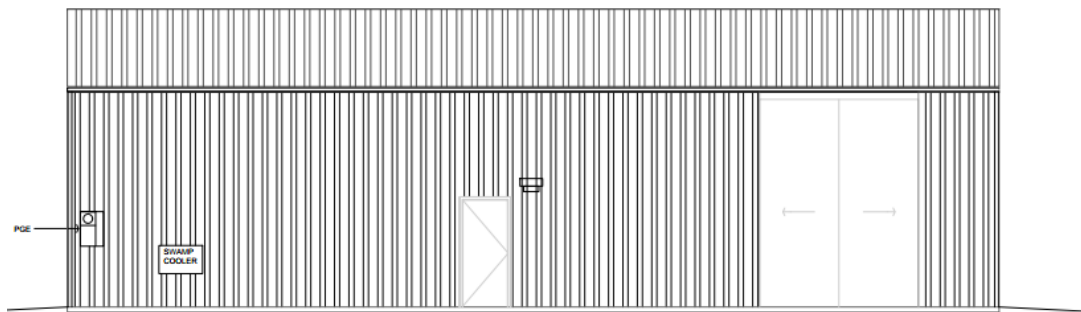



Attachment 1: Site Plan & Landscape Plan
USE 19-0096

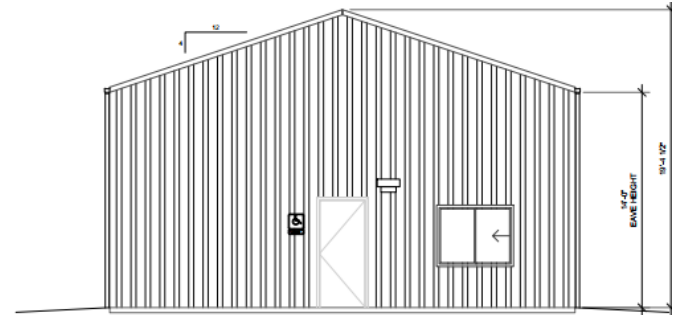



ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO COMMUNITY DEVELOPMENT DEPARTMENT AT
<http://www.atascadero.org>

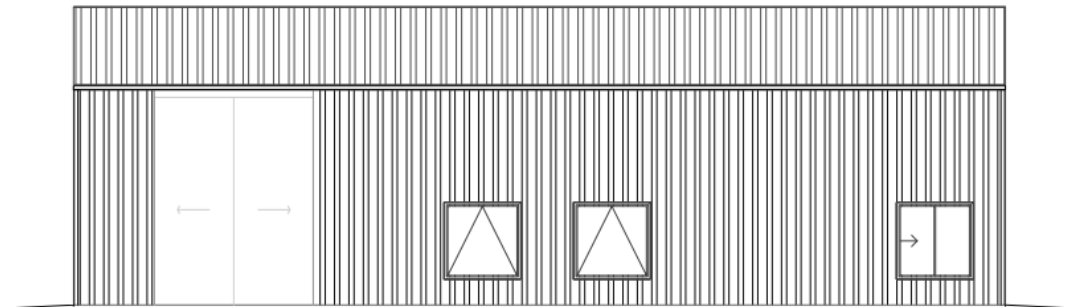
Attachment 2: Office Elevations
USE 19-0096




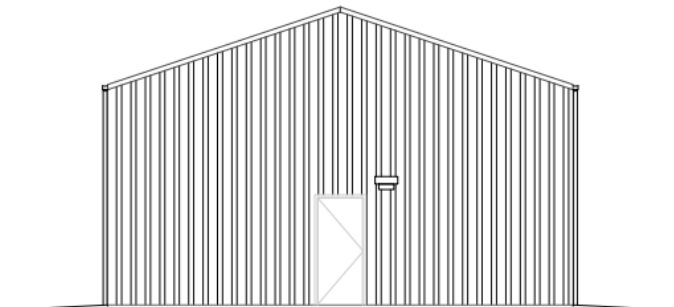
 **SOUTH ELEVATION**
1/4" = 1'




 **WEST ELEVATION**
1/4" = 1'

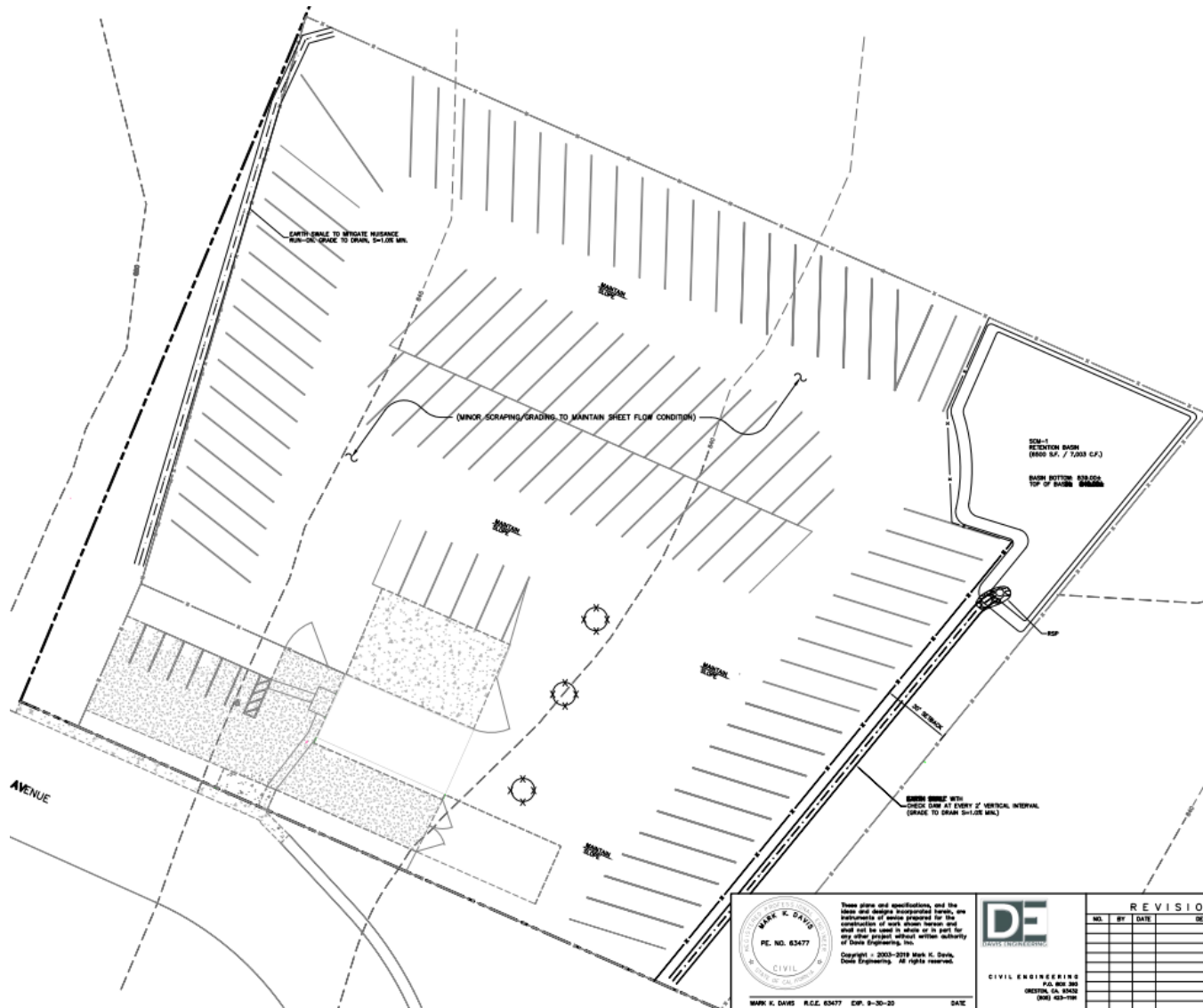


 **NORTH ELEVATION**
1/4" = 1'



 **EAST ELEVATION**
1/4" = 1'

Attachment 3: Preliminary Grading and Drainage
USE 19-0096



Attachment 4: Site Photos
USE 19-0096

Existing Site



ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT
<http://www.atascadero.org>

Existing Topography



Existing Frontage



Attachment 5: AMC 9-6.140
USE 19-0096

9-6.140 Storage yards.

