

*** COVID-19 NOTICE ***

Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the Design Review Committee Meeting will not be physically open to the public and Planning Commissioners will be teleconferencing into the meeting.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **805-538-2888** to listen and provide public comment via phone, or submit written public comments to drc-comments@atascadero.org by 5:00 pm the day before the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours, M-F 9 am – 12 pm and 1 pm – 4 pm by appointment only, or once City Hall is open to the public following the termination of the Shelter at Home Order.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, June 24, 2020
2:00 P.M.**

**City Hall
6500 Palma Avenue
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 APRIL 29, 2020



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[@atownplanning](https://twitter.com/atownplanning)

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DEVELOPMENT PROJECT REVIEW

2. **PRELIMINARY DESIGN REVIEW OF A MINI-STORAGE FACILITY, STORAGE SPACE, WORKSHOP, AND CO-WORKING OFFICE SPACE AT 11450 VIEJO CAMINO AND 11505 EL CAMINO REAL.** The project applicant proposes a mini-storage facility with approximately 56,330 square feet of storage space, a 2,000 square foot workshop, and 3,320 square-feet of co-working office space in the Public zoning district. The project includes a Lot Line Adjustment, realignment of a natural drainage feature, and a remainder parcel for future development.
- **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. (PRE20-0035)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, July 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.



<http://www.facebook.com/planningatascadero>



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ITEM NUMBER: 1

DATE: 5-XX-20

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

Regular Meeting – Wednesday, April 29, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Atascadero, CA
(Meeting held by teleconference)

CALL TO ORDER – 2:00 p.m.

Chairperson Fonzi called the meeting to order at 2:14 p.m.

ROLL CALL

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

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Luke Knight, IT Director

Others Present: David Low
David Graham
Matt Cebulla, Architect, Cebulla Associates
John Ferguson
Charles Cebulla
Paula Gardner

APPROVAL OF AGENDA

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

Motion passed 5:0 by a roll-call vote.

PUBLIC COMMENT

None.

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF DRAFT MINUTES OF MARCH 25, 2020**

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

Motion passed 5:0 by a roll-call vote.

DEVELOPMENT PROJECT REVIEW**2. DESIGN REVIEW OF A MULTI-FAMILY DEVELOPMENT AT 7298 SANTA YSABEL.**

The project applicant proposes the construction of 10 residential units on a multi-family site.

- 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. (PRE19-0126)

Planner Gleason gave a presentation on the project, and she and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Matt Cebulla, Charles Cebulla, John Ferguson, David Graham, David Low, and Paula Gardner.

David Low spoke about his concerns with the project and had sent an email to the Committee prior to the meeting (Exhibit A), which was read into the record.

David Graham spoke about his concerns with the project and had sent a letter to the Committee prior to the meeting, which was read into the record (Exhibit B).

An email and map from Paula Gardner was received during the meeting and was read into the record. (Exhibit C).

Paula Gardner joined the meeting and spoke about her concerns with the project.

Chairperson Fonzi closed the Public Comment period.

Staff, the applicant, and the Committee addressed the questions raised by the public.

DRC ITEMS FOR DISCUSSION:

The Committee deliberated on all items listed and included the applicant in their discussion.

The Committee made the following recommendations:

Conceptual Site Design

The Committee recommended at the last meeting that the applicant reconfigure the site and suggested ideas for changing the site design. Overall the Committee was in agreement with the applicant's changes. The applicant is unsure yet if he will have an onsite manager for the project. The Committee recommended the applicant work with staff to make room for additional storage.

Trash

The Committee recommended that the owner work with staff to decide if the project should have a common dumpster or individual trash cans. It was noted that the project will likely not have a green waste container.

Fencing

The Committee recommended the applicant work with staff to choose fencing that is secure at the back of the property line, attractive (not chain link) but possibly dog-eared where it hits Adobe Plaza. Fencing for individual units should include a gate to allow for trash bin storage. Fencing should be high enough to screen trash bins. .

Landscaping

The Committee was in agreement with staff's recommendations.

Parking

The Committee was in agreement with staff's recommendations on parking. The Committee recommended that the applicant work with staff on signage that could include preserving guest parking. The applicant stated that he may be able to write this into the lease agreement so that the garage is available for parking and not storage.

This project will not go to Planning Commission for approval, and can go straight to building permits.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting on May 13, 2020, will be cancelled.

ADJOURNMENT– 3:51 p.m.

The next regular meeting of the DRC scheduled for May 13, 2020, will be cancelled. The next DRC meeting is tentatively scheduled for May 27, 2020.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibits are available in the Community Development Department:

- Exhibit A – Email from David Low
- Exhibit B – Letter from David and Janice Graham
- Exhibit C – Email and map from Paula Gardner



Atascadero Design Review Committee

Staff Report – Community Development Department Dove Creek Mini Storage

MEETING DATE	PROJECT PLANNER	APPLICANT	PROJECT NO.	
6/24/20	Kelly Gleason	Scott Newton	PRE20-0035	
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
11450 Viejo Camino 11505 El Camino Real	Public Facilities (PUB)	Public (P)	045-342-009 045-341-010	Approximately 4.2 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the preliminary project design components and provide feedback to the applicant related to architecture and site layout. Note: land use is not part of the discussion at this time and the project is subject to a conditional use permit and potential rezoning in order to accommodate desired land uses. 				
PROJECT DESCRIPTION				
<p>The applicant proposes a mini-storage facility with approximately 56,330 square feet of storage space, a 2,000 square-foot workshop, and 3,320 square-feet of co-working office space in the Public zoning district. The project includes a lot line adjustment, realignment of a natural drainage feature, and a remainder parcel for future development.</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 checked="" type="checkbox"/> CEQA analysis required	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

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

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

ITEM 2
Dove Creek Mini Storage
DEV18-0103 / Newton

USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Mini Storage and co-working office	<input type="checkbox"/> Allowed <input checked="" type="checkbox"/> Conditionally Allowed <input checked="" type="checkbox"/> Zone Change &/or GPA required (for office use)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input checked="" type="checkbox"/> Paloma <input type="checkbox"/> Boulder
EXISTING USES			
Single-family residence (geodesic dome) and accessory animal grazing			
ZONING AND LOCATION		2014 AERIAL	
SURROUNDING ZONING DISTRICTS AND USES			
<u>North:</u> CN, RMF-24	<u>South:</u> P	<u>East:</u> L, RMF-10	<u>West:</u> RMF-10, OS
AVERAGE SLOPE		VEGETATION	
Less than 10%		Generally annual grasses with wetland-indicator species on a portion of the lot	
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES			
City Standards	Meets Requirements	Exception Requested	
Setback standards (AMC 9-4.103)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Unknown setback to creek re-alignment	
Height Standards (AMC 9-4.111)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Parking Standards (AMC 9-4.114)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4 spaces required	



ITEM 2
Dove Creek Mini Storage
DEV18-0103 / Newton

Landscaping (AMC 9-4.124)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	10% lot coverage required
Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Standards (AMC 9-4.138)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lighting Standards (AMC 9-4.137)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Undetermined at conceptual level
Water Efficient Landscaping (AMC Title 8, Chapter 10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Use Classification Standards: <u>Mini-storage and co-working office space*</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	* Co-working office space is not a permitted use. Either a zone text amendment to add the use to the P zone or a GPA and ZCG to change the property classification will be required as part of a formal application.
ADVISORY BODIES / OUTSIDE AGENCIES THAT REQUIRE REVIEW OF PROPOSED PROJECT:		
<input checked="" type="checkbox"/> Native American Tribes <input type="checkbox"/> Atascadero Mutual Water Company (AMWC) <input type="checkbox"/> Caltrans District 5 <input checked="" type="checkbox"/> Regional Water Quality Control Board (RWQCB)	<input checked="" type="checkbox"/> Dept. of Fish & Wildlife (DFW) <input checked="" type="checkbox"/> SLO Air Pollution Control (APCD) <input type="checkbox"/> SLO County <input checked="" type="checkbox"/> Army Corps of Engineers	
APPROVAL PROCESS		
<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input checked="" type="checkbox"/> PC <input checked="" type="checkbox"/> CC		
DATE APPLICATION DEEMED COMPLETE		
N/A		

DISCUSSION:

Background

A previous application for a mini-storage use was reviewed on the property in 2019. At that time, the City council found that a mini-storage use was not compatible with the surrounding neighborhood and the project was denied. The applicant has resubmitted a revised mini-storage and co-working project for preliminary architectural and site design review. If the applicant chooses to proceed with a formal application, a Conditional Use Permit will be required in addition to a Zone text Change to add general office uses to the Public zone or a General Plan Amendment and Zone Map Change to change the zoning district of the property to a zone that allows or conditionally allows both mini-storage and office uses such as the commercial Service or Commercial Park zones. Currently the Public zone only allows for Government Offices.

Project Summary

The applicant is proposing an approximately 5,600 square foot mini-storage facility, an approximately 3,300 square foot co-working office space, and an approximately 2,000

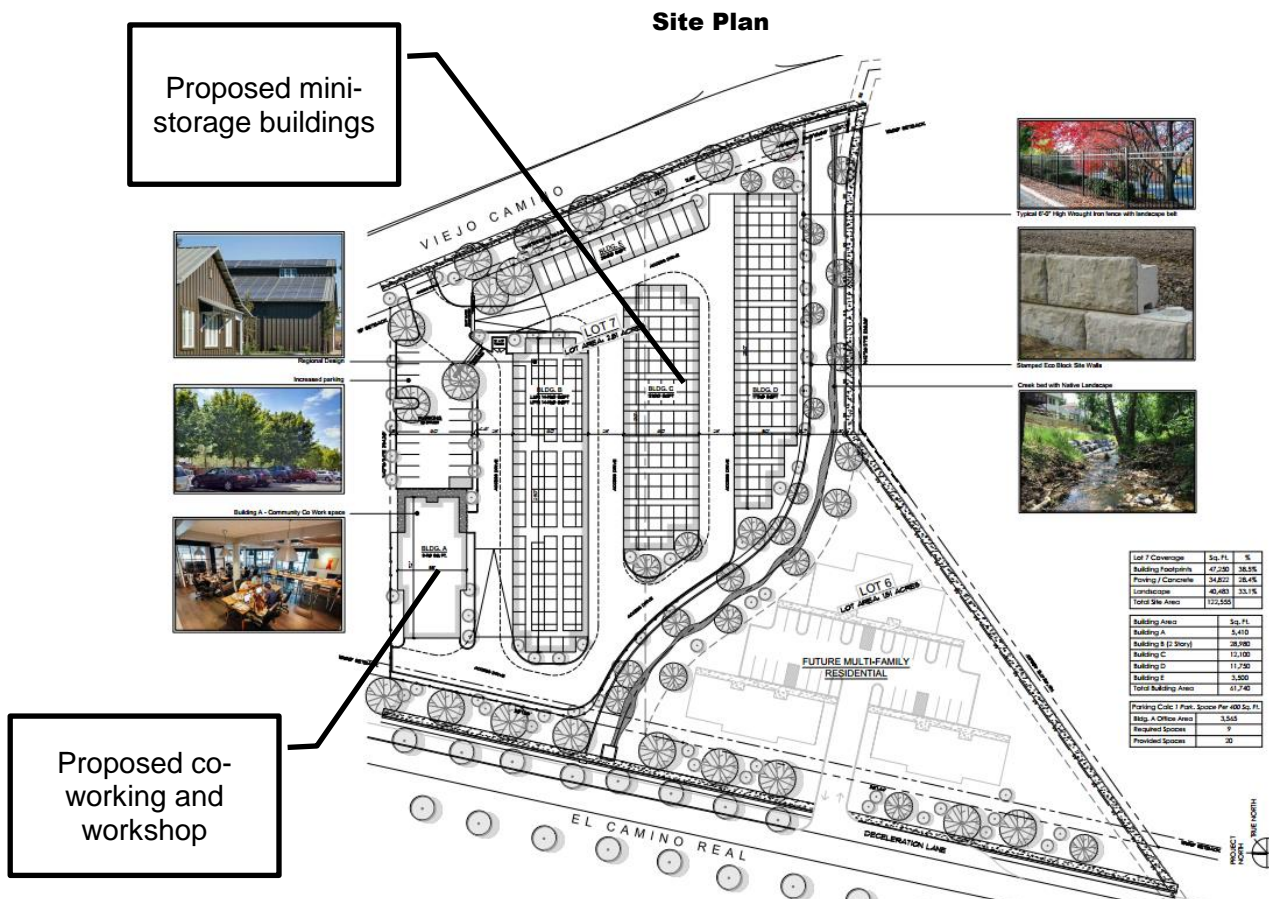


square-foot workshop in a total of 5 buildings. Paved drive aisles and twenty parking spaces are included. The project location includes a seasonal creek which is proposed to be realigned to accommodate development of the site. The swale will be re-positioned at the proposed property line between the two existing parcels. The existing drainage and creek area is somewhat degraded due to previous droughts and animal grazing. The project includes a proposal to restore the creek and mitigated any wetland impacts on-site. There is an existing geodesic dome shaped residence on the site that would be demolished to accommodate the project.

