

*** 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 Committee Members 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 on 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.

To join the meeting, click on the link below:

https://us02web.zoom.us/webinar/register/WN_uEl0msCJTRGfnsuhvJefrQ

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 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, August 12, 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 JUNE 24, 2020



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DEVELOPMENT PROJECT REVIEW

2. **DESIGN REVIEW OF A PLANNED MIXED-USE DEVELOPMENT AT 3710 EL CAMINO REAL.** The proposed project includes three (3) mixed-use buildings with a total of six (6) second-floor residential units and first-floor commercial spaces. The project includes private open space areas and 27 parking spaces.
 - **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. (DEV19-0124-Cook)

3. **DESIGN REVIEW OF A COMMERCIAL PARK DEVELOPMENT AT 1600 AND 1610 EL CAMINO REAL.** The proposed project includes a new commercial park with three (3) new commercial buildings with on-site parking, landscaping, and interior open space area.
 - **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. (PRE20-0055-Vandeventer)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, September 9, 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: 8-12-20

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

Regular Meeting – Wednesday, June 24, 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: Francis Romero representing Scott Newton
Loch Soderquist with LSA Architects
Various members of the public

APPROVAL OF AGENDA

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

Motion passed by unanimous consent.

PUBLIC COMMENT

None.

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF DRAFT MINUTES OF APRIL 29, 2020**

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

Motion passed by unanimous consent.

DEVELOPMENT PROJECT REVIEW**2. PRELIMINARY DESIGN REVIEW OF A MINI-STORAGE FACILITY, STORAGE SPACE, WORKSHOP, AND A 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)

Director Dunsmore gave a background on the item and clarity on the DRC's purpose for today, which is to review the design, not the use of the project. Director Dunsmore and 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: Francis Romero, Loch Soderquist with LSA Architects, Clive Snyder, Janet Murrieta, Rosaline Rancour, Marlena Victor, and Sally Dexter Smith.

Chairperson Fonzi asked Recording Secretary Manier to read whether or not the emails and letters were in favor or in opposition to the project. Ms. Manier stated the following:

The following letters and emails were received prior to the meeting and were distributed to the DRC:

Letter from Brian Sears (Exhibit A) (opposed)
Email from Max Zappas (Exhibit B) (in favor)
Email from Sally Dexter-Smith (Exhibit C) (opposed)
Email from Steven Davis (Exhibit D) (opposed)
Letter from Bill Murrieta (Exhibit E) (opposed)
Email from Chris Towers (Exhibit F) (opposed)
Email from Janet Murrieta (Exhibit G) (opposed)
Letter from Jack and Barbara Bridwell (Exhibit H) (opposed).

The applicant did not receive a copy of the letters and emails, so the Chair informed the applicant that these are available to him, and Senior Planner Gleason said she would email them.

Chairperson Fonzi closed the Public Comment period.

Staff addressed the questions raised by the Committee and the public in regards to public/neighborhood notification, rezoning as part of the Housing Update, environmental review, public zoning, and use of the workshop.

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 stated that the new site design was an improvement compared to the last submittal for the following reasons:

- Increased landscaping and minimized walls surrounding the development.
- Re-envisioning the creek channel, and increased riparian planting zone.
- Realignment of the building and reduced scale of the project is less intrusive.
- Addition of a conference facility could be a positive attribute for the community.
- Site plan was improved with less visibility of the storage doors.
- This design could be more appropriate for the area.
- Additional landscaping will be an improvement.
- Design is improved with the wrought iron fencing.

The Committee recognized that the land use and compatibility will be a different conversation, and is a policy level decision for City Council.

Francis Romero stated that the drainage channel will be improved so that there won't be those types of flooding events previously on the site. The site will be designed appropriately by an engineer and will meet the City's requirements.

The next step in the process will be for the applicant to submit an application to move forward to Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for July 15, 2020, but we don't currently have any items scheduled for that date. Director Dunsmore answered questions in regards to projects moving forward.

ADJOURNMENT– 3:19 p.m.

The next regular meeting of the DRC is scheduled for July 15, 2020.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibits are available in the Community Development Department:

- Exhibit A – Letter from Brian Sears
- Exhibit B – Email from Max Zappas
- Exhibit C – Email from Richard and Sally Smith
- Exhibit D – Email from Steven Davis
- Exhibit E – Letter from Bill Murrieta
- Exhibit F – Email from Chris Towers
- Exhibit G – Email from Janet Murrieta
- Exhibit H – Letter from Jack and Barbara Bridwell



Atascadero Design Review Committee

Staff Report – Community Development Department

Cook Vertical Mixed-Use Project (DEV19-0124)