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131, in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)



Attachment 6: DRC Notice of Action USE 19-0096



CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: Use 19-0096
Project Title: RV Storage Lot
Planner/ Project Manager: Mariah Gasch
DRC Review Date(s): 12/11/19

Final Action:	<input type="checkbox"/> DRC	<input type="checkbox"/> PC	<input type="checkbox"/> CC
----------------------	------------------------------	-----------------------------	-----------------------------

Conditions & Recommendations:

Yes No

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | All new fences shall be wood or vinyl coated with a neutral color. Any vinyl coated fences shall be screened with evergreen vegetation, with the exception of the fence along the creek. |
| <input type="checkbox"/> | <input type="checkbox"/> | The three testing wells shall be removed or protected by a low barrier. The applicant can work with staff to determine an appropriate barrier. |
| <input type="checkbox"/> | <input type="checkbox"/> | Barbed wire shall not be installed anywhere on the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | The applicant shall not have a dump station. |
| <input type="checkbox"/> | <input type="checkbox"/> | All signs shall conform to AMC 9-15. |
| <input type="checkbox"/> | <input type="checkbox"/> | The applicant shall submit a complete grading and drainage plan prior to being scheduled for Planning Commission. |





Atascadero Design Review Committee

Staff Report – Community Development Department

West Coast Auto and Towing – Auto Repair and Vehicle Storage

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
12/11/19	Mariah Gasch Assistant Planner	Ryan Amborn	USE 18-0141	
RECOMMENDATION				
<i>Staff Recommends to the DRC:</i> <ol style="list-style-type: none"> 1. Review the proposal for an Auto Repair and Services use and direct the applicant to make any modifications to the site or building design as necessary. 2. Provide direction on the storage yard/impound yard and whether the land use can be allowed in the retail zone. 				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
9005, 9006 & 9015 El Camino Real	General Commercial	Commercial Retail (CR)	030-502-032,033 & 034	.9-acres
PROJECT DESCRIPTION				
The applicant is proposing to use three existing parcels in the Commercial Retail zoning district for the purpose of automotive services and vehicle storage/impound for West Coast Auto and Towing.				
ENVIRONMENTAL DETERMINATION				
<i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class <u>1</u> CEQA Guidelines § 15301	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

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

<http://www.atascadero.org>

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

PROPOSED PROJECT AERIAL MAP



The plan view shows a road widening project. The existing road is 40' wide. The proposed widening is 20' wide. The total width of the proposed road is 60'. The areas to be resurfaced are the existing road and the proposed widening. The areas to be planted are the areas outside the proposed road. The areas to be resurfaced are shown with a hatched pattern. The areas to be planted are shown with a solid black pattern. The areas to be resurfaced are labeled 'AREA TO BE RESURFACED'. The areas to be planted are labeled 'AREA OF NEW PAVING' and 'PLANTED AREA'. The plan view is oriented with North (N) at the top.

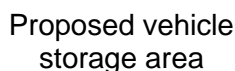
40' 20' 0' 10'

SCALE: 1" = 20'

LEGEND

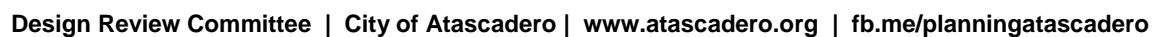
- AREA TO BE RESURFACED
- AREA OF NEW PAVING
- PLANTED AREA

BOUNDARY INFORMATION SHOWN IS
 BASED ON RECORD DATA FOR
 34.7M/100



Auto repair/Office

Proposed auto
repair parking



DISCUSSION:

Project History

The original structure was built in 1951 and served as a part of a construction company operation and repair facility. An addition to the structure was complete in 1959 that added the existing office and lobby. There is no record of the addition, but it is assumed to have been added prior to the County requiring issuance of building permits. The site received Conditional Use Permit (CUP) approval in 2012 to allow an Automotive Repair and Outdoor Vehicle Storage use for Jespersen's Tire (City of Atascadero PC Resolution 2012-0002-Attachment 7). Jespersen's Tire operated from this site for a brief time period prior to the site becoming vacated. West Coast Auto moved into the site in early 2019 and began restoring the building and site in preparation for relocating their business from the former location behind Lemos Ranch feed store, just north of the site.

Project Description / Summary

The proposed project consists of an application for a Minor Conditional Use Permit to allow for an auto repair use. The proposed project includes utilizing an existing 4,155 square foot (sf) shop building for auto repair and office space. The applicant is proposing that the accessory storage use include using the rear portion of the site for impounded vehicles. On-site vehicle storage for impounded vehicles is proposed on the rear portion of the site.

Analysis

Zoning

The location of the site is designated as retail on the City's Zoning Map. The retail designation is reserved for retail and restaurant uses and may include offices and mixed-use projects. It is the City's least intensive commercial zone and is intended to be reserved for retail sales unlike the City's service, commercial park, and Industrial zones that are reserved for more intensive uses such as vehicle storage, repair, and other outdoor uses. The following discussion examines several land use definitions that might accommodate West Coast Auto.

Auto Repair and Services

The Atascadero Municipal Code (AMC) Section 9-3.232 (i) states that an automotive repair and services use is a conditionally allowed use within the Commercial Retail (CR) zone. Auto repair and services does allow for some vehicle storage; however, vehicles being stored shall only be those vehicles that are awaiting repair. The applicant can get approval through a conditional use permit for this part of the business.

Vehicle and Equipment Storage

The Vehicle and Equipment Storage land use includes establishments primarily engaged in the business of storing **operable** vehicles and equipment. Vehicle and Equipment Storage was a conditionally allowable use in the Retail Zone until the Zoning Regulations were amended in April 2019. West Coast Auto did file an application prior to this zoning update; however, vehicle and equipment storage does not appropriately fit the intended land use. An impound yard is not consistent with the definition of vehicle



and equipment storage since an impound yard typically stores wrecked, abandoned or dismantled vehicles. Vehicle and equipment storage is not appropriate in a retail zone, and the land use is not consistent with the nature of business that West Coast Auto is seeking which is the temporary storage of wrecked or otherwise impounded vehicles. An impound yard is subject to specific standards (AMC 9-6.131) and is only allowed within the City's Industrial zone.