ANALYSIS:

The proposed project concept includes a 6-foot wrought iron fence surrounding the development area with landscaping adjacent to the realigned creek channel and adjacent streets. There is a retaining wall adjacent to the proposed creek channel to allow for the creation of a flat development pad. The retaining wall is proposed to be a rectangular textured block.

The building concepts include a contemporary agrarian design theme. Materials include standing seam metal siding and roofing with simple gable roof forms. Building A includes a monitor roof element with clerestory windows for visual interest. (See attachment for full design concept package)



Design Compatibility

The overall design of the site plan, treatment of the creek and the planned incorporation of different land uses has generally improved the scope of the project. However, the land use is still predominantly reserved for storage units, and the City Council determined that the storage land use is not consistent with the neighborhood and not consistent with the General Plan. The applicant is seeking preliminary design feedback, however the land use topic continues to be a significant constraint to allowing this development to proceed.

NEXT STEPS:

In order to proceed with the project, the applicant will need to submit the following applications for consideration:

- Conditional use permit
- Zone Text Change or General plan Amendment and Zone Map Change
- Lot Line Adjustment
- Environmental Analysis

The applicant will also be required to obtain approval from the Army Corps of Engineers (ACE), the California Department of Fish and Wildlife (DFW), the Regional Water Quality Control Board (RWQCB), and, if development places grading in the floodway, the Federal Emergency Management Agency (FEMA). Based on the input from these agencies, the proposed site plan could change.

Staff recommends that the DRC comment on the preliminary design plans. The applicant would need to submit a complete application to be reviewed by the DRC and Planning Commission before design comments can be finalized. If a rezoning is sought, the application will also need review by the City Council.. The DRC should comment on the design concept and exterior fencing style in relation to compatibility with the neighborhood.

If the applicant proceeds with a formal application, the DRC will have an opportunity to review a more complete design package at a later date.

ATTACHMENTS:

1. Applicant Design Package



Attachment 1: Project Design Package
DEV18-0103

See Following



DOVE CREEK STORAGE & WORKSPACE PROJECT DESCRIPTION FOR DRC

The Dove Creek Storage & Workspace Project has been designed in response to comments made by the City Council & neighbors about aesthetics, compatibility, & the alignment of the creek during the appeal hearing. The project is located at 11405 & 11505 El Camino Real, Atascadero, Lot 7.

The applicant proposes five (5) buildings with a building footprint of 47,250 square feet & a total square footage of 61,740 square feet. Building A is 5,410 square feet & includes “flex space” that provides a shared workspace area comprised of 3,565 square feet of office area including workstations, meeting rooms that can be used by tenants &/or the community with a reservation & a workshop. A receptionist will manage the self-storage & workspace will be located in Building A, available from 8 am to 5 pm Monday thru Saturday. Building A also includes restrooms that can be access by self-storage customers through an exterior door. The office space requires nine (9) parking spaces; 20 are provided including one (1) ADA accessible space. Buildings B-E total 56,330 square feet of storage, Building B is two stories. Project access is from Viejo Camino through an existing driveway.

Several significant changes have been made to the project to further enhance its residential character that include reducing the total square footage by 31% from 81,500 square feet in eight (8) buildings to 56,330 square feet in four (4) buildings that have been positioned to allow a view through the site. The buildings vary in height & mass with varying heights listed below. A variety of neutral colors are used in a design complimentary to the area including bronze, burnished slate, & ash grey to add interest. The self-storage units will be available to tenants from 5 am to 10 pm seven (7) days a week.

Building Area	Sq. Ft.	Height at Peak of Roof
Building A	5,410	21' 6"
Building B (2 Story)	29,980	25'
Building C	12,100	16' 6"
Building D	11,750	16' 6"
Building E	3,500	12' 6"
Total Building Area	61,740	

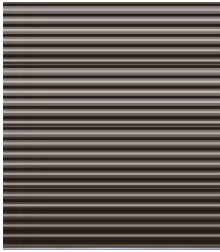
The nine (9) foot high CML walls depicted in the original project have been totally eliminated and replaced with 6-foot-high black tubular fencing screened by landscape. Total site landscape including the creek area is 40,483 square feet.

The creek is proposed in a natural alignment to enhance the site and create a buffer between the proposed storage/workspace area & the other parcel on the southwest corner of the site which could be rezoned in the future for multifamily housing that is compatible with the surrounding neighborhood through either the pending General Plan Update or other applicant driven process. This project also proposes a Lot Line Adjustment with the new property line being located in the center of the creek as well as the demolition of the “dome house”.

APN	Existing Acres	Existing Sq Ft	Proposed Acres/LLA	Proposed Sq Ft/LLA
045-342-0010/Lot 6	1.98	86,248	2.81	122,555
045-342-0009/Lot 7	2.34	101,930	1.51	65,624
	4.32	188,179	4.32	188,179



PROJECT INSPIRATION
 11405 & 11505 EL CAMINO REAL



Metal roll-up doors
Janus self-storage
series 'Bronze'



**Standing seam metal
roofing**
MBCI lockseam series
18" 'Ash Grey'



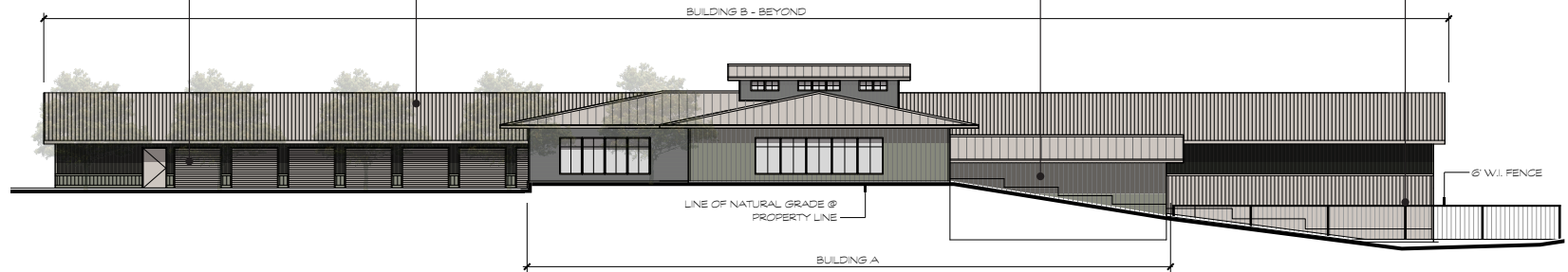
Aluminum Storefronts
Kawneer anodized
finish 'Medium Bronze'



Ribbed metal wall panels
MBCI PBR series 'Burnished
Slate'



Security Fence
Aluminum Tubing / Posts
'Black'



COLOR BOARD

11405 & 11505 EL CAMINO REAL

VICINITY MAP



SEAL



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808-895-2682
Loch@LSAArchitects.com



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SELF STORAGE / SHARED WORK SPACE
11505 EL CAMINO REAL
ATASCADERO, CA
APN: 045-342-010