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
8/12/2020	John Holder Associate Planner	Corey Cook Gannage Design	DEV19-0124	
RECOMMENDATION				
<i>Staff Recommends to the Design Review Committee:</i> 1. Review Plans for a new vertical mixed-use development. Direct the applicant to make any modifications to the site or building design as necessary prior to proceeding to the Planning Commission for Conditional Use Permit review, tree removal permit, and associated variance application for a vertical mixed-use project in the commercial retail zone.				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
3710 El Camino Real	General Commercial (GC)	Commercial Retail (CR)	049-221-016	28,434 square-feet/0.649 acres
PROJECT DESCRIPTION				
The proposed project includes the removal of an existing residence and the construction of three vertical mixed use buildings with a total of six (6) second story residential units (condominiums) and first floor commercial retail and warehouse/distribution space. The applicant will apply for a tentative map/condominium airspace subdivision after approval of the conditional use permit and a variance. Building one and two both have approximately 1,725 square-feet of commercial retail space on the ground floor and 2,228 square-feet of residential space on upper floor. Building three has approximately 3,292 square-feet of commercial wholesale and distribution space on the ground floor and approximately 3,546 square-feet of residential space on upper floor. The project has a total of six (6) residential units (8,002 square-feet of residential space), 6,742 square-feet of commercial space, 27 on-site parking spaces, and a shared driveway.				
ENVIRONMENTAL DETERMINATION				
<i>To be determined</i>				

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

<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input type="checkbox"/> Cat. Exemption Class _____ CEQA Guidelines § 15301	<input type="checkbox"/> No Project - § 15268 Ministerial Project
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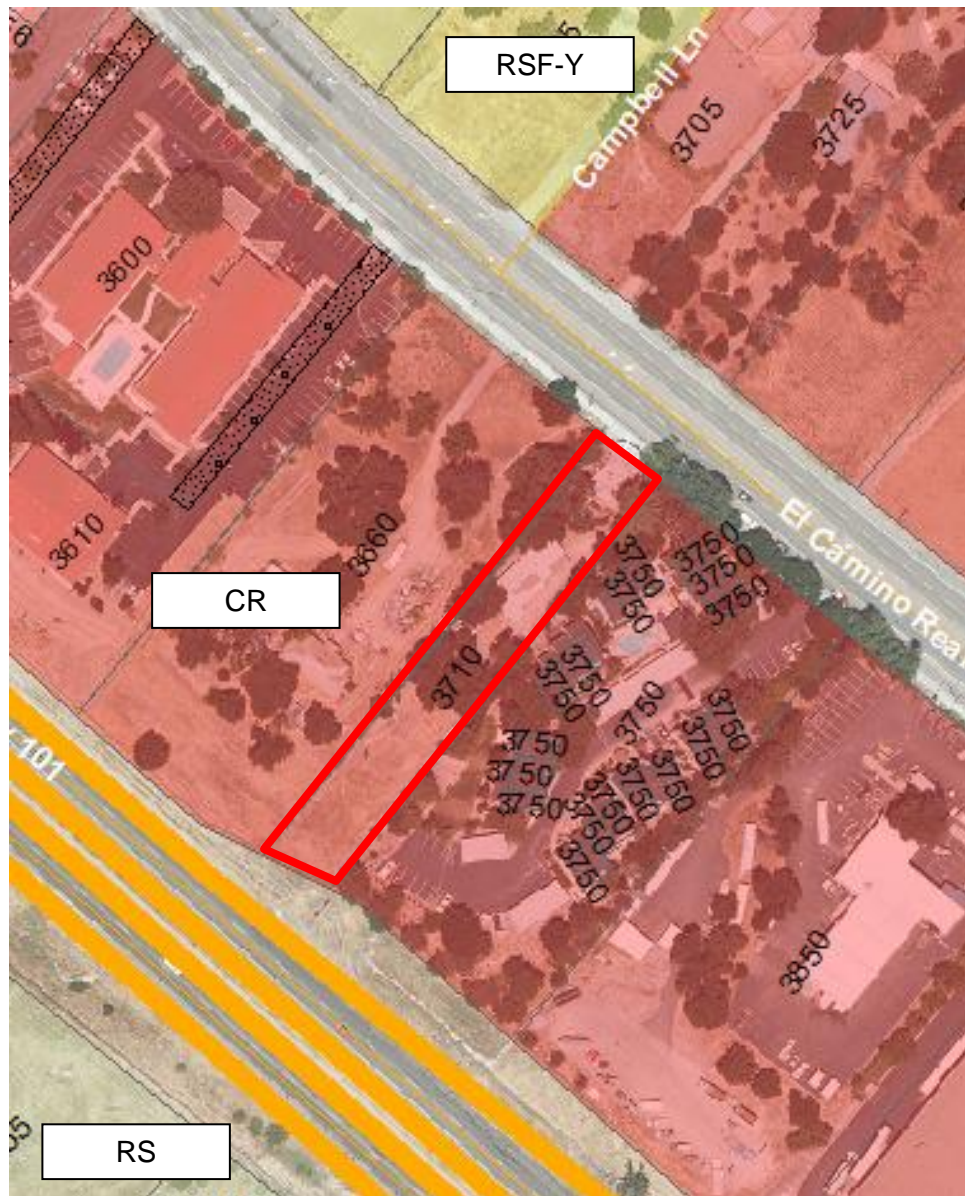
PROJECT INFORMATION SNAPSHOT		
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES		
City Standards	Meets Requirements	Exception Requested
Setback standards (AMC 9-4.103-.110)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Requesting a variance for site setback landscape buffer standard reduction.
Height Standards (AMC 9-4.112-113)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Parking Standards (AMC 9-4.114-121)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exception to allow for 1 parking space reduction.
Landscaping (AMC 9-4.124-127) minimum 10% landscape coverage in commercial zones	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lot coverage = 15.5%.
Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No	As conditioned: Staff is recommending all fences be designed per Atascadero Municipal Code.
Grading Standards (AMC 9-4.138-145)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lighting Standards (AMC 9-4.137)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water Efficient Landscaping(AMC Title 8, Chapter 10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Use Classification Standards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Mixed-use conditionally allowed use in the Commercial Retail zone.