Storage, Recycling and Dismantling of Vehicles

Impound yards and wrecking yards are defined as similar land uses. The “*Storage, Recycling and Dismantling of Vehicles and Material*” land use is designed to accommodate the storage, assembling, dismantling, sorting, and distribution of materials, equipment and vehicles. This definition also includes vehicle impound lots. This land use is not allowed or conditionally allowed in the CR zone, nor is it consistent with the intent of the General Plan for the retail designation.

AMC 9-6.103(c)(1) designates where commercial vehicle repairs may occur. It also specifies that vehicle storage and impoundment is subject to review of a storage yard and that such a use must be consistent with AMC 9-6.131 as follows:

9-6.131 Storage, recycling and dismantling of vehicles and materials.

- (a) Location. At least five hundred (500) feet from any school, church, hospital, public building, commercial, or residential zone.*
- (b) Minimum Site Area. One (1) acre.*
- (c) Parking Requirement. Two (2) spaces, plus one (1) space for each five thousand (5,000) square feet of use area.*
- (d) Site Design and Operation. All outdoor and indoor recycling facilities, wrecking yards, and **impound lots** are subject to all provisions of Section 9-6.140.*

Based on the definition above, an impound yard may only be allowed within an Industrial zone, since it must be at least 500 feet from residential or other sensitive uses. These uses are also subject to storage yard requirements (9-6.140).

Accessory Storage

Section 9-6.103 of the Municipal Code defines Accessory storage. Under that section, the storage of vehicles under repair is discussed. The intent of the section is to allow vehicles that are awaiting repair to be stored on the site of an auto repair facility. It does **not** authorize the accessory storage of vehicles that are being impounded that are not awaiting repair. Impounded vehicles are associated with section 9-6.131 and are defined separately.

- (1) Vehicles Under Commercial Repair. The repair of vehicles is allowed only in commercial or industrial zones as provided by Chapter 9-3, except for repair of a personal vehicle by the vehicle owner on a site owned or rented by the vehicle owner. The storage of inoperative vehicles in a commercial or industrial zone for the purposes of repair, alteration, painting, **impoundment** or temporary storage by a towing service is subject to Section 9-6.168.*



The Commercial Retail zoning district is intended to be used for a range of commercial uses to accommodate retail and personal services needs including restaurants, offices, mixed-use and related. An impound lot does not correspond with other Commercial Retail uses and is considered to be more appropriate in the Industrial zone.

Staff recommends that the outdoor storage area be used as storage **only for operable and fleet vehicles**. This may include the tow trucks for West Coast Auto and Towing or storage of vehicles being serviced by the auto repair shop. The vehicle accessory storage area shall be restricted to 25% or less of the entire site, including all three parcels. Staff recommends that the lot not be used as an impound lot. In order to allow an impound lot in this location, the applicant would need to amend the General Plan and Zoning designation for this site.

Screening

The Zoning Ordinance has slightly different screening standards for auto repair uses and impound lots.

- Section 9-6.168 requires auto repair storage areas to have a “six (6) foot high solid fence, such that storage or repair activities are not visible from the public street.”

The site has an existing fence around the parking lot along La Linia Ave. The applicant proposes to replace this with a solid fence. The fence can be along the property line but shall remain outside of the right-of-way. Staff recommends that all solid fences shall be wood and the new solid fence for the vehicle accessory storage shall be pushed back on the site to enclose no more than 25% of the entire site.

Parking

The site does not currently meet the minimum standards for an Auto Repair and Services use. The use requires 4 parking spaces per service bay and 1 per 1,000 square feet of outdoor active use area. The auto repair shop has 3 bays and the outdoor storage areas will be approximately 9,800 square feet. Twenty-two (22) parking spaces are required for the proposed uses. The applicant is proposing 12, but the two spaces on the corner of El Camino Real and La Linia Ave. do not meet Municipal Code standards and will need to be removed. AMC 9-4.119(a) requires all parking lots inside the urban services line to be asphalt or concrete. The applicant is required to pave the lots along El Camino Real and La Linia Ave. AMC 9-4.119(g) requires parking lots abutting a public street to be separated from the street right-of-way by a landscaping strip with a minimum width of 10 feet.

Design

The applicant is not proposing any changes to either of the buildings' exteriors. However, the applicant recently did paint the building from a light tan to grey to give it an updated appearance.



Staff recommends that the applicant be required to demolish the existing metal building in the middle of the site. The building does not meet current code standards and is not currently in use. It does not meet today's setback standards and may be crossing the rear property line. The building does not add architectural value to the site.

Site Improvements

AMC 9-4.125 requires developments to landscape at least 10% of the site. The applicant has provided a landscape plan incorporating new landscape areas along El Camino Real and La Linia Avenue. The proposed landscaping will not meet the 10% minimum and will be required to request an exception from the Planning Commission. The current landscape plan includes two new Chinese Pistache trees as well as shrubs surrounding the parking areas.

In order to be consistent with the Municipal Code, staff recommends the following:

1. Add additional landscape planters along both frontages.
2. Plant three (3) new London Plane Sycamore trees in the new planters to comply with AMC 9-4.125, requiring street trees.
3. Eliminate two (2) parking spaces on the corner of La Linia and El Camino to comply with AMC 9-4.119(g), requiring a 10-foot wide landscape strip between parking spaces and the right-of-way.
4. Pave the parking lot to comply with AMC 9-4.119(a), requiring parking lots inside the urban services line to be paved with asphalt or concrete.
5. Move fence along La Linia Ave. to the inside of the landscape planter.

DRC DISCUSSION ITEMS:

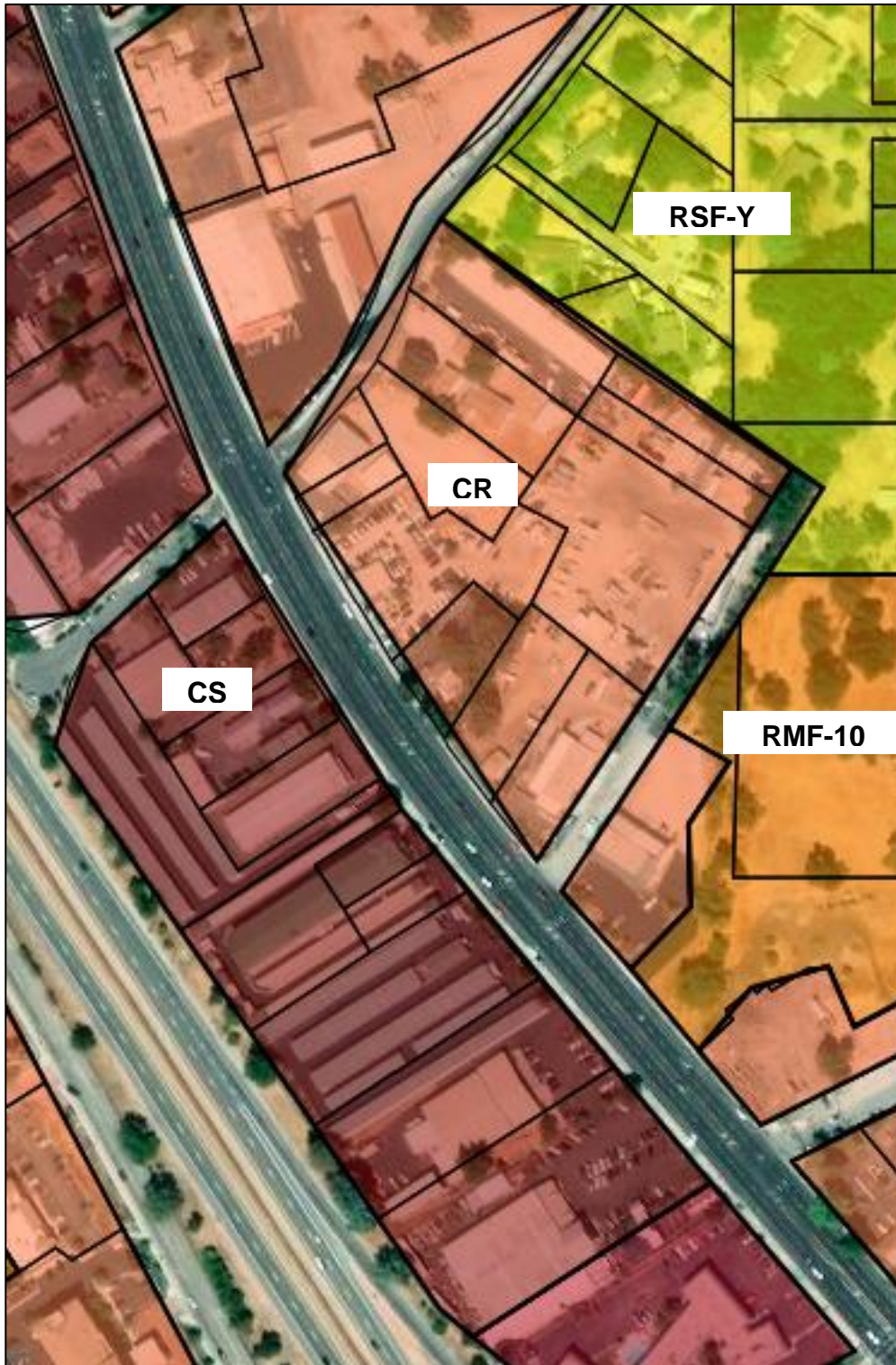
1. Zoning
2. Screening
3. Parking
4. Design
5. Site Improvements

ATTACHMENTS:

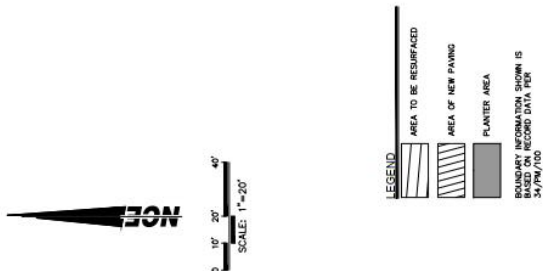
- Attachment 1: Zoning Map
- Attachment 2: Site Plan
- Attachment 3: Landscape Plan
- Attachment 4: Recommended Site Plan
- Attachment 5: Site Photos
- Attachment 6: DRC Notice of Action
- Attachment 7: PC Resolution 2012-0002



Attachment 1: Zoning Map
 USE 18-0141






Attachment 2:	Site Plan USE 18-0141
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Attachment 3: Landscape Plan
 USE 18-0141



PLANT SCHEDULE

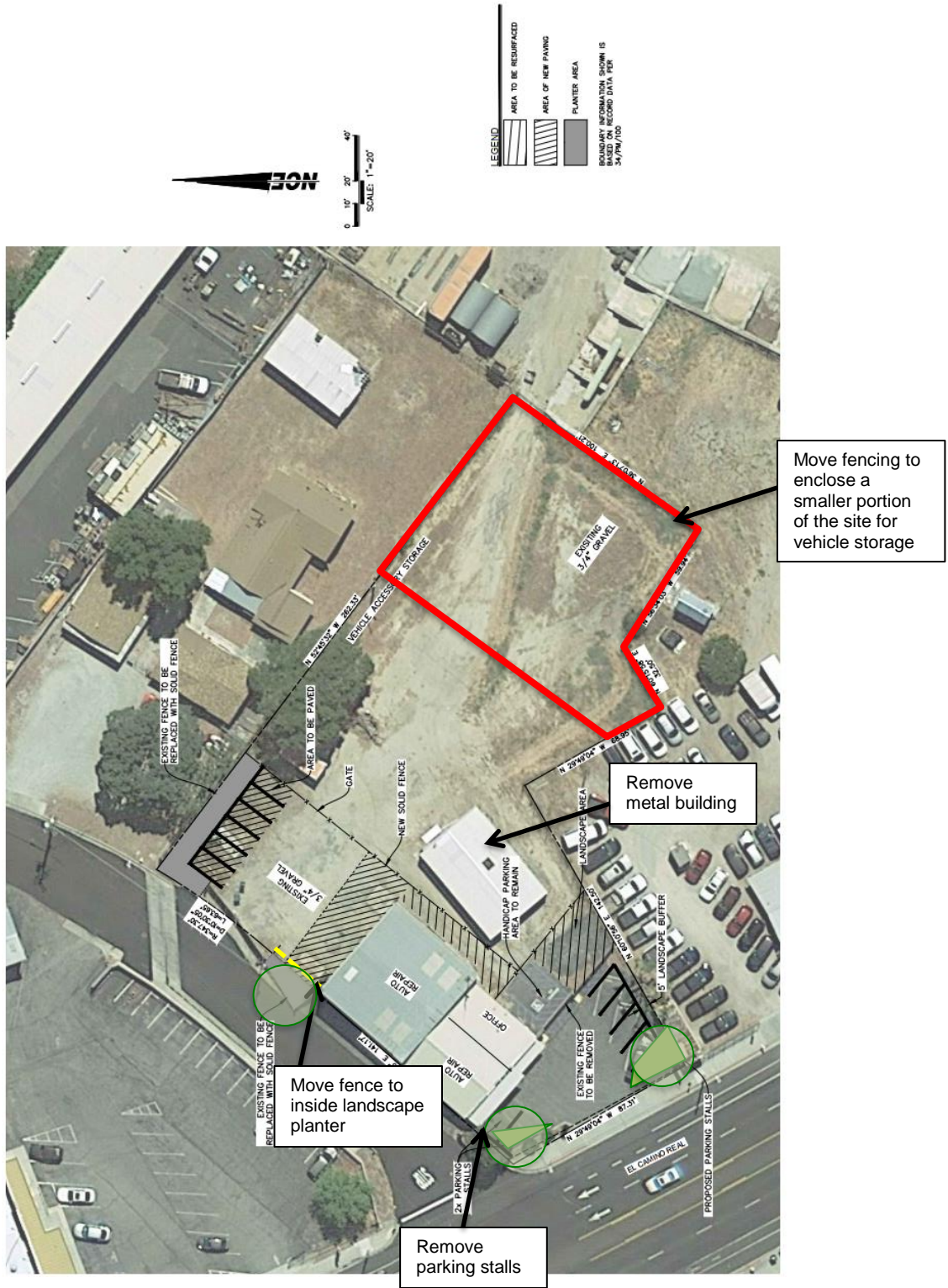
TREES	QTY	BOTANICAL / COMMON NAME	CONT	H X W	WUCOLS
	2	<i>Pistacia chinensis</i> / Chinese Pistache Multi-Trunk	24" box	30-35H x 25-35W	Low
<small> TREES QTY BOTANICAL / COMMON NAME CONT H X W WUCOLS QTY BOTANICAL / COMMON NAME CONT H X W WUCOLS BOTANICAL / COMMON NAME CONT H X W WUCOLS CONT H X W WUCOLS 12 30-35 H x 25-35 W Low 2 <i>Pistacia chinensis</i> / Chinese Pistache Multi-Trunk 24" box 30-35 H x 25-35 W Low 24" box 30-35 H x 25-35 W Low 25-35 W Low 30-35 H x 25-35 W Low 12 <i>Arctostaphylos</i> x 'Sunset' / Sunset Manzanita 5 gal 4-5 H x 4-5 W Low 12 <i>Arctostaphylos</i> x 'Sunset' / Sunset Manzanita 5 gal 4-5 H x 4-5 W Low 5 gal 4-5 H x 4-5 W Low 15 <i>Rhamnus californica</i> 'Leatherleaf' / California Coffeeberry 5 gal 4-6 H x 4-6 W Low 5 gal 4-6 H x 4-6 W Low 5 gal 4-6 H x 4-6 W Low 2-3 H x 4-6 W Low 15 <i>Rhamnus californica</i> 'Leatherleaf' / California Coffeeberry 5 gal 4-6 H x 4-6 W Low 5 gal 4-6 H x 4-6 W Low 5 gal 4-6 H x 4-6 W Low </small>					
	4	<i>Cistus pulverulentus</i> 'Sunset' / Rockrose	1 gal	2-3 H x 6-8 W	Low
	15	<i>Rhamnus californica</i> 'Leatherleaf' / California Coffeeberry	5 gal	4-6 H x 4-6 W	Low