OWNER
NEWTON, SCOTT, NEWTON, JILL
215 SANJA FE AVE.
PISMO BEACH, CA 93449

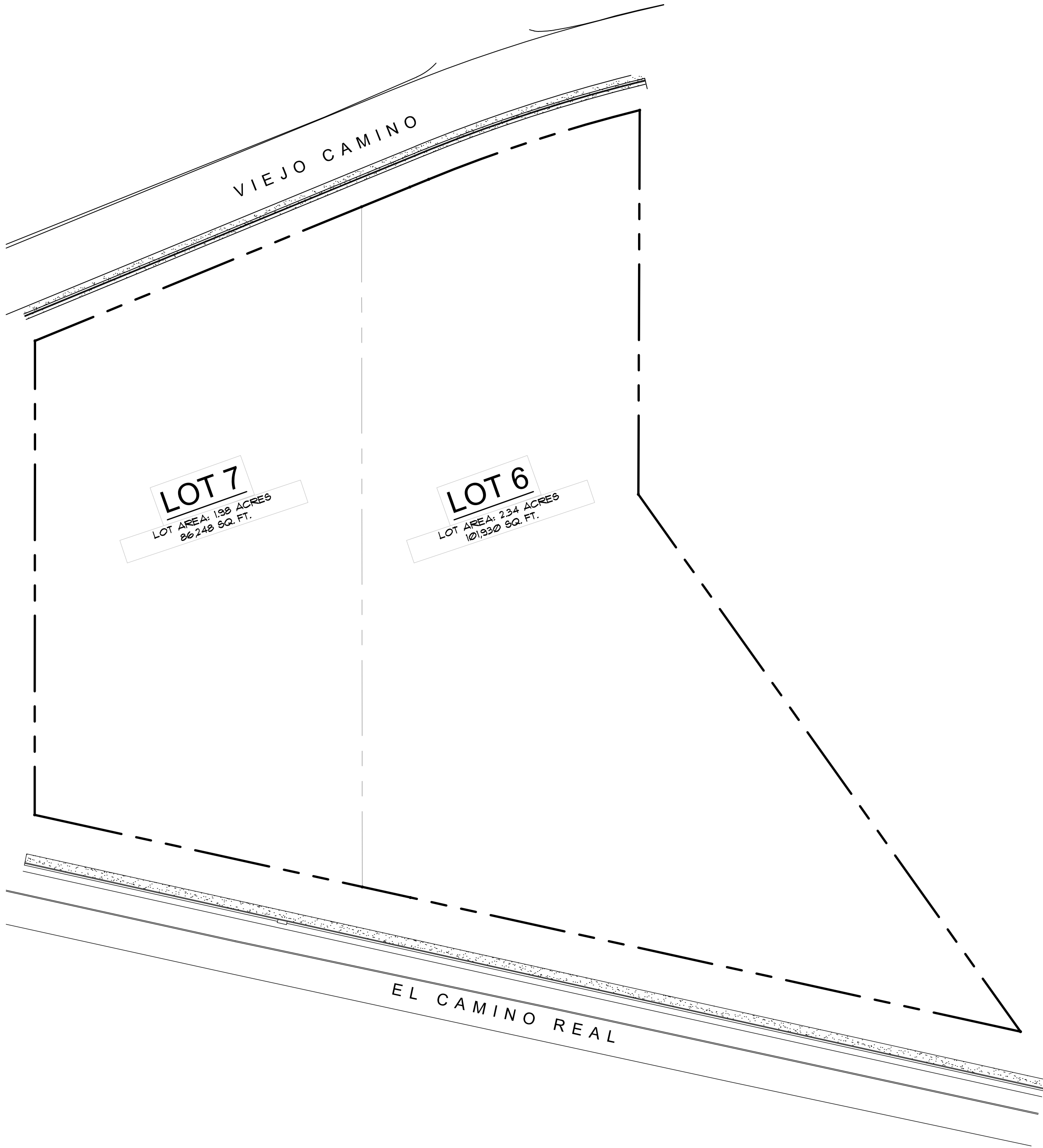
DRAWING TITLE
PROPOSED LLA

REV	DATE	NOTES

DRAWN BY MFP	CHECKED BY LBS
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PROJECT NO.	DATE MARCH 23, 2020
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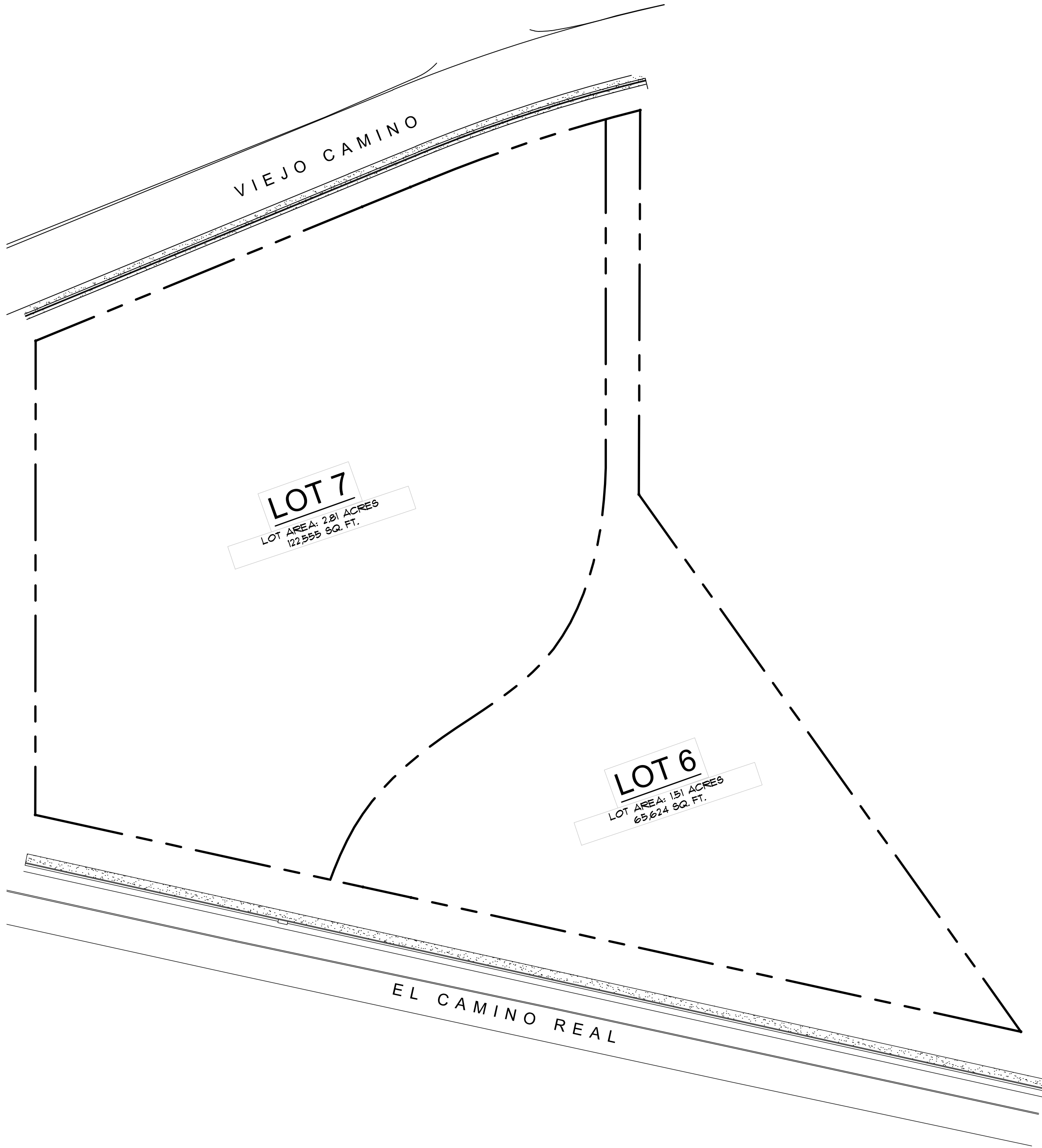
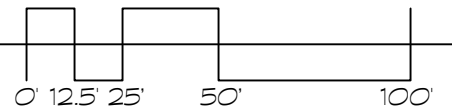
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A
A100

EXISTING LOT CONFIGURATION

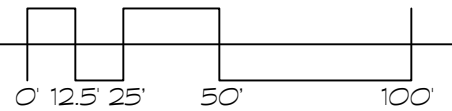
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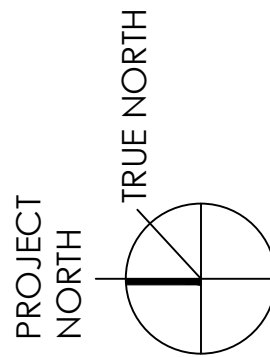
B
A100

PROPOSED LLA

SCALE: 1" = 50'-0"



APN	Existing Acres	Existing Sq Ft	Proposed Acres/LLA	Proposed Sq Ft/LLA
045-342-0010/Lot 7	1.98	86,248	2.81	122,555
045-342-0009/Lot 6	2.34	101,930	1.51	65,624
	4.32	188,179	4.32	188,179



PROJECT DATA

SITE PLAN KEYNOTES

SITE DATA

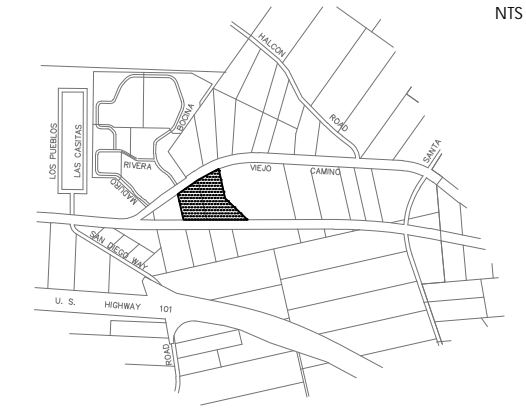
LOT NO. 7	2.81 ACRES
TOTAL LOT AREA:	122,555 SQ. FT.
TOTAL LANDSCAPE AREA:	40,483 SQ. FT.
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422

LOT NO. 6	1.51 ACRES
TOTAL LOT AREA:	65,624 SQ. FT.
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

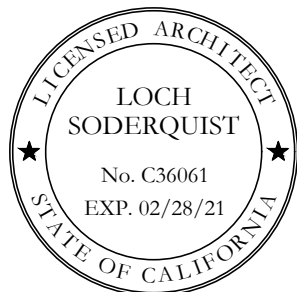
GENERAL ZONING ANALYSIS

ZONING	P- PUBLIC FACILITIES
LANDUSE	P- PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



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ARCHITECTS

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SELF STORAGE / SHARED WORK SPACE
11505 EL CAMINO REAL
ATASCADERO, CA
APN: 045-342-0010

OWNER
NEWTON, SCOTT, NEWTON, JILL
215 SANJA FE AVE.
PISMO BEACH, CA 93449

DRAWING TITLE
SITE PLAN

REV	DATE	NOTES

DRAWN BY MFP	CHECKED BY LBS
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PROJECT NO.	DATE MARCH 23, 2020
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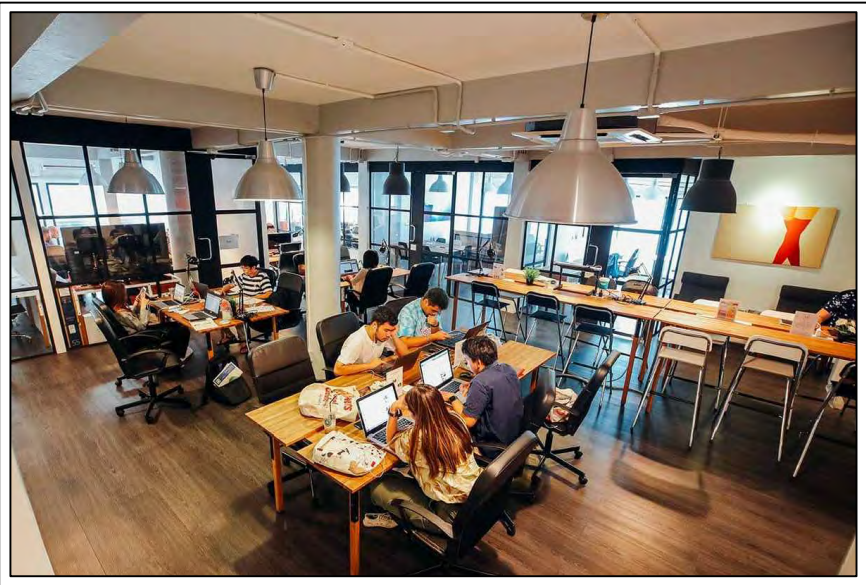
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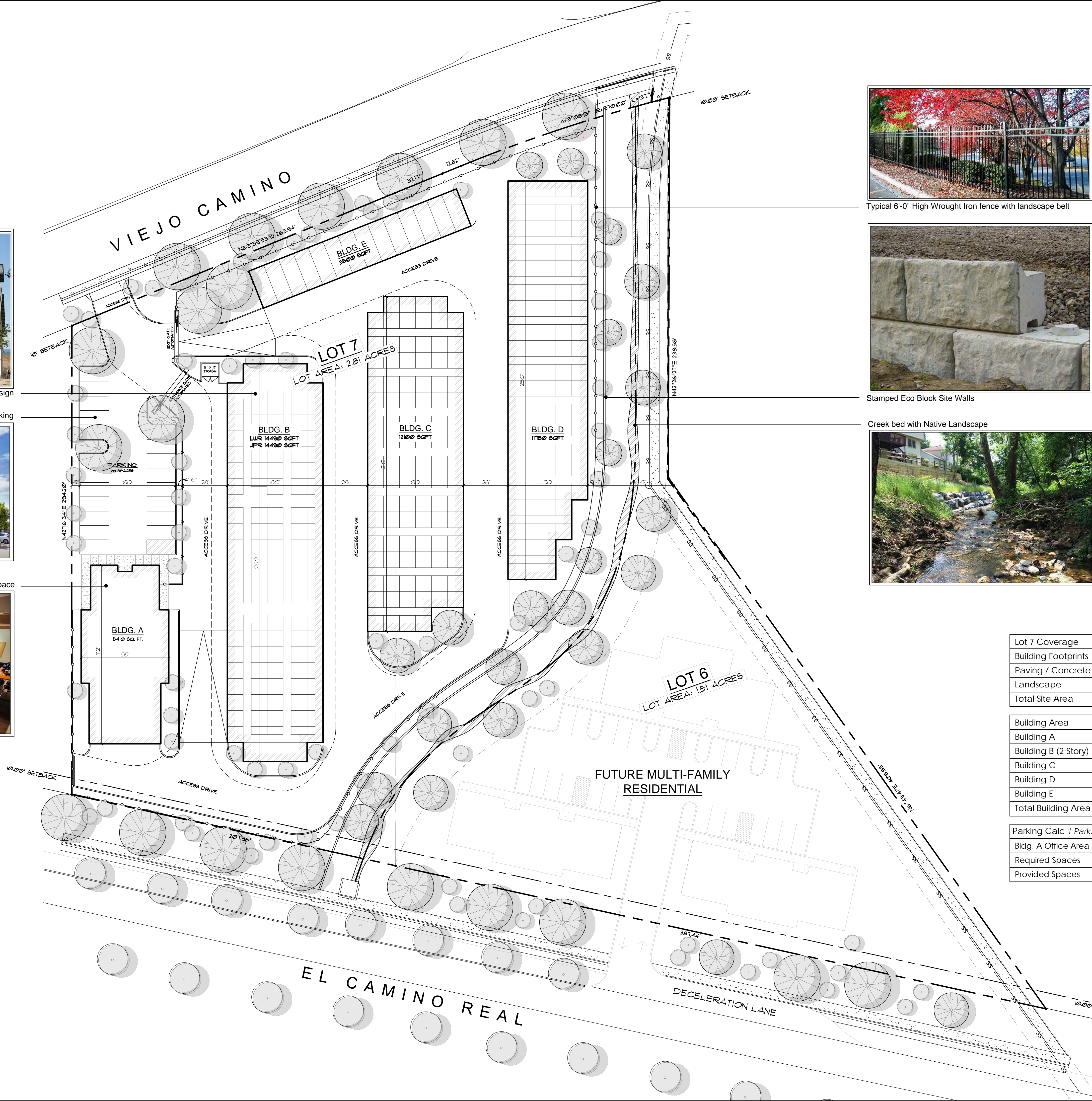
Regional Design



Increased parking



Building A - Community Co Work space



Typical 6'-0" High Wrought Iron fence with landscape belt



Stamped Eco Block Site Walls



Creek bed with Native Landscape

Lot 7 Coverage	Sq. Ft.	%
Building Footprints	47,250	38.5%
Paving / Concrete	34,822	28.4%
Landscape	40,483	33.1%
Total Site Area	122,555	

Building Area	Sq. Ft.
Building A	5,410
Building B (2 Story)	28,980
Building C	12,100
Building D	11,750
Building E	3,500
Total Building Area	61,740

Parking Calc 1 Park. Space Per 400 Sq. Ft.	
Bldg. A Office Area	3,565
Required Spaces	9
Provided Spaces	20

#

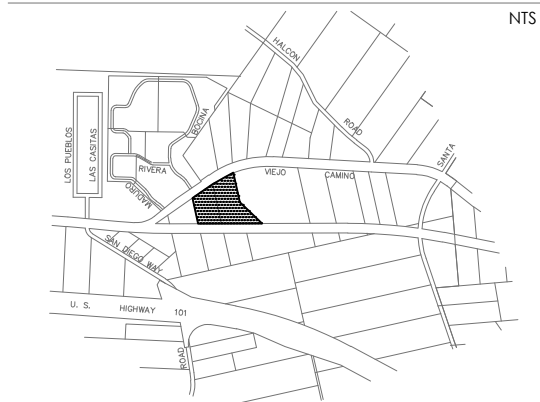
SITE DATA

LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

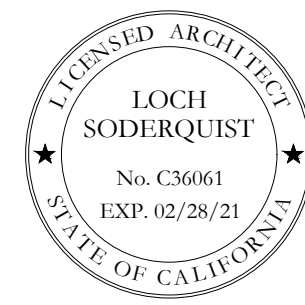
GENERAL ZONING ANALYSIS

ZONING	P: PUBLIC FACILITIES
LANDUSE	P: PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



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SELF STORAGE / SHARED WORK SPACE
11405 & 11505 EL CAMINO REAL
ATASCADERO, CA
APN: 045-342-009 & 010