Aerial Map



Zoning Map



DISCUSSION:

Project Description

The site contains an existing house and shed that will be demolished as part of the proposed project. The applicant is proposed a new vertical mixed-use project and will likely submit a condominium subdivision of the second floor residential units at a later date. Multi-family housing is conditionally allowed in the Commercial Retail zone if located on the second story or above.



The proposed project can be considered infill development on an underutilized parcel in a high priority commercial area for the City.

ANALYSIS:

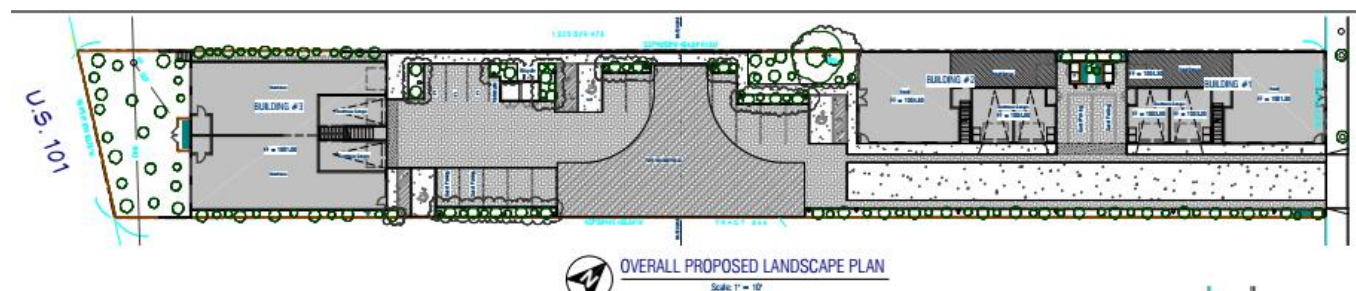
Site Design

The site is designed with a single access off El Camino Real and a shared driveway. There are private parking garages for the residential units located off the shared driveway area. Towards the middle of the property, shared parking spaces are proposed to allow for guest and commercial patron parking. A turn-around for fire access is designed into the access and parking area to allow adequate emergency services access to the rear building. Building one is located adjacent to El Camino Real providing a storefront appearance along the El Camino Real frontage. This building is proposed with a zero-setback on the north side of the property (adjacent to a residential use) as allowed by code. Building two is directly to the west of building one located along the north property line with a zero-setback to the adjacent property. In between building one and two is an open area that provides two guest parking spaces, placement of air conditioning units, waste receptacles, and a 3-foot landscape buffer. Both building one and two each contain areas for retail storage and private parking garages for the second floor residential units. Building three is located towards the rear of the property and contains two garages for the second story residential units and warehouse commercial space on the ground floor.

The residential units are all located on the second story of each building for a total of six units. In building one, the applicant is proposing “unit A” to include three-bedrooms and 120 square-feet of private open space (deck) and “unit B” to include two-bedrooms. In building two, “unit A” will include two bedrooms and “unit B” will contain three bedrooms. In building three, the applicant is proposing “unit A” to include three bedrooms. All residential units contain private open space areas (decks) ranging from 100 square-feet to 170 square-feet.

Pedestrian access through the site is provided by a 4-foot accessible concrete walkway. Both residential units of buildings 1 and 2 are served by a stairwell located adjacent to the private garages. The residential units in building 3 is served by a stairwell located in between the two ground floor garages.

Proposed Project Site Plan



Retaining Walls

Due to site topography, there is a slight elevation variation across the property, mainly sloping down toward Highway 101 and from the north to the south side of the property. The applicant has accommodated this change in grade by proposing the construction of a 3-foot retaining walls along the northern and southern property line where appropriate in order to accommodate the project's proposed buildings, meet code requirements for maximum cross slope within the fire turn-around area, accommodate site accessibility, and allow for maximum site utilization.