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 COMMUNITY DEVELOPMENT DEPARTMENT AT

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

ITEM 4
West Coast Auto and Towing / Auto Repair and Vehicle Storage
USE 18-0141 / Amborn

Attachment 4: Recommended Site Plan
 USE 18-0141



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

Attachment 5: Site Photos
USE 18-0141

View from El Camino Real



View looking down La Linia Ave



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COMMUNITY DEVELOPMENT DEPARTMENT AT

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

Attachment 6:	DRC Notice of Action USE 18-0141
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1. The vehicle storage area shall not be used as an impound lot for non-operable vehicles unless the site is rezoned to an appropriate zoning designation.
2. All solid fences shall be wood.
3. The fence enclosing the vehicle storage area shall be pushed back to enclose no more than 25% of the site for storage.
4. Add additional landscape planters along both frontages.
5. Plant three new London Plane Sycamore trees in the new planters to comply with AMC 9-4.125, requiring street trees.
6. Eliminate two parking spaces on the corner of La Linia and El Camino to comply with AMC 9-4.119(g), requiring a 10-foot wide landscape strip between parking spaces and the right-of-way.
7. Pave the parking lot to comply with AMC 9-4.119(a), requiring parking lots inside the urban services line to be paved with asphalt or concrete.
8. Move fence along La Linia Ave. to the inside of the landscape planter.

Meeting date: December 11, 2019

Project Planner: Mariah Gasch
Assistant Planner

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

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

Attachment 7: PC Resolution 2012-0002
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APPROVED

FEB 07 2012

CITY OF ATASCADERO
PLANNING

RESOLUTION PC 2012-0002

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ATASCADERO APPROVING PLN 2011-1421/MINOR
CONDITIONAL USE PERMIT 2011-0257 TO ALLOW AN AUTOMOTIVE
REPAIR & OUTDOOR VEHICLE STORAGE USE
ON APNs 030-502-032, 030-502,033 & 030-502-034
(9005 El Camino Real / Jespersen / Peterson)**

WHEREAS, an application has been received from Applicant, Greg Jespersen, (9005 El Camino Real, Atascadero, CA 93422) and Property Owner, Wilma Peterson (PO Box 55, Atascadero, CA 93423) to consider a project consisting of a Minor Conditional Use Permit to establish a an auto repair and on-site vehicle storage (CUP 2011-0257); and,

WHEREAS, the site's General Plan Designation is General Commercial (GC); and,

WHEREAS, the site's Zoning is Commercial Retail (CR); and,

WHEREAS, a Minor Conditional Use Permit is required to establish an Automotive Repair and vehicle storage use within the Commercial Retail (CR) zone; and,

WHEREAS, the proposed project qualifies for an Categorical Exemption consistent with CEQA section 15303: Existing Facilities, and: minor modifications; 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 Design Review Committee of the City of Atascadero, at a duly noticed Public Hearing held on November 10, 2011, studied and considered the Minor Conditional Use Permit 2011-0257, and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Minor Conditional Use Permit 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 Conditional Use Permit; and,

WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on February 7, 2012, studied and considered the Minor Conditional Use Permit 2011-0257, and,

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

SECTION 1. Findings of Environmental Exemption. The Planning Commission finds as follows:

1. The proposed project has been found Categorically Exempt under Class 1, Section 15301 and Existing Facilities, of the California Environmental Quality Act.

SECTION 2. Findings for approval of Minor Conditional Use Permit. The Planning Commission finds as follows:

1. The proposed project or use is consistent with the General Plan and the City's Appearance Review Manual; and,
2. The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance); and,
3. 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; and,
4. That the proposed project or use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development; and,
5. That 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.

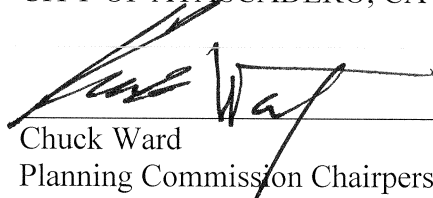
SECTION 3. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on February 7, 2012 resolved to approve the Minor Conditional Use Permit 2011-0257 subject to the following:

- EXHIBIT A: Conditions of Approval
- EXHIBIT B: Site Plan
- EXHIBIT C: Landscaping Plan
- EXHIBIT D: Elevations
- EXHIBIT E: Color Board
- EXHIBIT F: Fencing / Trash Enclosure /Signage Plan
- EXHIBIT G: Proposed Floor Plan

On motion by Commissioner Bentz and seconded by Vice Chairperson Schmidt the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

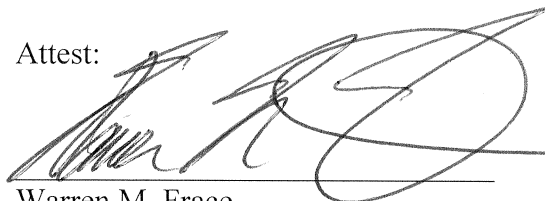
AYES:	Bentz, Schmidt, Ward, Colamarino, Cooper, Dariz, Wingett	(6)
NOES:	None	()
ABSTAIN:	None	()
ABSENT:	Colamarino	(1)
ADOPTED:	February 7, 2012	

CITY OF ATASCADERO, CA



Chuck Ward
Planning Commission Chairperson

Attest:



Warren M. Frace
Planning Commission Secretary

**EXHIBIT A: Conditions of Approval
(PLN 2011-1421/CUP 2011-0257)**

Conditions of Approval / Mitigation Monitoring Program PLN-2011-1421	Timing	Responsibility /Monitoring
9005 El Camino Real	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
Planning Department Standard Conditions		
1. This Conditional Use Permit shall allow an auto repair and outdoor storage use at 9005 El Camino Real described on the attached exhibits and located on parcel 030-502-032, 030-502-033 and 030-502-034 regardless of owner.	Ongoing	PS
2. The approval of this use permit shall become final and effective for the purposes of issuing building permits 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.	Ongoing	PS
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. The Planning Commission shall have the final authority to approve any other changes to the Master Plan of Development unless appealed to the City Council.	BP	PS, CE
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of the period, the approval shall expire and become null and void unless the project has received a building permit.	BP	PS
5. 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 master plan of development.	Ongoing	
6. Project fencing shall include beige vinyl slates in areas that are shown consistent with Exhibit B and Exhibit F.	BP	PS
7. Building façade, accessory storage building, and trash enclosure shall be repainted consistent with the color board as shown in Exhibit E.	BP	PS
8. Rear entrance off of La Linia Avenue and outdoor vehicle storage area shall be maintained in a dust free condition through the use of either conditioning of existing dirt and gravel, the placement of gravel or the use of crushed rock.	BP	PS

Conditions of Approval / Mitigation Monitoring Program PLN-2011-1421	Timing	Responsibility /Monitoring
9005 El Camino Real	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
9. All used tires shall be stored within the proposed tire storage containers consistent with Exhibit B.	BP	PS
10. Outdoor storage of scrap, junk and miscellaneous articles and materials is limited to a maximum area of two hundred (200) square feet, with a maximum height of five (5) feet	BP	PS
11. Landscaping shall include drought tolerant plants and be generally located in the areas shown in Exhibit C. Plantings shall include a minimum of four (4) shade trees that are from the following species: <ul style="list-style-type: none"> Chinese Pistache, London Plane Tree California Sycamore Western Cottonwood 	BP	PS
12. Landscaping shall include irrigation that is consistent with the City's water efficient landscaping standards.	BP	PS
13. A trash enclosure shall be constructed of block material and contain a wood fence consistent with Exhibit F.	BP	PS
14. On-Site signage shall be consistent with signage plan shown in Exhibit F.	BP	PS
Building Division Conditions		
15. Accessible paths of travel we will need those paths clearly defined and included some field elevation points, as well as slopes and cross slopes at the time of building permit submittal	BP	PS
16. All building improvements shall meet the latest building code standards at the time of submittal for a building permit.	BP	PS
17. A building permit shall be issued prior to any building modification or alterations.	BP	PS
18. Building may not be occupied nor operate a business until final inspection of all building modifications, alterations and site improvement and a business license is issued.	FO/BL	PS
Public Works Project Conditions		
City Engineer Project Conditions		
19. All public improvements constructed in the right of way will require a separate encroachment permit. The application for the encroachment permit will be submitted with the building permit.	BP	CE

Conditions of Approval / Mitigation Monitoring Program PLN-2011-1421	Timing	Responsibility /Monitoring
9005 El Camino Real	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
20. Alignment of any required or proposed frontage improvements (drive approach etc.) shall be approved by the City Engineer.	BP	CE
21. Full frontage improvements (curb, gutter, sidewalk) will be required if: a. The valuation of the proposed onsite improvements (building additions and site improvements) exceeds 25% of the assessed value of the existing building(s) and site improvement(s) b. The total valuation of all permits issued over a 12 month period exceeds 25% of the value of the existing building(s) and site improvements. All valuations are based on the City Building Department's estimate of building values and the County Assessor's assessment role at the time of application.	BP	CE
22. The existing parking configuration, on the El Camino Real side of the building, shall be modified so that cars park perpendicular to the southern fence line. Cars shall not back onto La Linia or El Camino Real.	BP	CE
23. Oil or other fluid changes shall not occur in un-roofed or in unpaved areas. Spill control equipment shall be readily available and staff trained in its implementation and subsequent waste disposal.	BP	CE
24. Parking areas shall be kept clean to prevent trash and particles from washing into the storm drain gutter. Spills and leaks shall be cleaned up immediately.	BP	CE
City Engineer Standard Conditions		
25. All public improvements shall be constructed in conformance with the City of Atascadero Engineering Department Standard Specifications and Drawings or as directed by the City Engineer	GP, BP	CE

EXHIBIT B: Site Plan
(PLN 2011-1421/CUP 2011-0257)

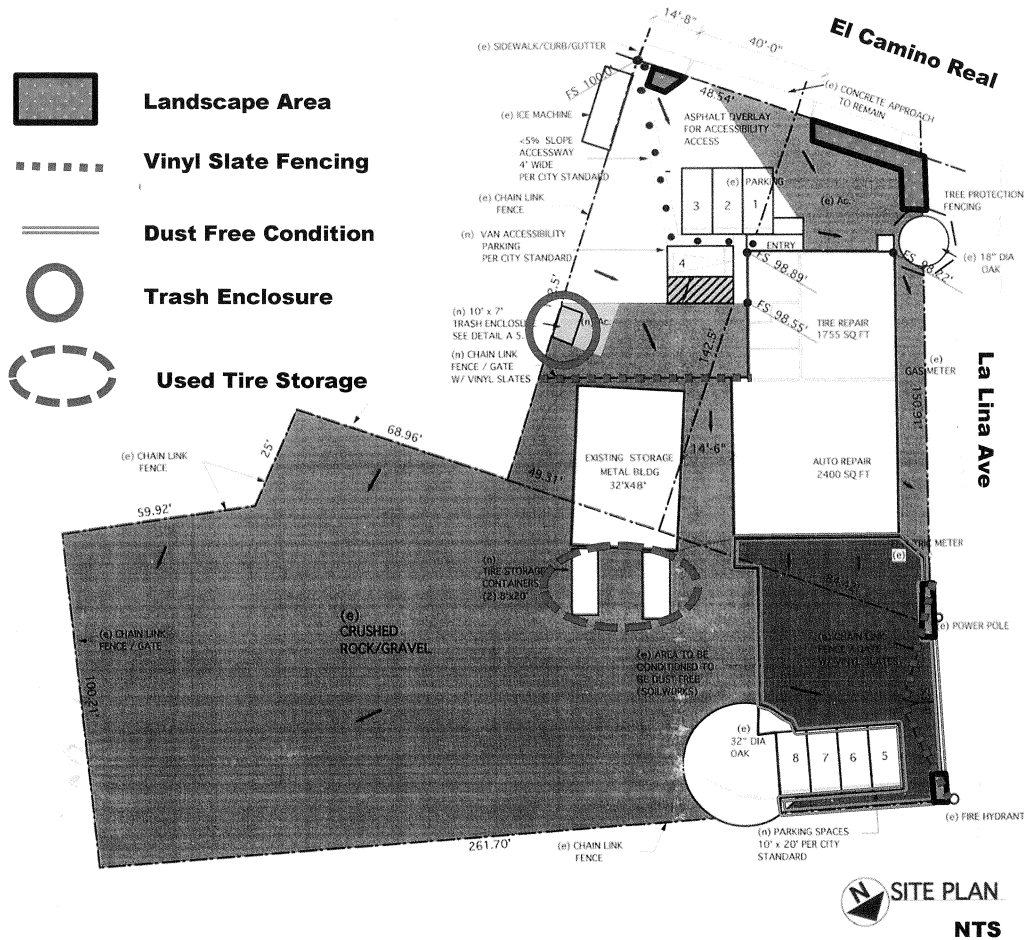


EXHIBIT C: Landscaping Plan
(PLN 2011-1421/CUP 2011-0257)