OWNER
NEWTON, SCOTT, NEWTON, JILL
215 SANTA FE AVE
PISMO BEACH, CA 93449

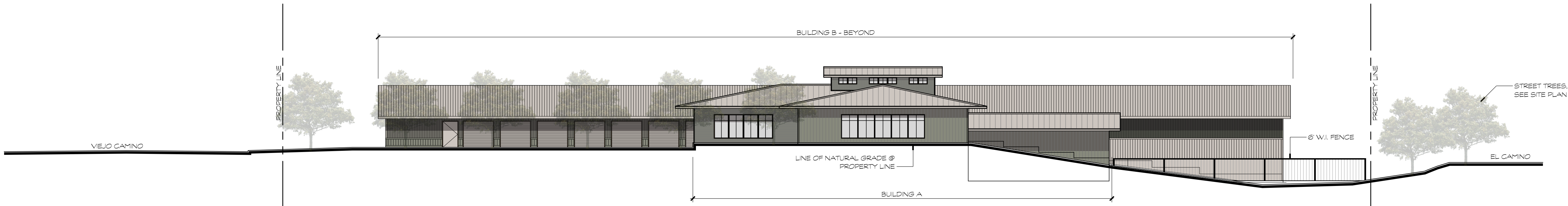
DRAWING TITLE
BUILDINGS A-E

REV	DATE	NOTES
	03.23.20	

DRAWN BY	CHECKED BY
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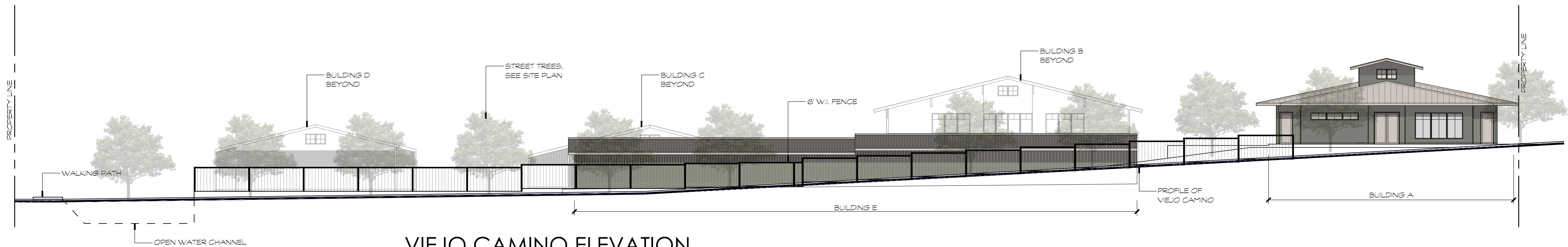
PROJECT NO.	DATE MARCH 23, 2020
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DRAWING NO. REV
A102



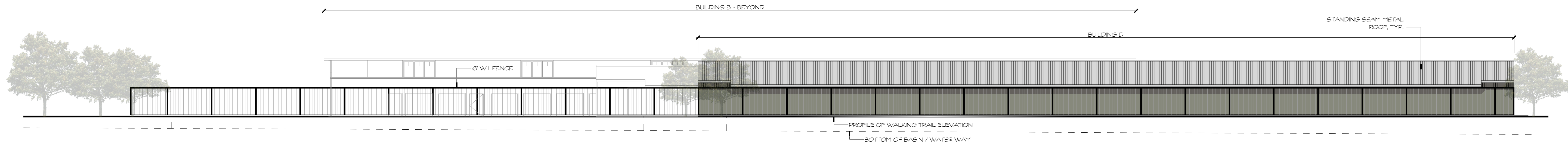
NORTH PROP LINE ELEVATION

SCALE: 1/16" = 1'-0"



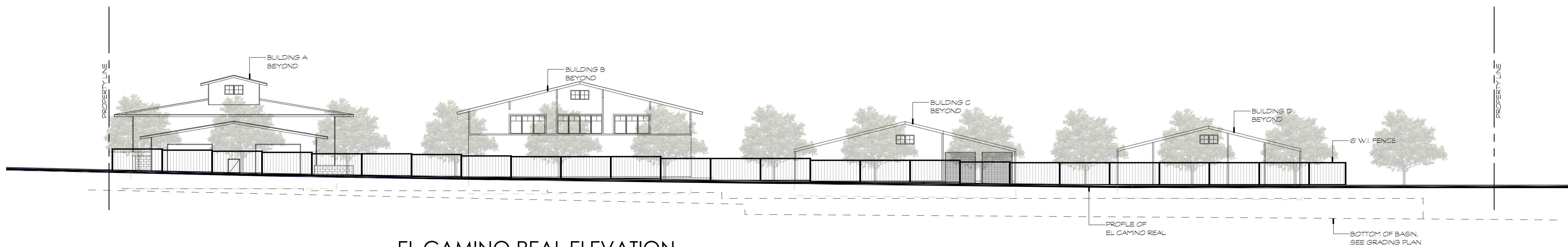
VIEJO CAMINO ELEVATION

SCALE: 1/16" = 1'-0"



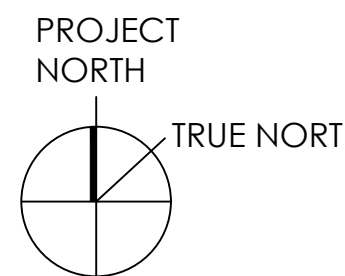
SOUTH PROP LINE ELEVATION

SCALE: 1/16" = 1'-0"

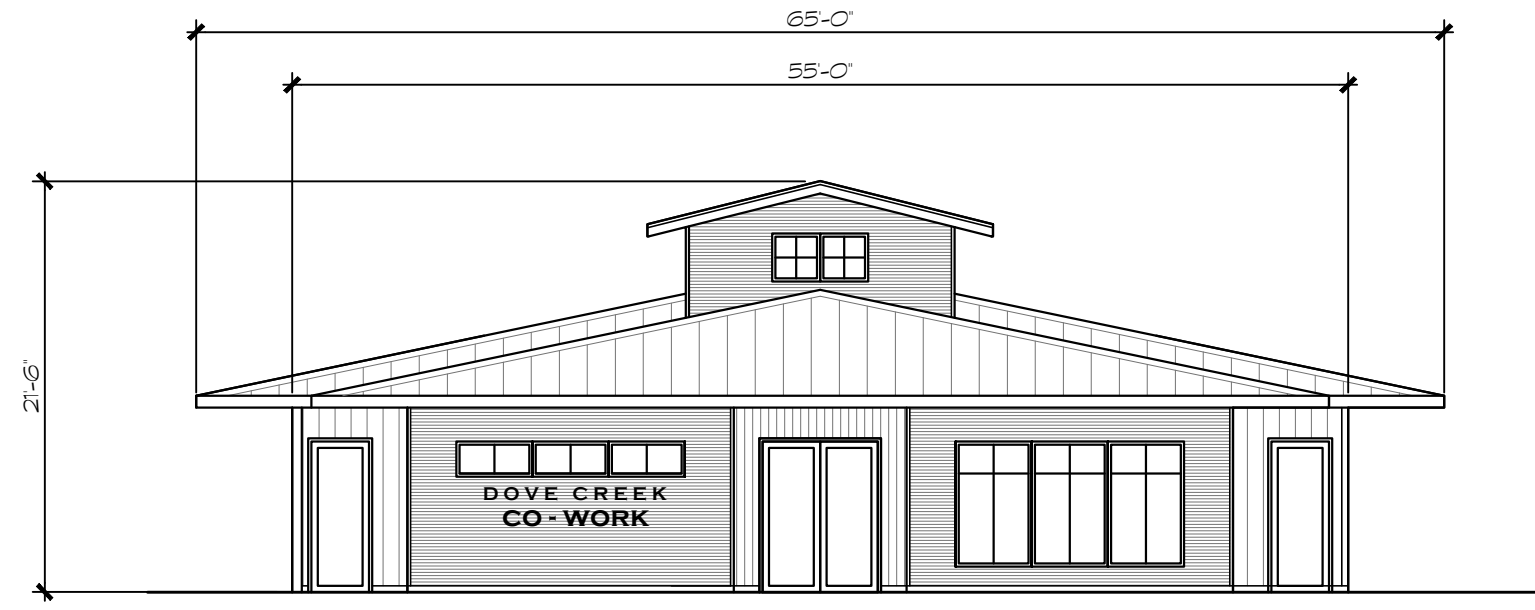


EL CAMINO REAL ELEVATION

SCALE: 1/16" = 1'-0"



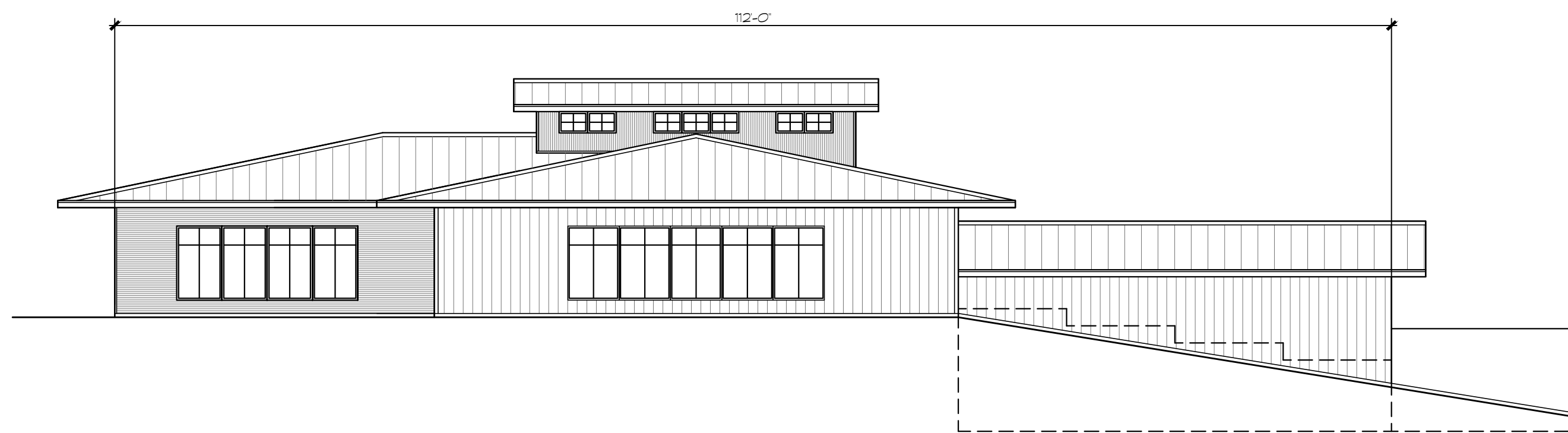
BUILDING COLOR BOARDS



A
A103 EAST ELEVATION

SCALE: 1" = 10'-0"

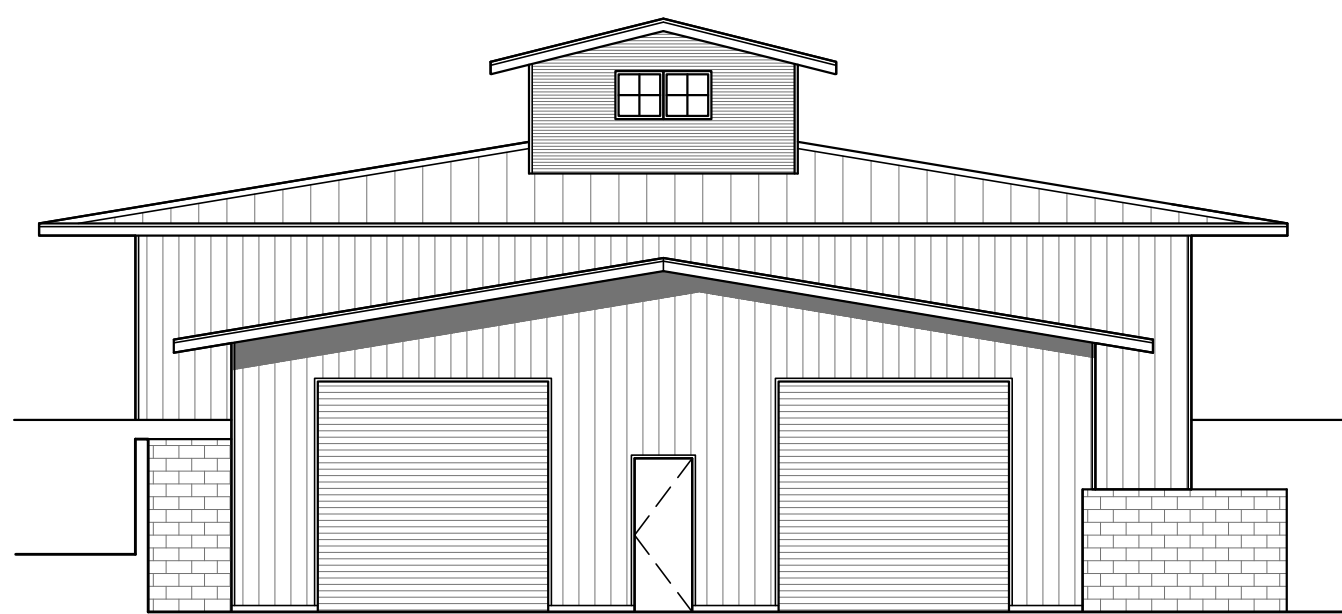
BUILDING A



B
A103 NORTH ELEVATION

SCALE: 1" = 10'-0"