Parking

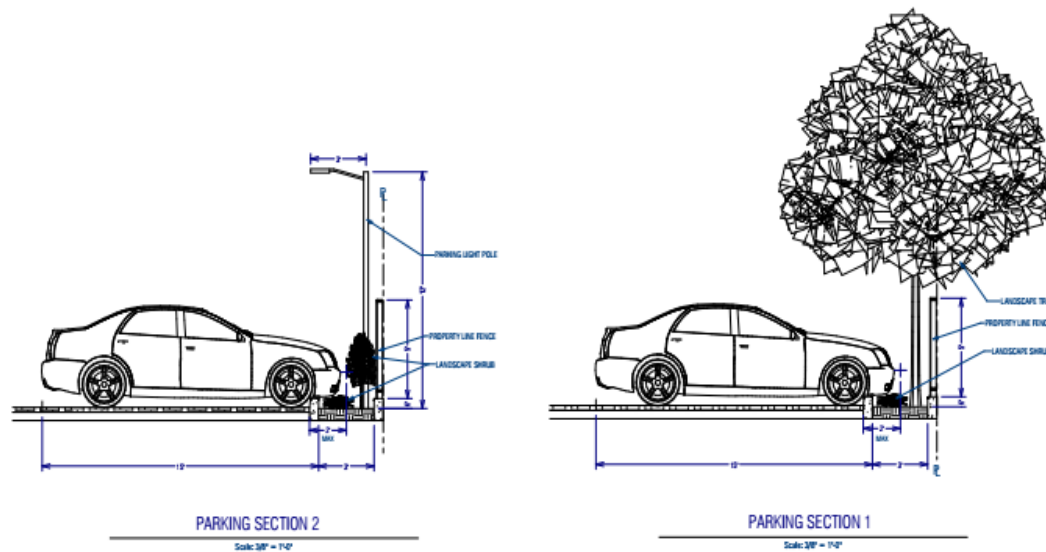
AMC 9-4.118 lists the required number of parking spaces for each use. A total of 28 spaces are required for the project as proposed.

Use	Quantity	Required Parking Rate	Required Spaces	Provided Spaces
General Retail	2,400 SF Retail 1050 SF Storage	1 per 300 s.f. of sales area, 1 per 600 s.f. of storage area	9.75	9.75
Wholesaling and Distribution	3,292 SF	1 per 1,000 s.f. of use area for first 10,000 s.f. of use area, 1 per 3,000 s.f. of use thereafter	3.2	3.2
3-bedroom residence	4	2.5/unit	10	10
2-bedroom residence	2	2.0/unit	4	4
Residential Guest parking	0	1/5 units	1	0
TOTAL:			28	27

There are 27 parking spaces provided throughout the site: Six private garage spaces, 17 shared spaces, 2 handicapped parking spaces, 1 motorcycle parking space, and 1 bicycle parking area. The proposed project does not meet the minimum parking required by code, but the applicant will request a parking reduction based AMC section 9-4.115(f), which allows for reduced parking of up to seventy-five percent (75%) of the amount of spaces required for the most intensive of the two (2) or more uses sharing the parking. In this case, the most intensive use would be residential parking and the applicant is seeking to reduce the parking by one (1) guest parking space. Parking spaces include a curb at the wheel stop location, providing additional landscape area and width where the car front overhangs the curb. Landscaping is designed to allow for car overhang with ground covers proposed for a majority of the landscape strip and trees proposed in between car spaces.