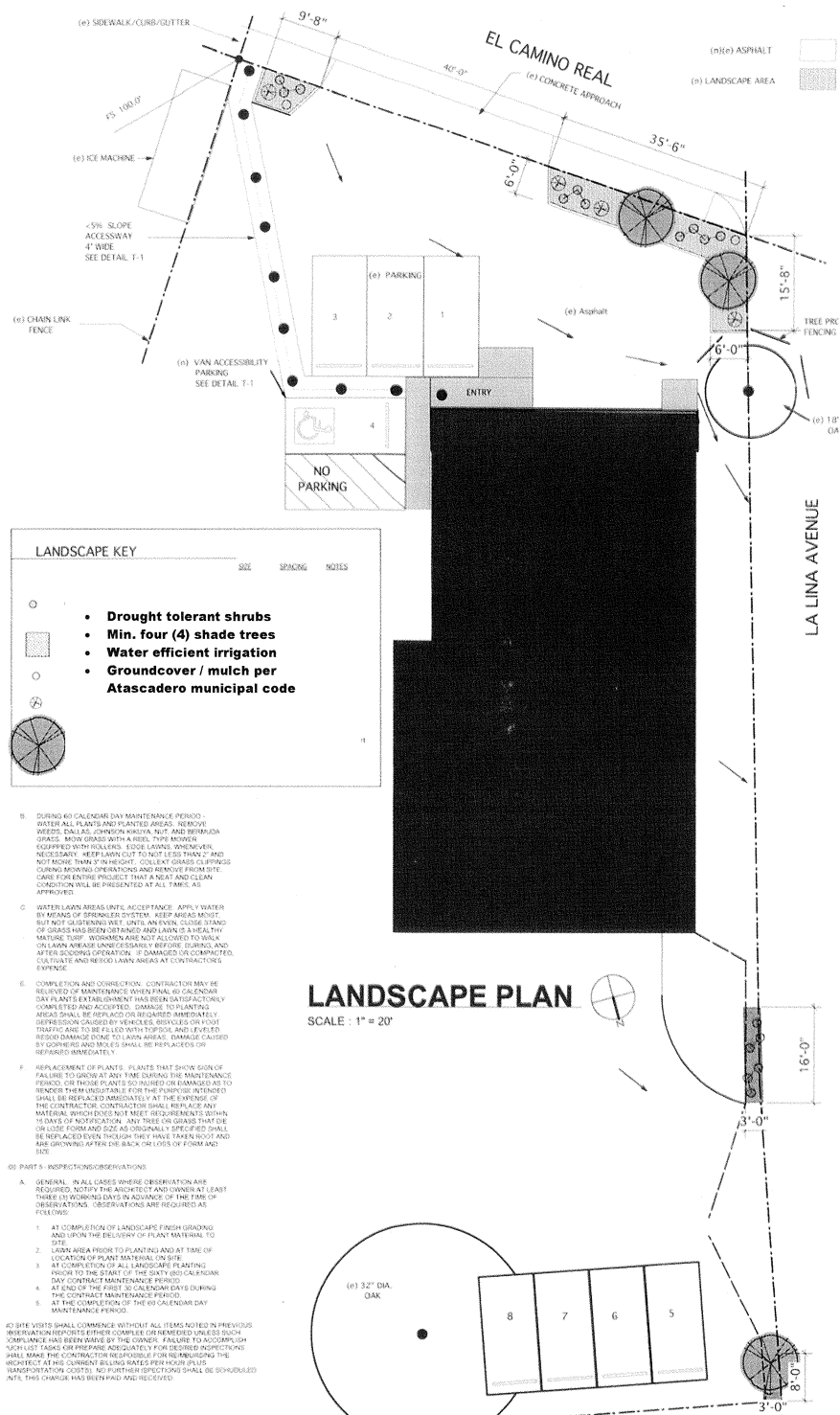


EXHIBIT D: Elevations
(PLN 2011-1421/CUP 2011-0257)

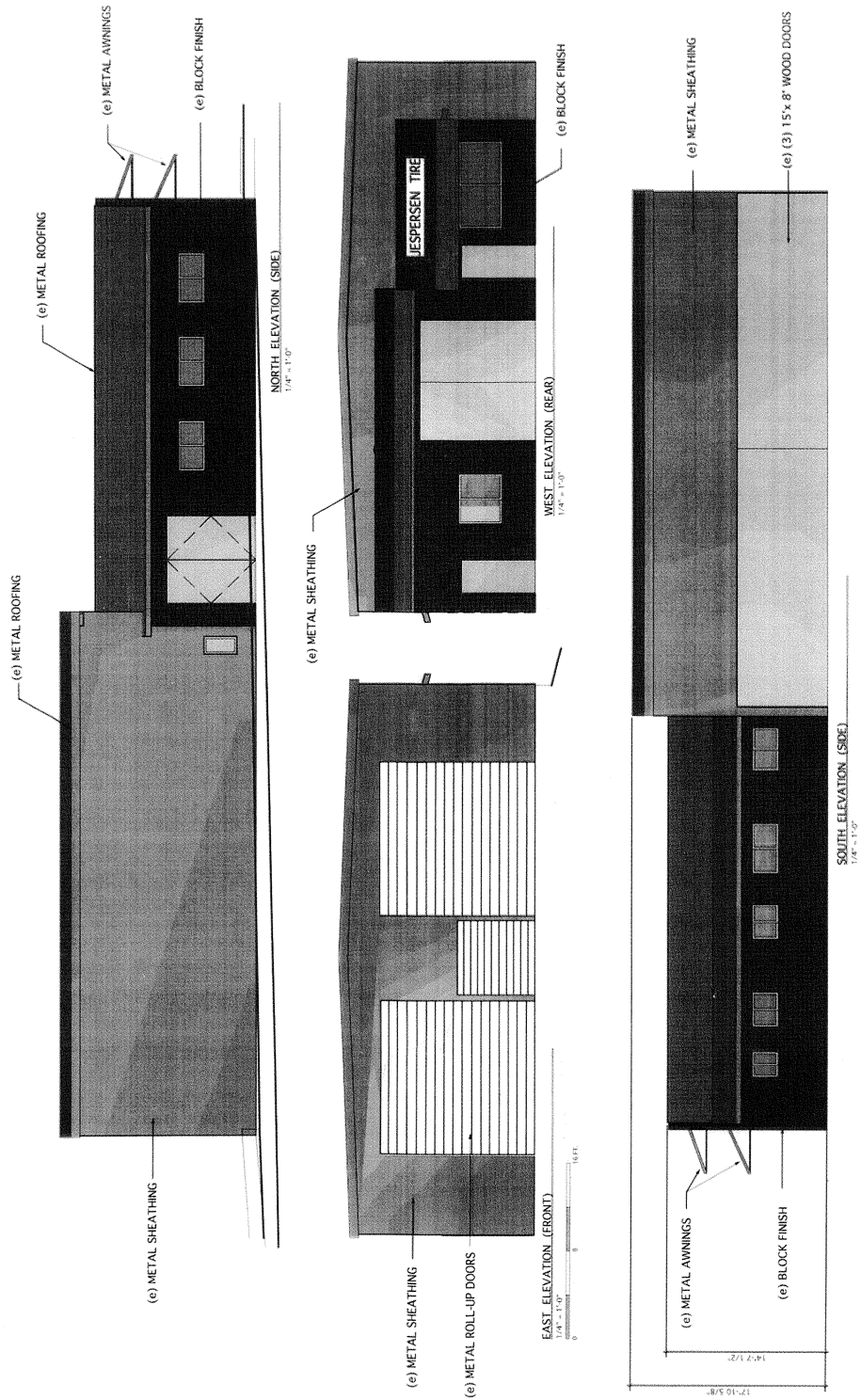


EXHIBIT E: Color Board
(PLN 2011-1421/CUP 2011-0257)
See File for Original Colors