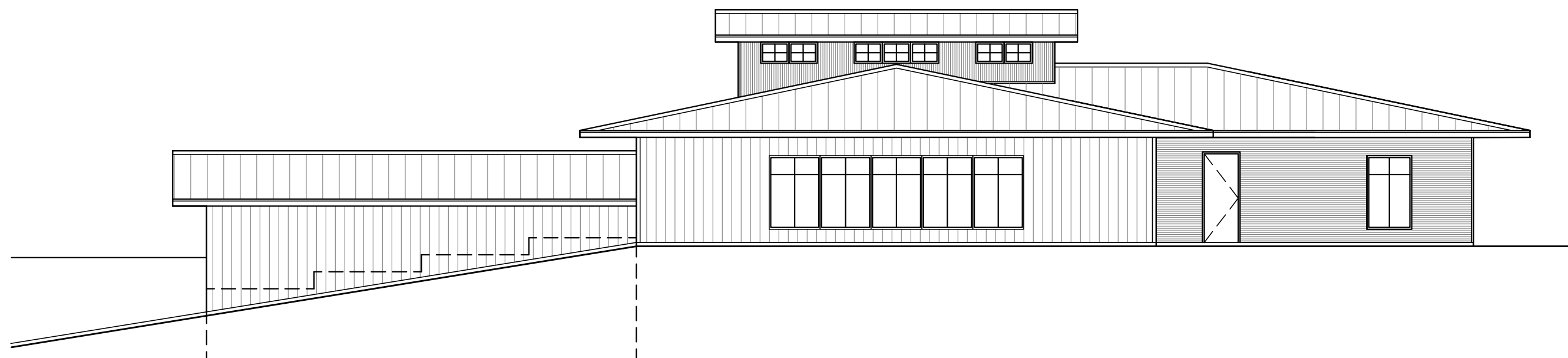
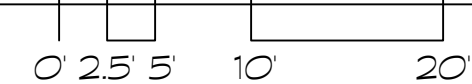
BUILDING A



C
A103 WEST ELEVATION

SCALE: 1" = 10'-0"

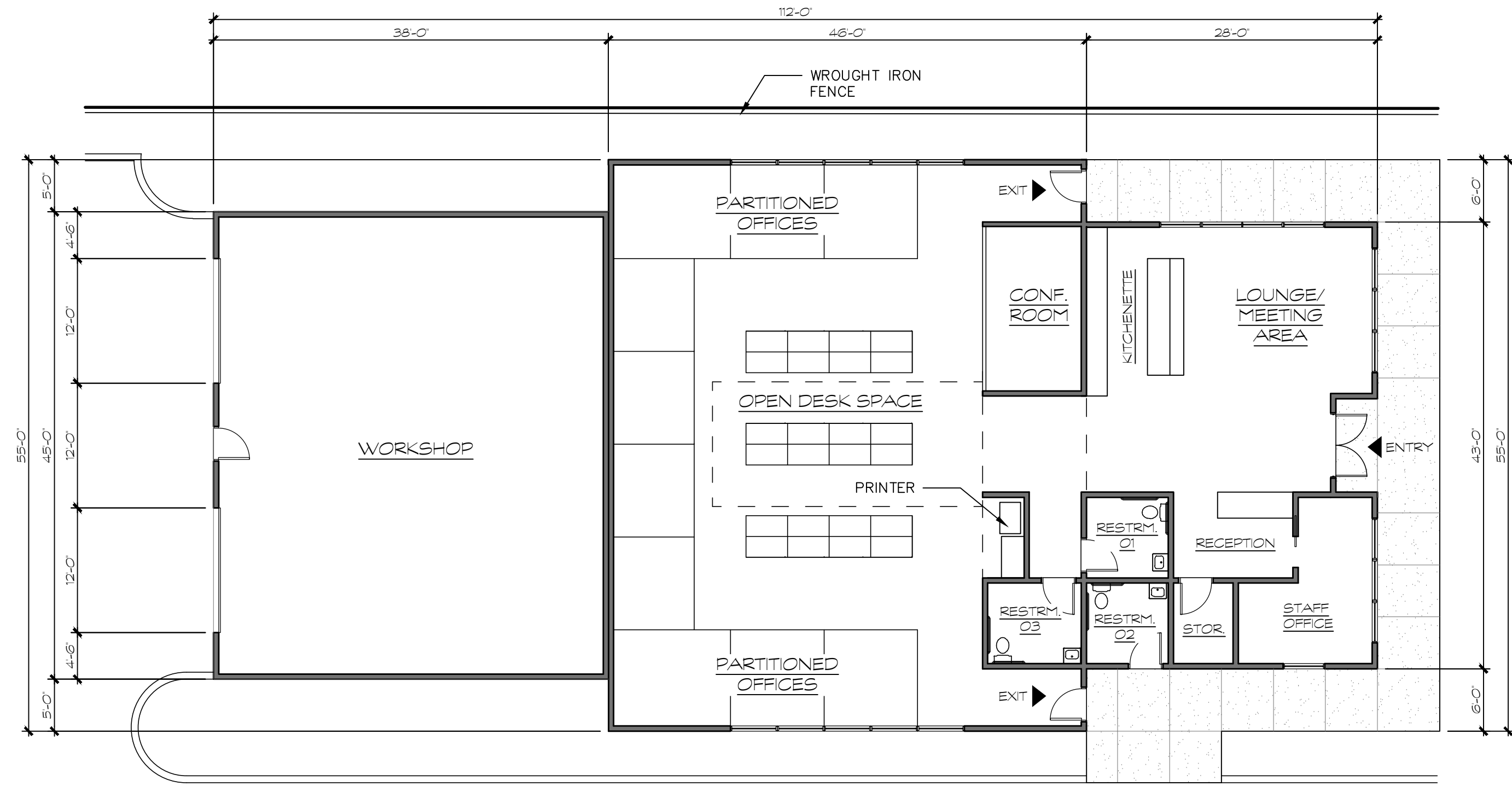
BUILDING A



D
A103 SOUTH ELEVATION

SCALE: 1" = 10'-0"

BUILDING A

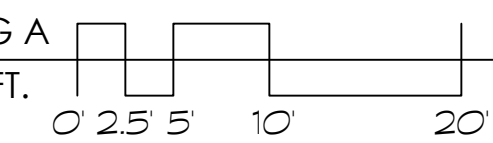


E
A103 LOWER FLOOR PLAN

SCALE: 1" = 10'-0"

BUILDING A

5,410 SQ. FT.



PROJECT DATA

#

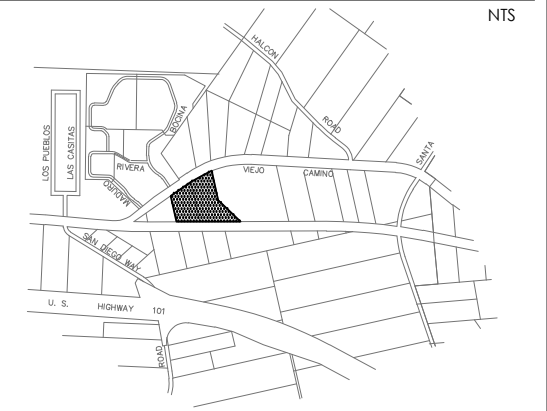
SITE DATA

LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

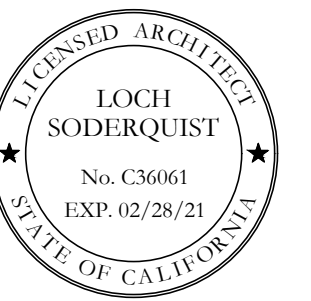
GENERAL ZONING ANALYSIS

ZONING	P: PUBLIC FACILITIES
LANDUSE	P: PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



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SELF STORAGE / SHARED WORK SPACE
11505 EL CAMINO REAL
ATASCADERO, CA
APN: 045-342-010

OWNER
NEWTON, SCOTT, NEWTON, JILL
215 SANJA FE AVE.
PISMO BEACH, CA 93449

DRAWING TITLE
BUILDING A

REV	DATE	NOTES
	03.23.20	

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PROJECT NO.

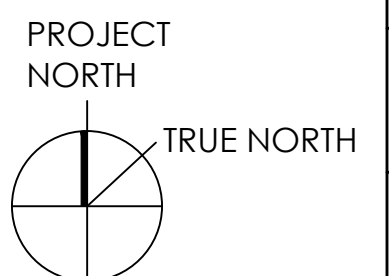
DATE
MARCH 23, 2020

DRAWING NO.

REV

A103

BUILDING A



SITE DATA

LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

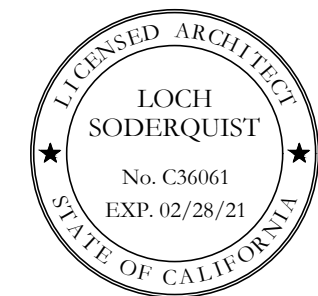
GENERAL ZONING ANALYSIS

ZONING	P: PUBLIC FACILITIES
LANDUSE	P: PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



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APN: 045-342-010

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215 SANJA FE AVE
PISMO BEACH, CA 93449

DRAWING TITLE
BUILDING B

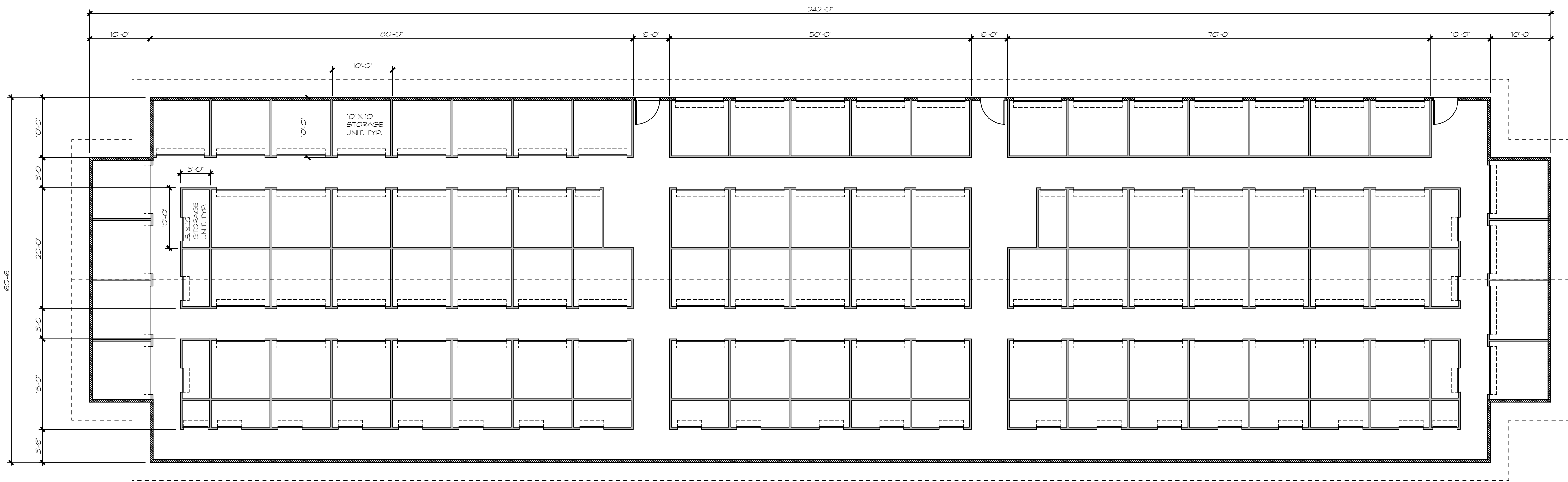
REV	DATE	NOTES
	03.23.20	

DRAWN BY

CHECKED BY

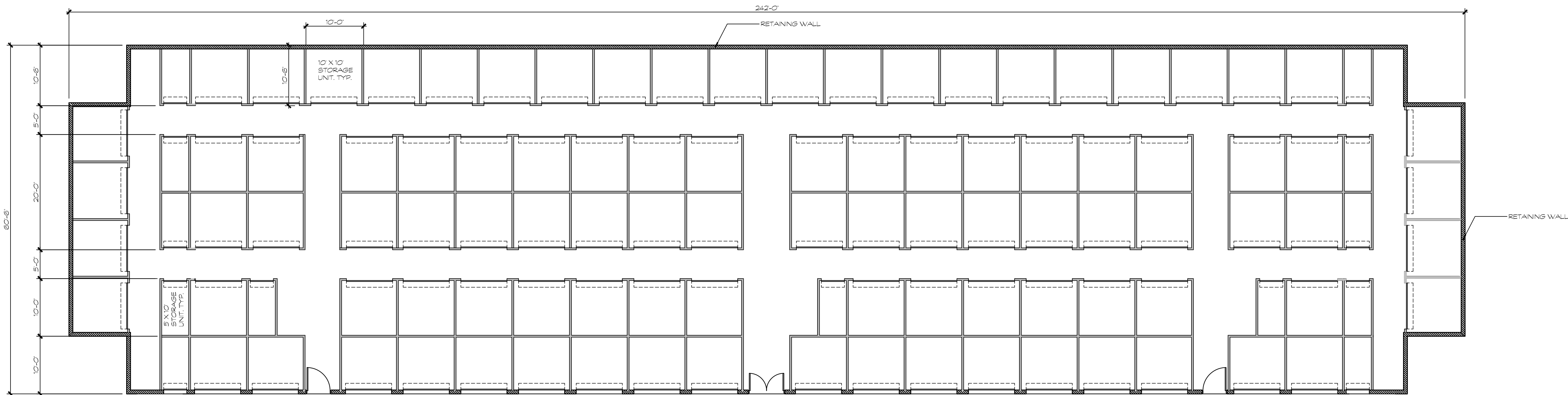
PROJECT NO.	DATE
	MARCH 23, 2020

DRAWING NO. REV
A104



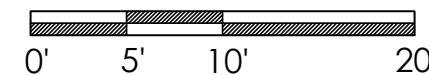
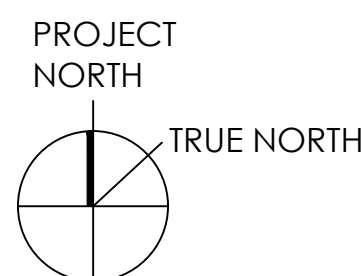
A UPPER FLOOR PLAN
A104 SCALE: 1" = 10'-0"