Parking Wheel Stop Detail



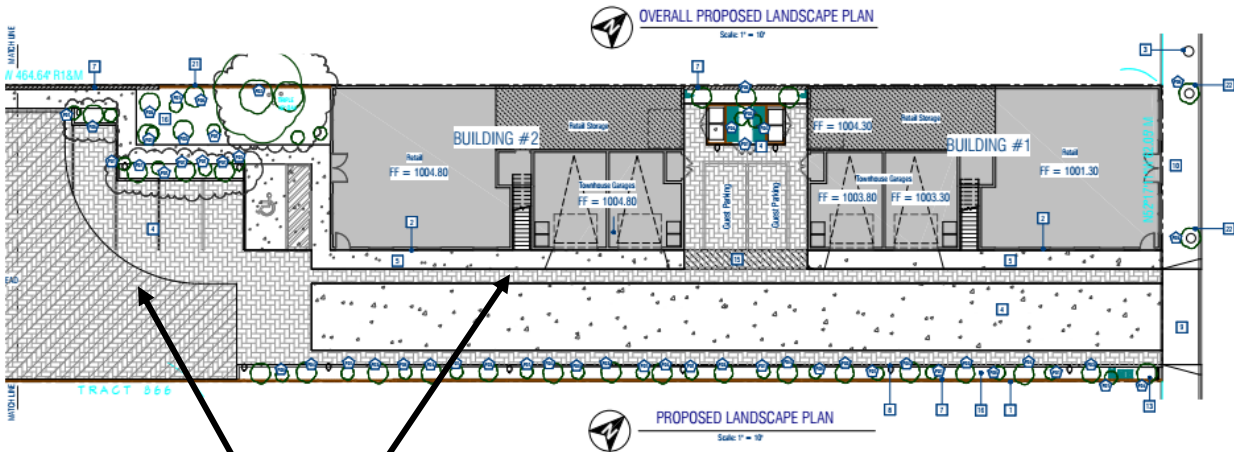
Landscaping and Decorative Pavement

The conceptual landscape plan includes street trees and additional shade trees placed strategically throughout the parking areas. The common areas include a mix of drought tolerant landscaping and shade trees, including coast live oak, sage bush, deador cedar, black walnut, and sycamore. AMC 9-4.125 lists landscaping requirements for each zoning district. Commercial districts are required to landscape at least 10 percent of site area including setbacks, unused areas, and parking areas, and street trees. In addition, all mechanical equipment and waste collection areas must be screened. The applicant is proposing to landscape approximately 15.5 percent of the total project area, which is over the required 10 landscaping for commercial sites. However, the majority of the landscaped area is towards the rear of the property line, which not considered usable due to limited access and location adjacent to Highway 101.

Staff is recommending additional small to medium sized trees be located throughout the site to accommodate additional landscaping and provide shade coverage. Installation of additional trees will increase landscape coverage in accessible areas of the site.

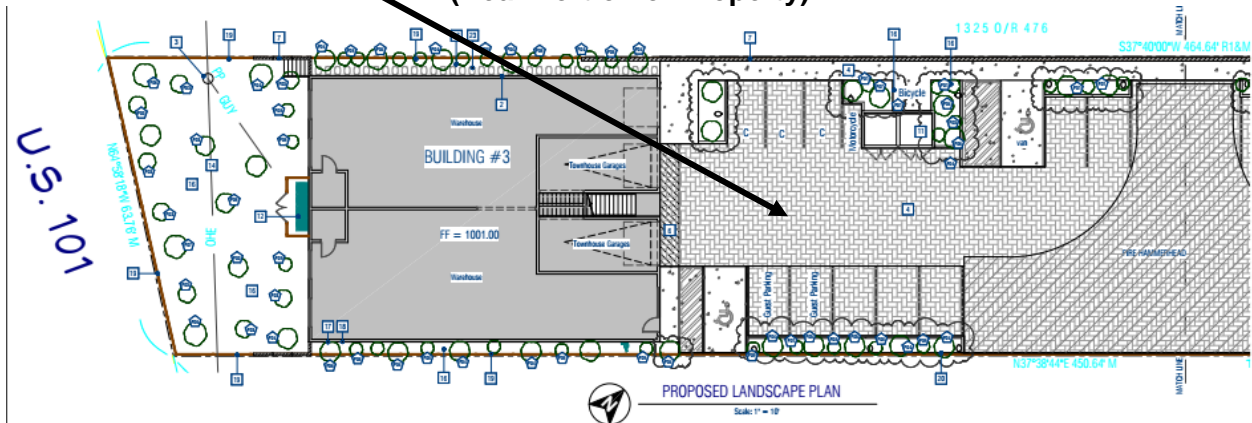


Conceptual Landscape Plan (Front Portion of Property)



Pavers

(Rear Portion of Property)



Pavers are proposed on a portion of the entry to the project and the shared parking area, totaling approximately 33.2 percent of the project area. The pavers are permeable to allow for storm water infiltration and the visual appearance of pavers is considered to be decorative under AMC section 9-4.125 (3)(ii)(b)). However, the pavers are not included as part of the landscape coverage area. The applicant, as required by Public Works, has submitted a preliminary Storm Water Control Plan (SWCP) and will be required to submit a Soils Report to address the feasibility of permeable pavers with existing site soil conditions.

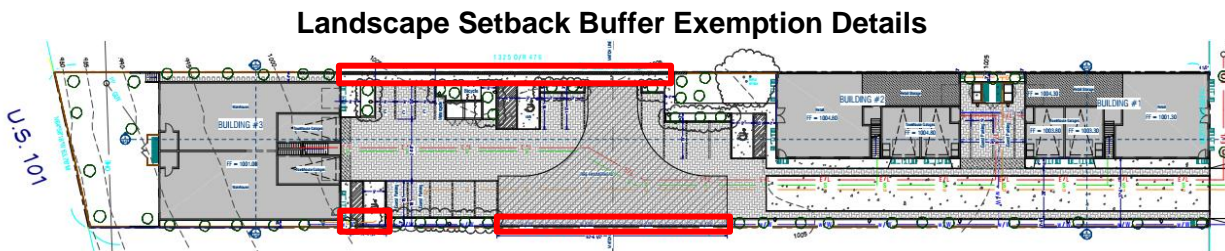
Setbacks

The project is located in the Commercial Retail zone where side and front setbacks are not required. The building fronting El Camino Real is built at the back of sidewalk and entry into the tenant space is directly from El Camino Real. Buildings 1 and 2 are designed with a zero-setback along the north property line. Due to building code requirements for fire safety, windows are not permitted on the zero-setback wall (California Building Code 2019 Table 705.8). The buildings are separated to provide a breakup of the mass along the northern property line. The area in