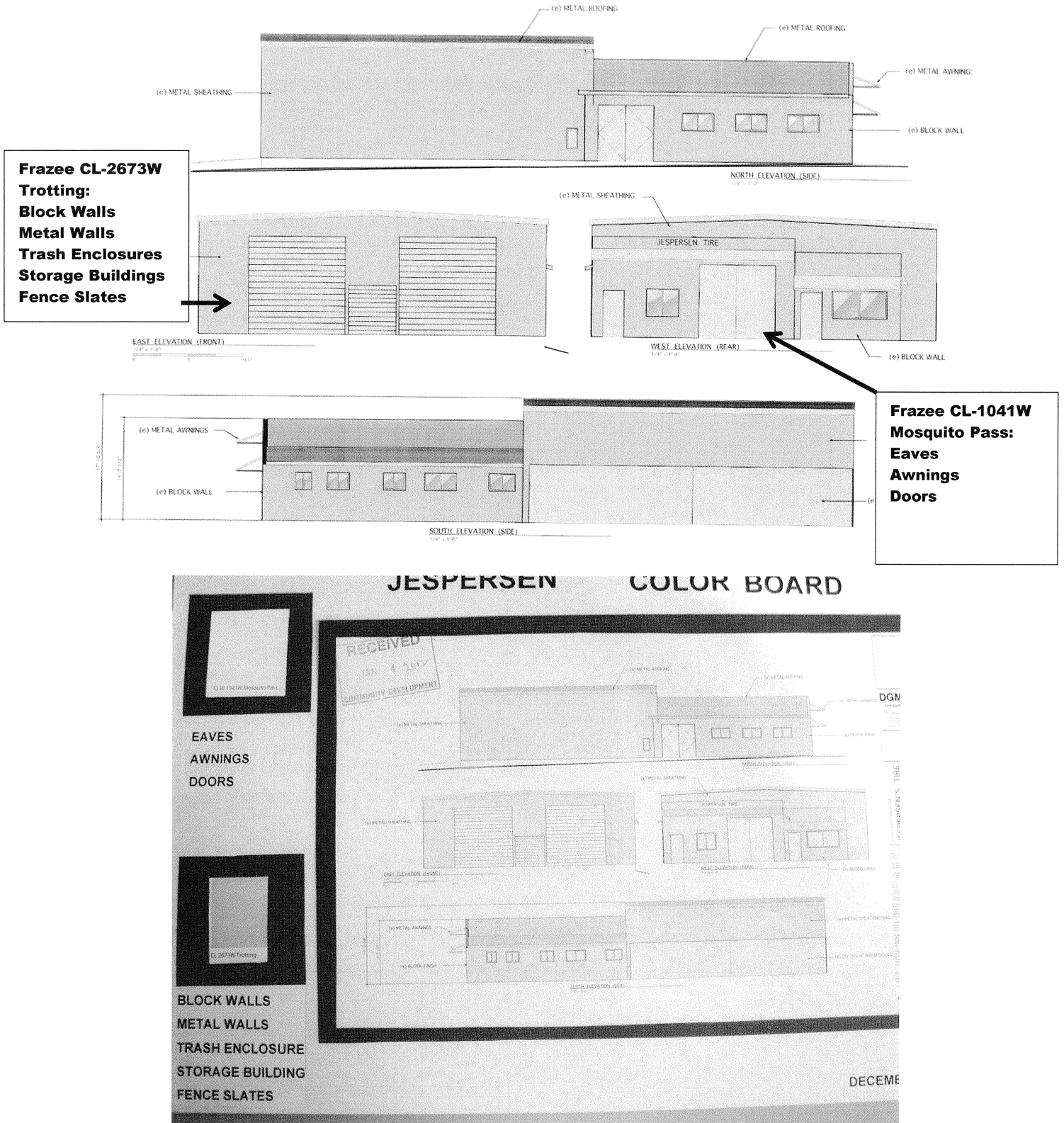
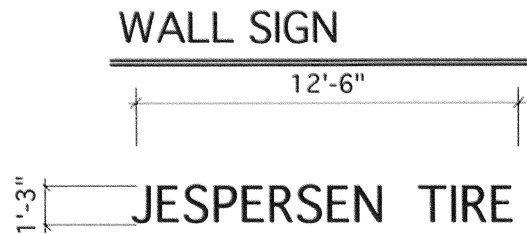


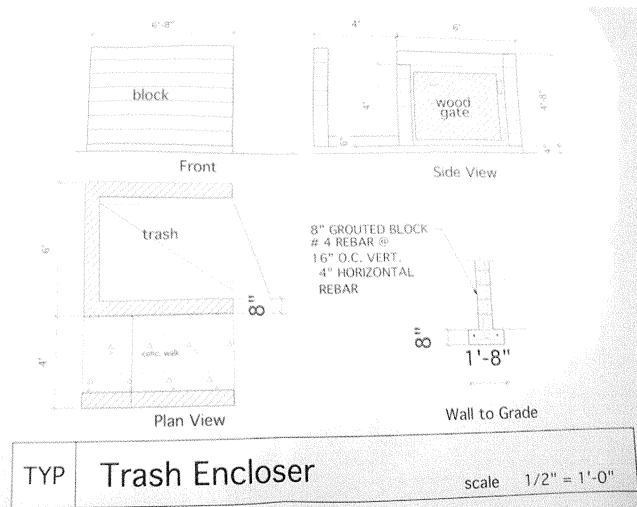
EXHIBIT F: Fencing /Trash Enclosure /Signage
(PLN 2011-1421/CUP 2011-0257)



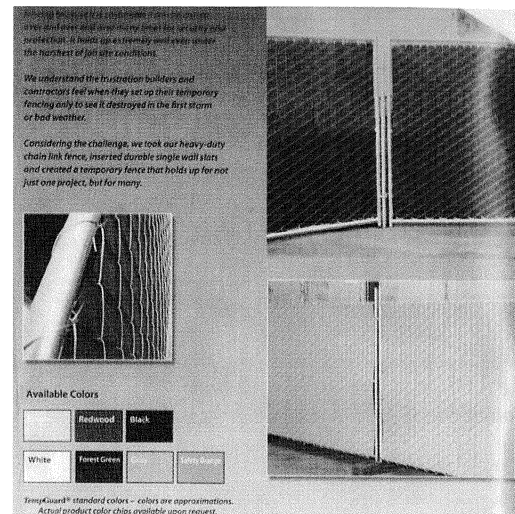
HAND PAINTED SIGN

BACKGROUND WHITE
 LETTERING BLACK

Proposed Wall Sign



Proposed Trash Enclosure



Proposed Vinyl Slats

EXHIBIT G: Proposed Floor Plan
(PLN 2011-1421/CUP 2011-0257)