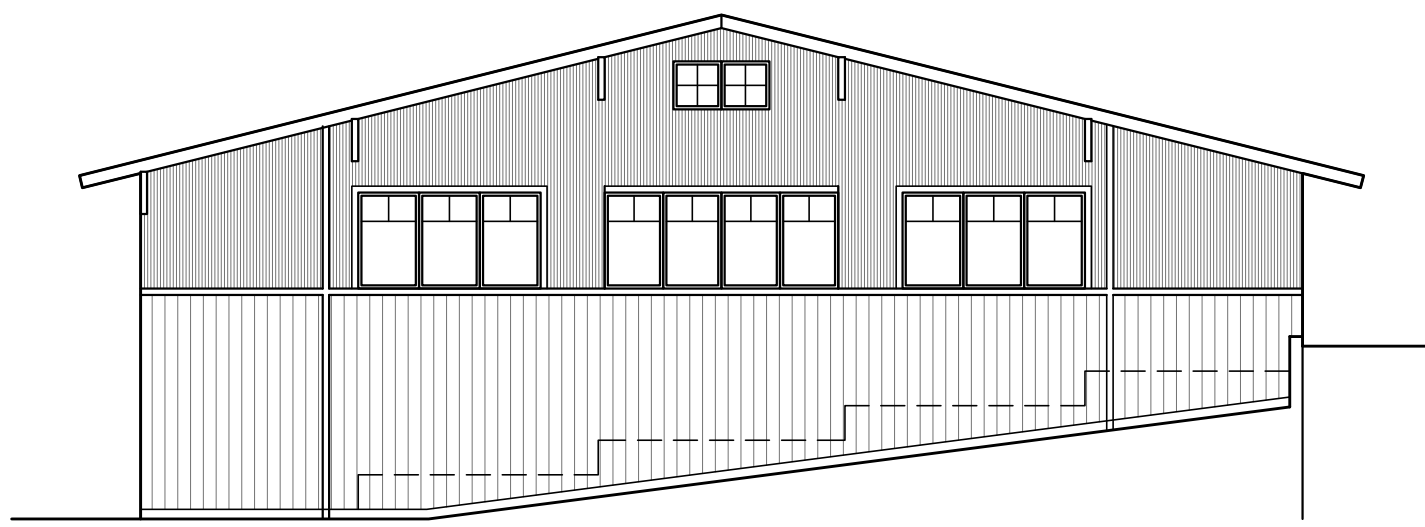
BUILDING B
14,490 SQ. FT.
0 2.5 5 10 20



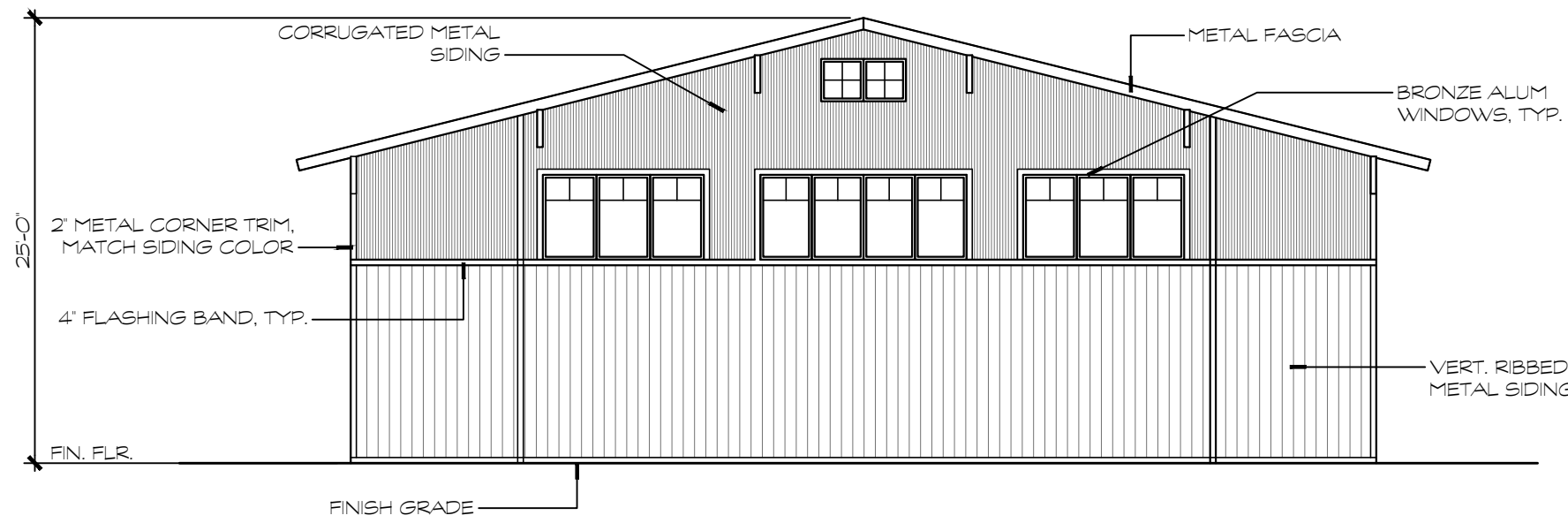
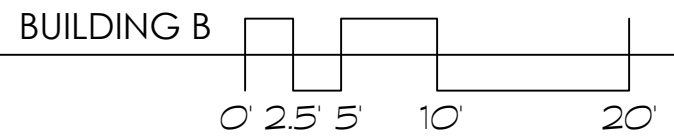
B LOWER FLOOR PLAN
A104 SCALE: 1" = 10'-0"

BUILDING B
14,490 SQ. FT.
0 2.5 5 10 20

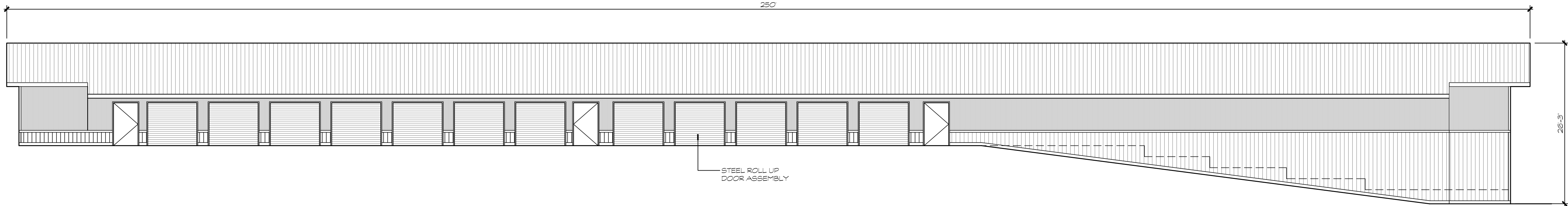
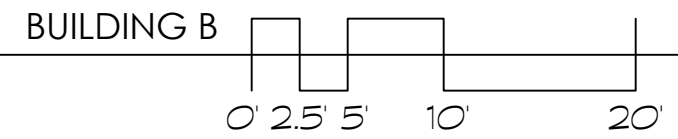




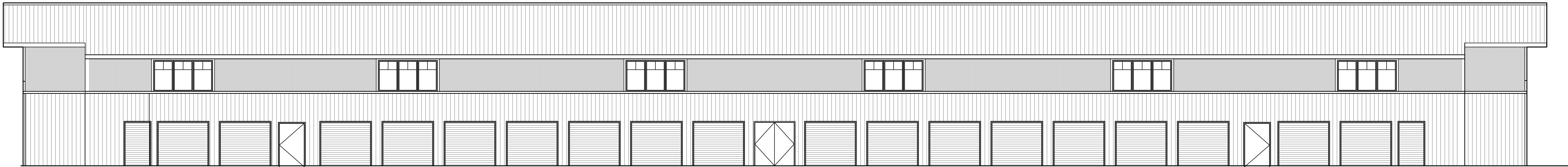
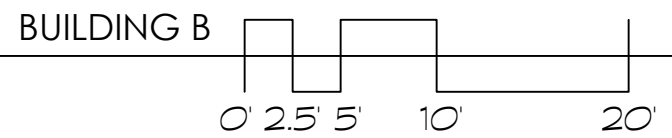
A
A105
EAST ELEVATION
SCALE: 1" = 10'-0"



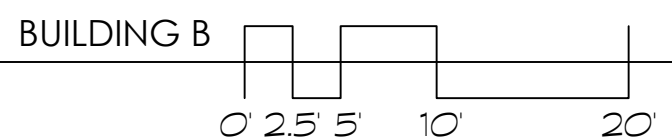
B
A105
WEST ELEVATION
SCALE: 1" = 10'-0"



C
A105
NORTH ELEVATION
SCALE: 1" = 10'-0"



D
A105
SOUTH ELEVATION
SCALE: 1" = 10'-0"



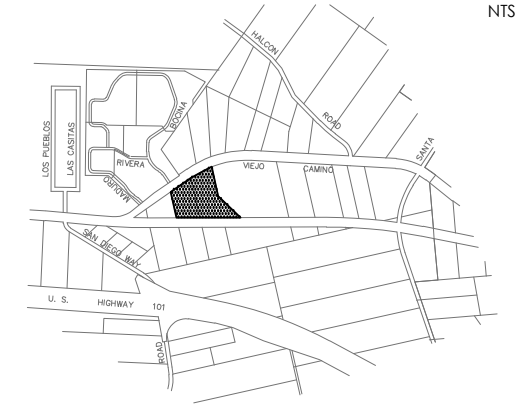
SITE DATA

LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

GENERAL ZONING ANALYSIS

ZONING	P: PUBLIC FACILITIES
LANDUSE	P: PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



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ATASCADERO, CA
APN: 045-342-010

OWNER
NEWTON, SCOTT, NEWTON, JILL
215 SANJA FE AVE.
PISMO BEACH, CA 93449

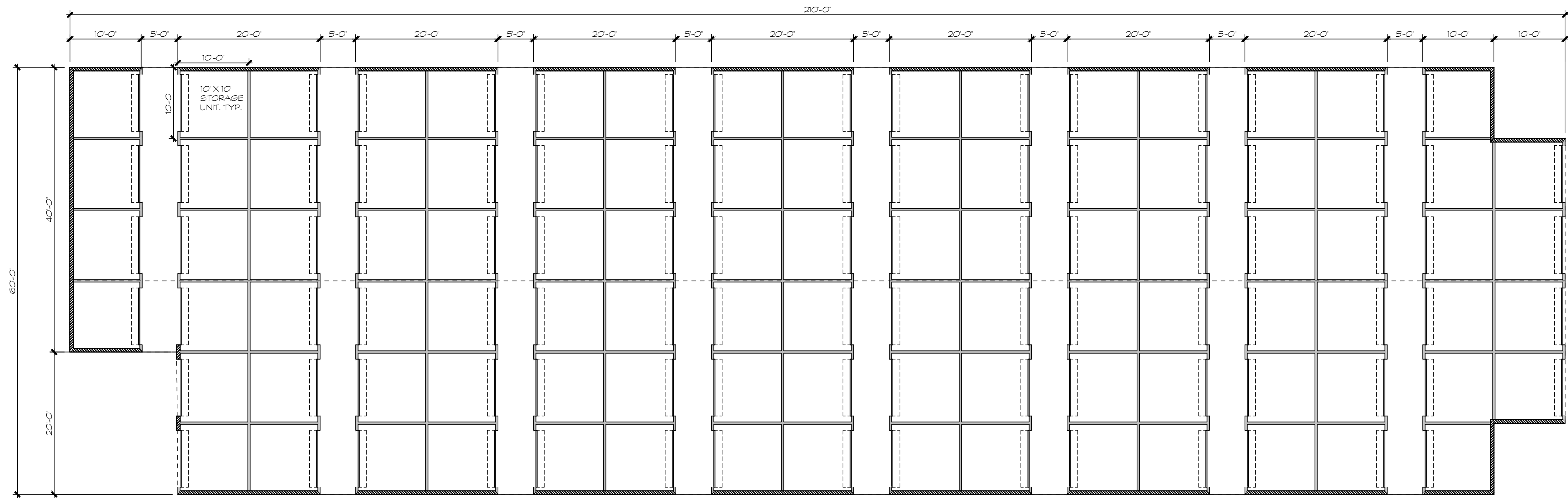
DRAWING TITLE
BUILDING B

REV	DATE	NOTES
	03.23.20	

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PROJECT NO. DATE
MARCH 23, 2020