between the buildings contains landscaping directly adjacent to the property line and is used to house mechanical equipment and trash storage. Building 3 is proposed with a four (4) foot setback from the north and a three (3) foot setback from the south property lines to allow for access to the rear of the site for maintenance and provide space for landscaping. The rear portion of the property is not considered to be part of the project's open space area based on location and usability. Along the south property line, there is a 3-foot landscape or decorative pavement buffer except for the fire turn-around in the parking area and the ADA parking areas.

Per section AMC 9-4.125, a 5-foot side landscape buffer is required within the side-yard setback for commercial sites. This can be reduced to 3-feet if decorative pavement is utilized, including pavers. Though the applicant is utilizing pavers for a significant portion of the project area to allow for a 3-foot landscape buffer, due to site topography and narrowness of the lot, portions of the site are designed with no landscape area or 3-foot landscape buffer. The applicant is seeking a variance from the 3-foot landscape buffer requirements where the site design cannot meet this standard based on physical narrowness of the parcel. The areas that cannot meet the landscape buffer requirement are shown on the proposed site plan (note 38) in the site plan key notes and are outlined below in red.



The requested variance will require Planning Commission approval. The following findings will need to be met to approve the variance request:

1. The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which such property is situated; and
2. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of these circumstances, the application of this title would deprive the property of privileges enjoyed by other property in the vicinity and in the same zoning district; and,
3. The Variance does not authorize a use which is not otherwise authorized in the zoning district; and
4. The granting of such variance does not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.

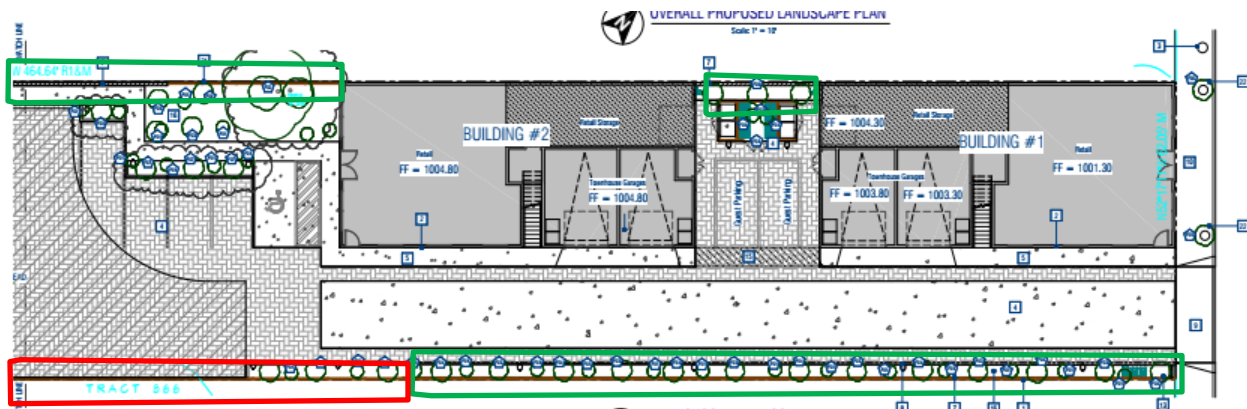
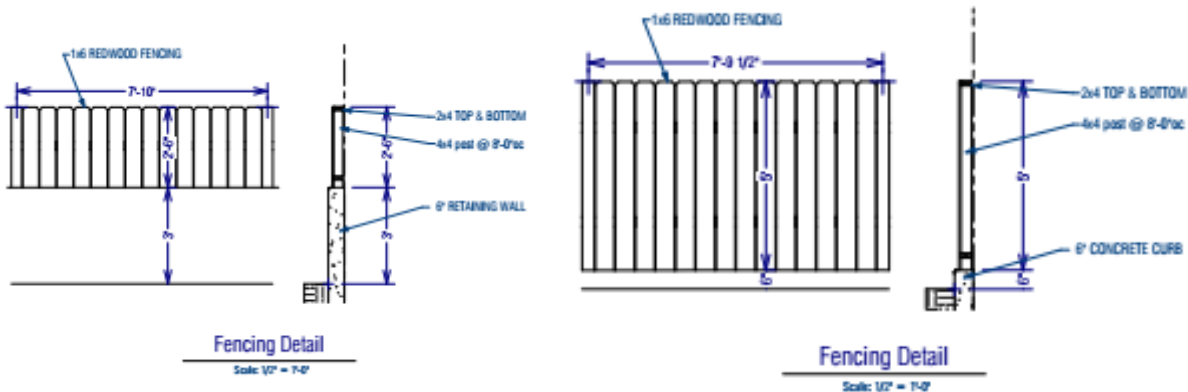
The DRC should review the application and make a recommendation to the Planning Commission on the findings listed above.