DRAWING NO. REV
A105



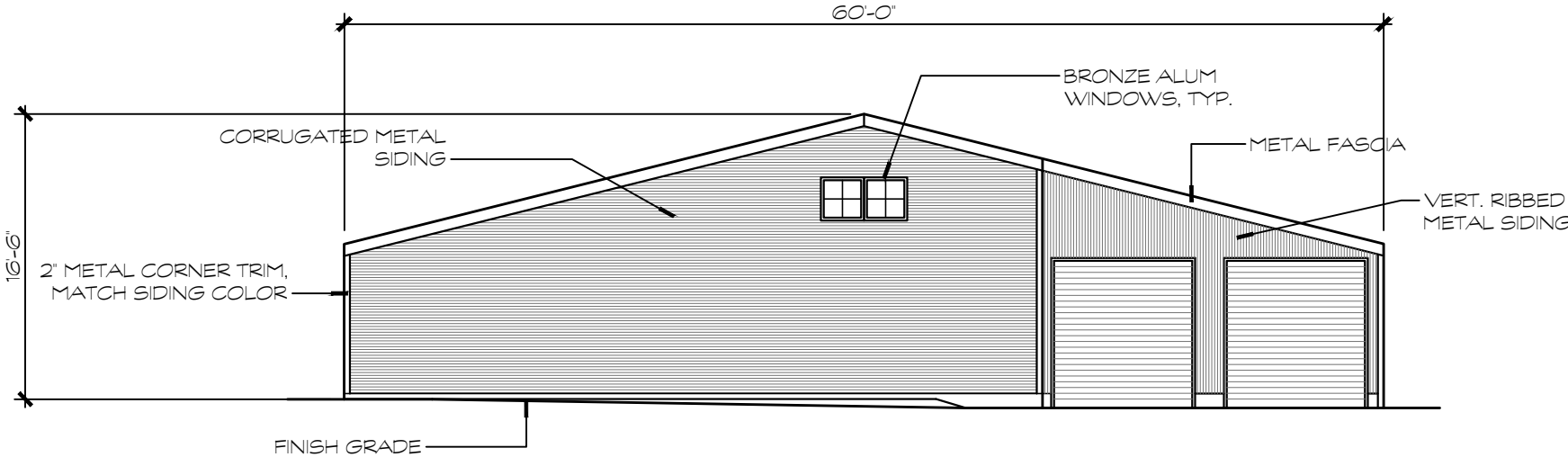
A FLOOR PLAN
A106 SCALE: 1" = 10'-0"

BUILDING C
12,100 SQ. FT.
0' 2.5' 5' 10' 20'



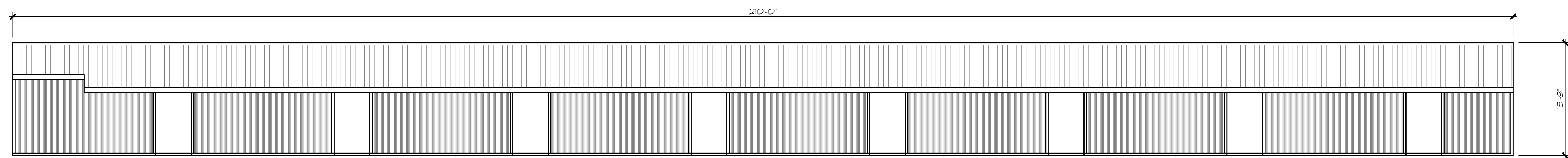
B EAST ELEVATION
A106 SCALE: 1" = 10'-0"

BUILDING C
0' 2.5' 5' 10' 20'



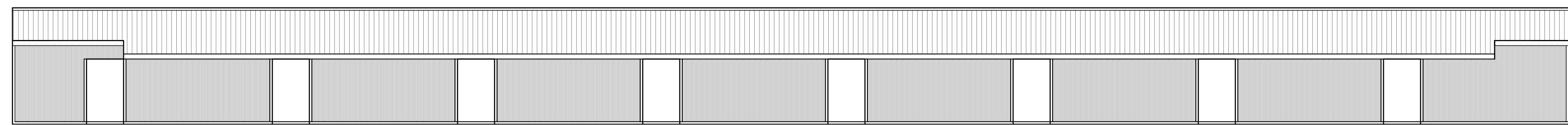
C WEST ELEVATION
A106 SCALE: 1" = 10'-0"

BUILDING C
0' 2.5' 5' 10' 20'



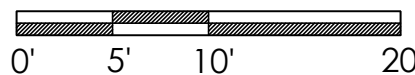
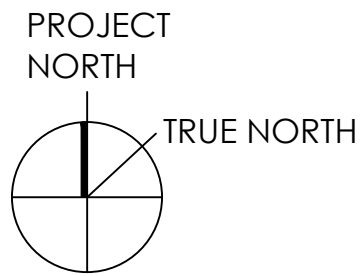
D NORTH ELEVATION
A106 SCALE: 1" = 10'-0"

BUILDING C
0' 2.5' 5' 10' 20'



E SOUTH ELEVATION
A106 SCALE: 1" = 10'-0"

BUILDING C
0' 2.5' 5' 10' 20'



#

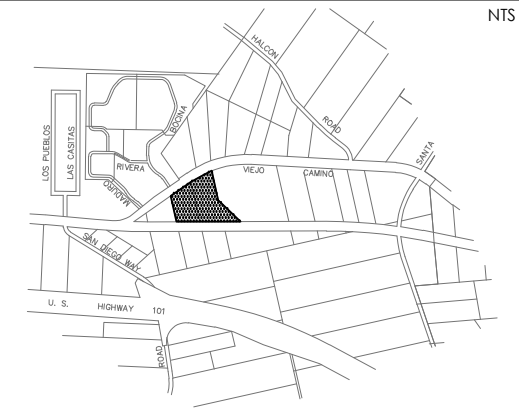
SITE DATA

LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

GENERAL ZONING ANALYSIS

ZONING	P: PUBLIC FACILITIES
LANDUSE	P: PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



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ATASCADERO, CA
APN: 045-342-010

OWNER
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215 SANJA FE AVE.
PISMO BEACH, CA 93449

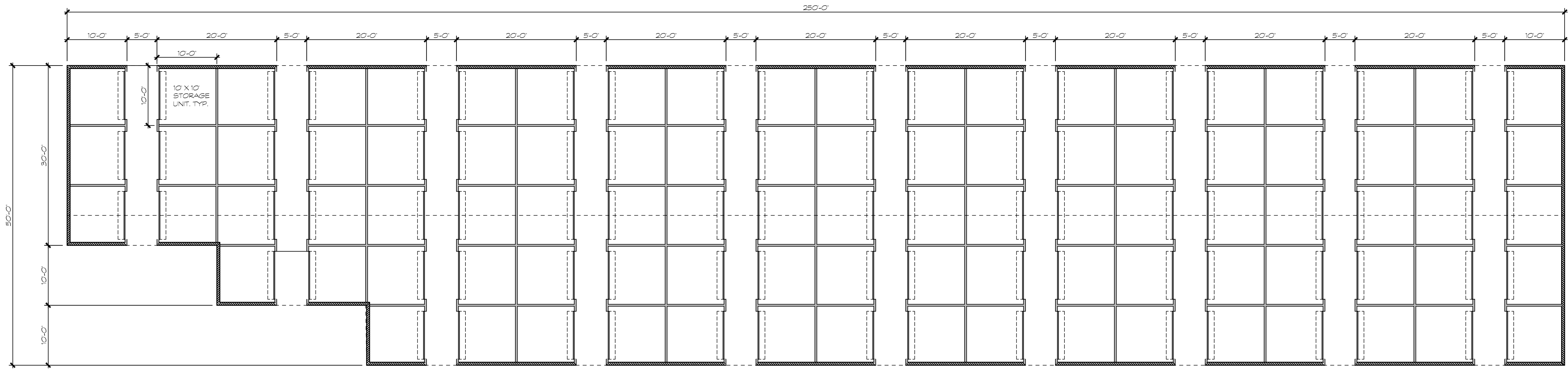
DRAWING TITLE
BUILDING C

REV	DATE	NOTES
	03.23.20	

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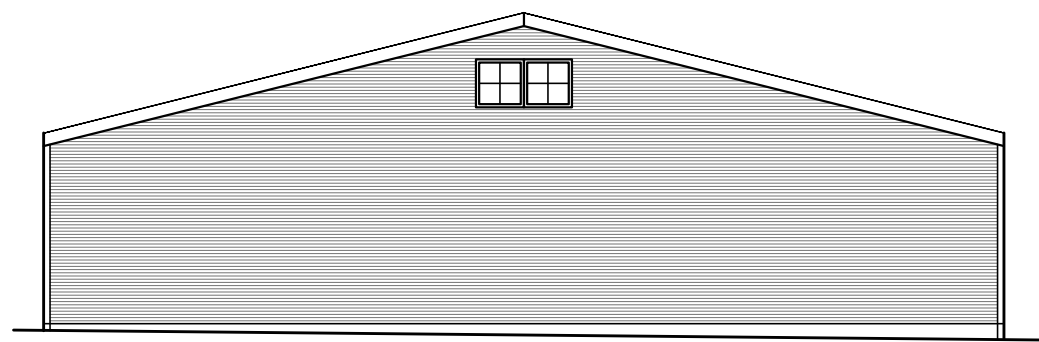
PROJECT NO. DATE
MARCH 23, 2020

DRAWING NO. REV
A106



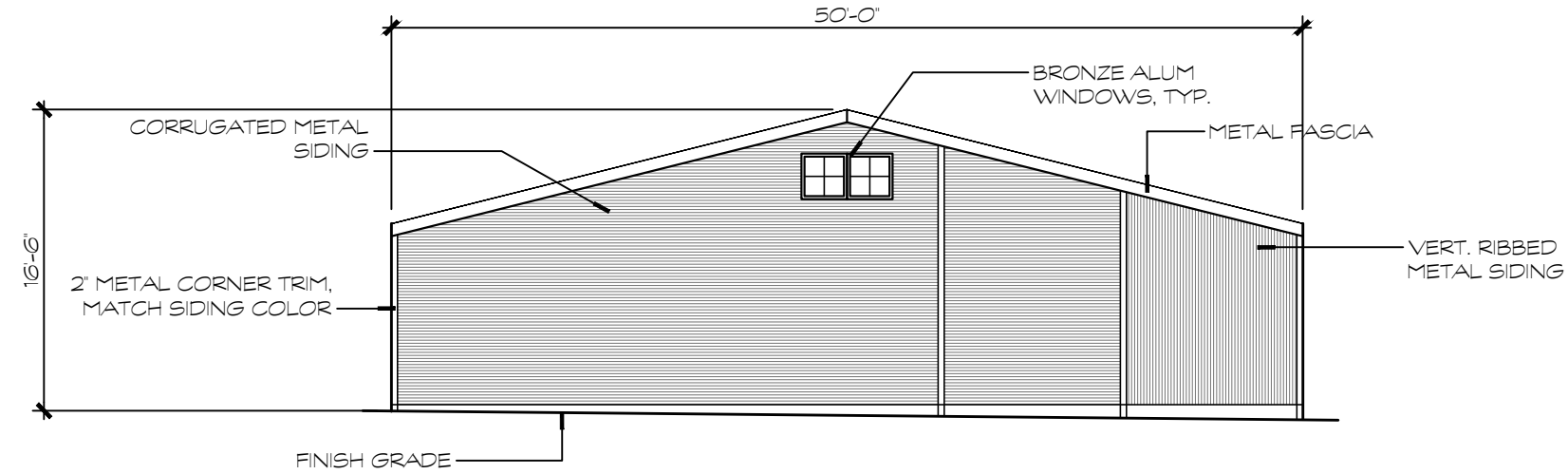
A
A107 FLOOR PLAN
SCALE: 1" = 10'-0"

BUILDING D
11,750 SQ. FT.
0' 2.5' 5' 10' 20'



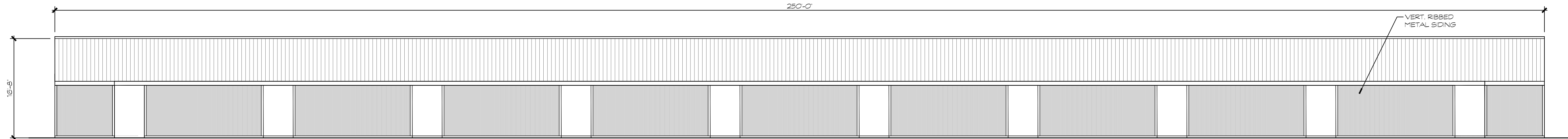
B
A107 EAST ELEVATION
SCALE: 1" = 10'-0"

BUILDING D
0' 2.5' 5' 10' 20'



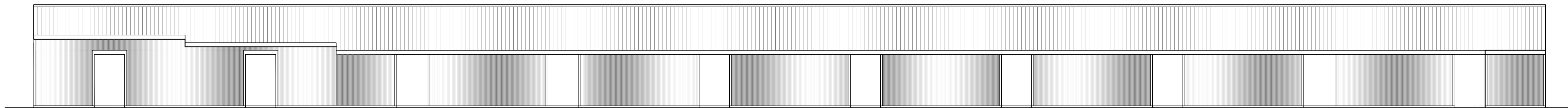
C
A107 WEST ELEVATION
SCALE: 1" = 10'-0"

BUILDING D
0' 2.5' 5' 10' 20'



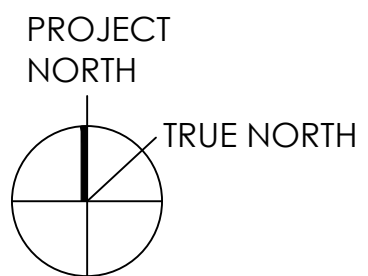
D
A107 NORTH ELEVATION
SCALE: 1" = 10'-0"

BUILDING D
0' 2.5' 5' 10' 20'



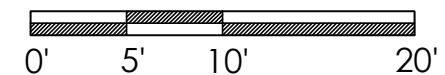
E
A107 SOUTH ELEVATION
SCALE: 1" = 10'-0"

BUILDING D
0' 2.5' 5' 10' 20'



BUILDING D

SCALE: 1" = 10' - 0"



#

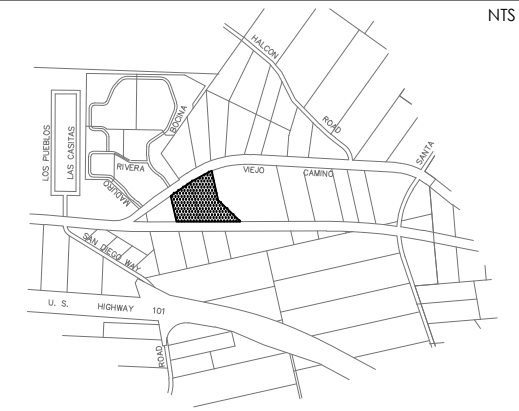
SITE DATA

LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

GENERAL ZONING ANALYSIS

ZONING	P: PUBLIC FACILITIES
LANDUSE	P: PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



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APN: 045-342-010

OWNER
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215 SANJA FE AVE.
PISMO BEACH, CA 93449

DRAWING TITLE
BUILDING D

REV	DATE	NOTES
	03.23.20	

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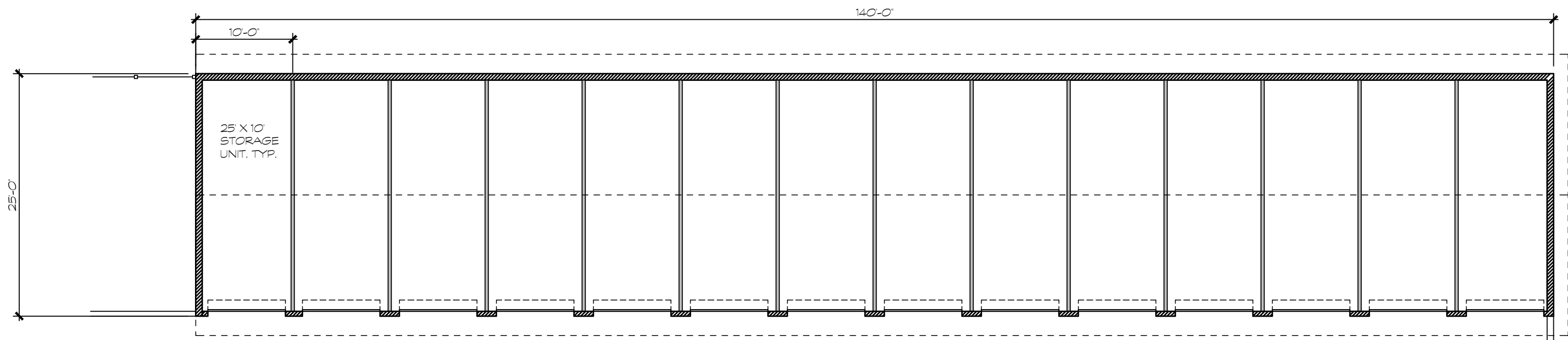
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PROJECT NO.

DATE
MARCH 23, 2020

DRAWING NO.
A107

REV

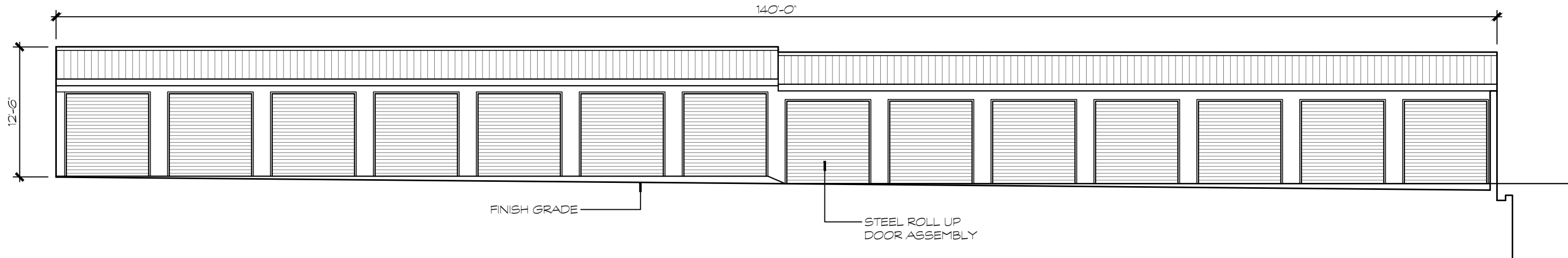
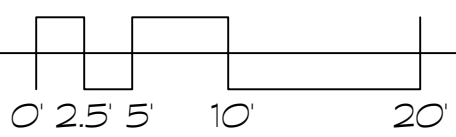


A
A108

FLOOR PLAN

SCALE: 1" = 10'-0"

BUILDING E
3,500 SQ. FT.

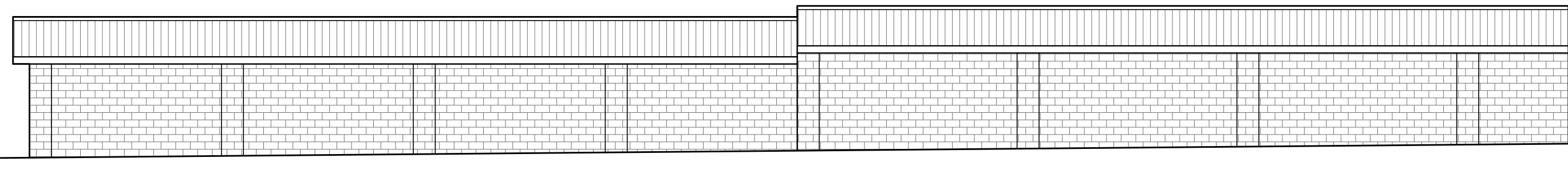
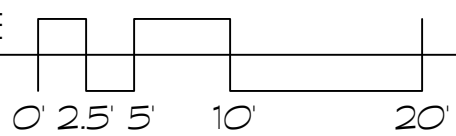


B
A108

WEST ELEVATION

SCALE: 1" = 10'-0"

BUILDING E

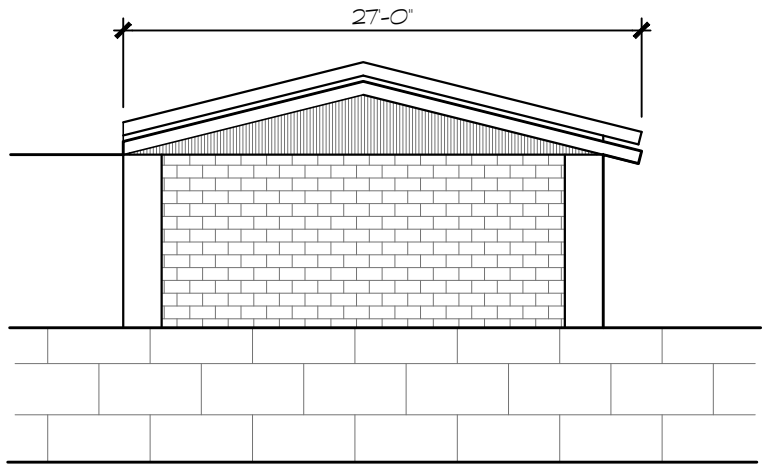
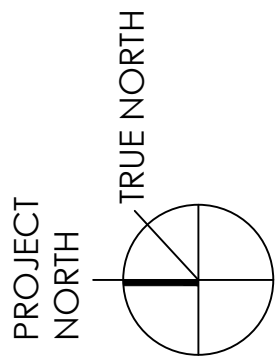
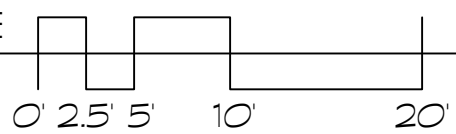


D
A108

EAST ELEVATION

SCALE: 1" = 10'-0"

BUILDING E

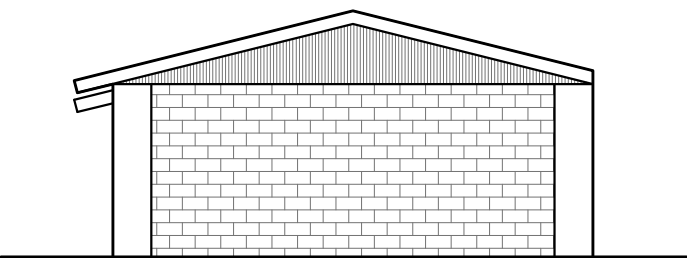


C
A108

SOUTH ELEVATION

SCALE: 1" = 10'-0"

BUILDING E



E
A108

NORTH ELEVATION

SCALE: 1" = 10'-0"

BUILDING E

PROJECT DATA

#

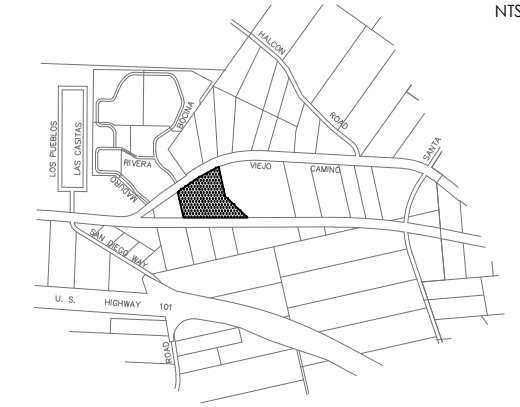
SITE DATA

LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

GENERAL ZONING ANALYSIS

ZONING	P: PUBLIC FACILITIES
LANDUSE	P: PUBLIC FACILITIES
SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	NONE *
HEIGHT LIMIT	35 FT

VICINITY MAP



SEAL



THIS WORK WAS PREPARED BY ME OR
UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT WILL
BE UNDER MY OBSERVATION.

LSA Architects
POB 3057
Pismo Beach, CA 93449
808-895-2682
Loch@LSAArchitects.com

LSA
ARCHITECTS

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SELF STORAGE / SHARED WORK SPACE
11505 EL CAMINO REAL
ATASCADERO, CA
APN: 045-342-010

OWNER
NEWTON, SCOTT, NEWTON, JILL
215 SANJA FE AVE.
PISMO BEACH, CA 93449

DRAWING TITLE
BUILDING E

REV	DATE	NOTES
	03.23.20	

DRAWN BY	CHECKED BY
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PROJECT NO.	DATE MARCH 23, 2020
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DRAWING NO.	REV
A108	