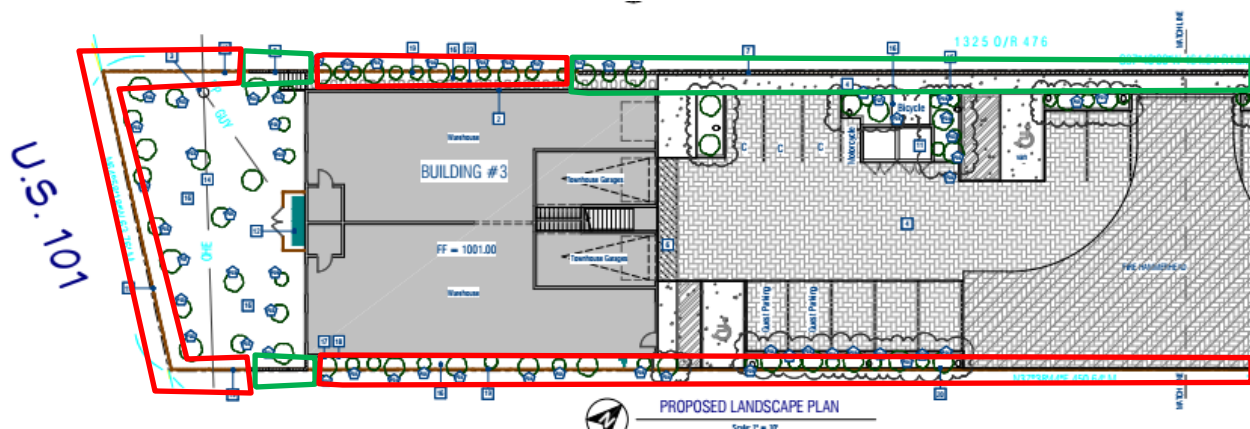


Fencing and Screening

AMC section 9-4.128 requires that fencing and screening within the urban services line is to be a minimum of six (6) feet in height. Additionally, a solid wall or fencing shall be located on side and rear property lines of any nonresidential or nonagricultural use abutting a residential use or zone. The proposed project is located adjacent to a multifamily site to the south and a residential single family use to the north. The project is proposing wooden slat fencing for the majority of the site, except in locations where a building is located along the property line. For a significant portion of the site where buildings are not located along the property line, a 2-foot 6 inch high wood fence on top of a 3-foot retaining wall or a 5 foot wooden fence on top of a 6-inch concrete driveway curb is proposed. Within the project site, there is also a proposed 5-foot wooden fence that will be used to screen air conditioning units and a 4-foot high corrugated metal fence that will be used to screen waste areas. Towards the rear of the property, a 6-foot high metal chain link fence is proposed along the rear and side property line. Fencing details are below. Outlined in red are the proposed fence locations for a 5-foot wooden fence to be placed on top of a six inch curb, and in green the proposed fence locations for a 2-foot 6 inch wooden fence on top of a 3-foot retaining wall.

Fencing and Screening Detail





Staff is recommending that landscaping be added adjacent to all fencing and screening within the project site including waste storage areas and that all proposed perimeter fences be brought up to 6-feet along the side and rear property lines as required by AMC and in order to appropriately screen the site.

Architectural Design

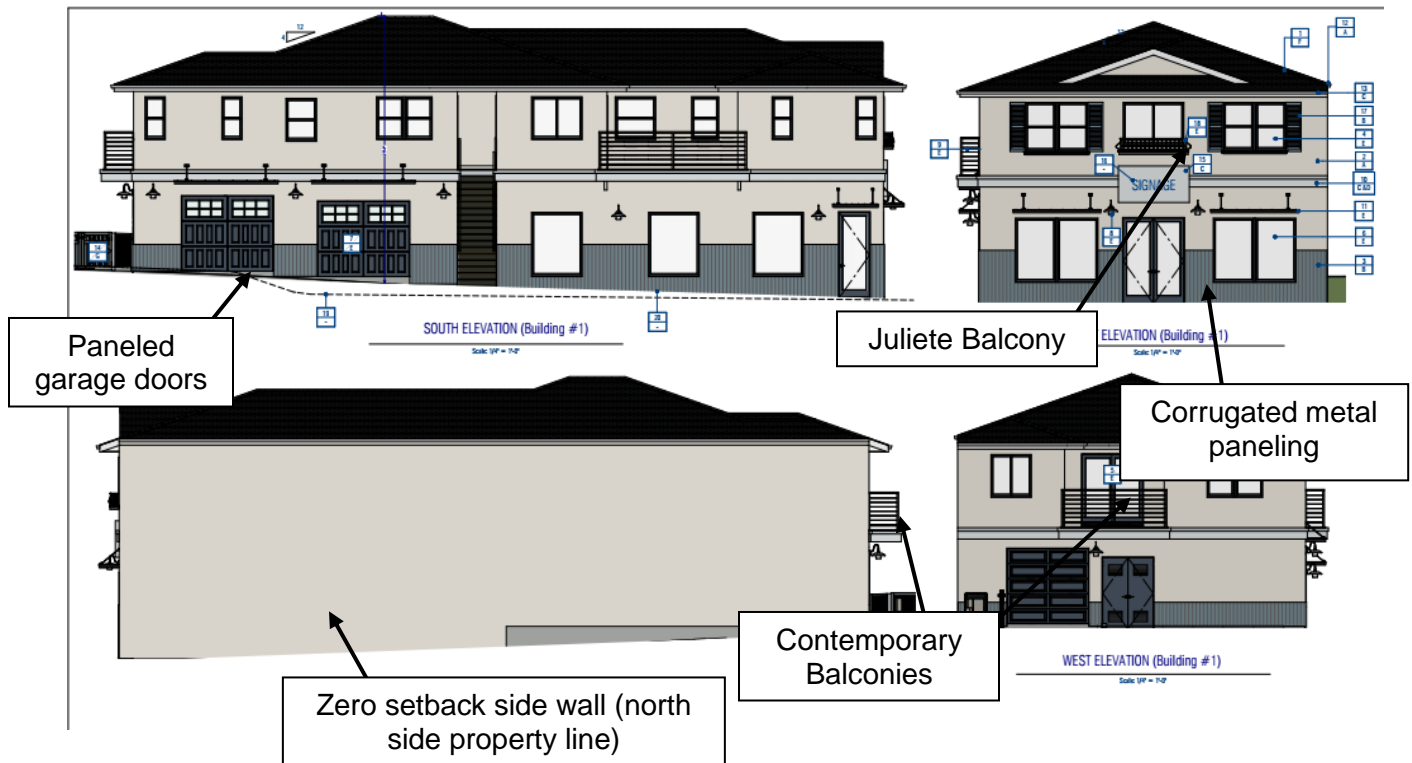
The project is designed with an industrial theme with both the residential and commercial units incorporating a light sand stucco finish, corrugated metal siding, contemporary aluminum windows and doors, industrial metal doors, cable guardrails, corrugated metal screening, and shingle roofing. All buildings, including the residential units, are designed with similar roof form and corrugated metal siding consistent with the industrial theme. The balconies on the residential units are proposed to continue the industrial design with contemporary cable balconies, except for the residential unit facing El Camino Real, which is proposing a Juliet balcony. The majority of the garage doors on site are also contemporary, with paneling and windows, except for the garage doors for the proposed storage areas in buildings 1 and 2 which do not have windows. The proposed lighting on the buildings is shielded to direct light toward buildings or the ground as required by AMC.

Staff is recommending the following architectural design changes for the project:

- **Darker building colors in order to allow for a color contrast with darker earth tone colors, preferably grey or brown.**
- **Increase the corrugated metal siding to midway on the buildings.**
- **Ensure that the shutters be proportional to windows.**
- **Consistent matching garage doors throughout the site.**
- **Consistent contemporary balconies throughout the site.**



Building Elevations



Unit Layout

Six residential units ranging from 1072 square-feet to 1788 square-feet of living are proposed. The units will be a combination of two and three bedroom floor plans with efficiently designed living spaces. Each unit is designed with private storage space, laundry facilities, and one private garage for each for each unit. Private decks are incorporated to provide outdoor use areas for the residential units. The proposed project includes two commercial use spaces along the El Camino Real frontage and integrated into the project site. Building 1 will contain approximately 1,725 square-feet of retail facing El Camino Real and building 2 will contain approximately 1,725 square-feet of retail space without El Camino Real frontage. Retail storefront access will be located off the public sidewalk along El Camino Real, the project walkway along the shared driveway. The commercial spaces will be characterized by industrial metal corrugated siding. Building 3 will contain approximately 3,292 square-feet of commercial wholesale and distribution space and continue the industrial metal corrugated siding with access from the shared parking area.

Signage

Each building is proposed to have space for commercial tenant signage in addition to a proposed multi-tenant monument sign along the El Camino Real frontage. The applicant is proposing to submit specific signage details at a later date.

Staff is recommending the following signage for the site:

- **Remove multi-tenant monument sign as the space along El Camino Real does not appear sufficient for a monument sign. Commercial tenant signage can be accommodated adjacent to tenant doors**



- **All commercial tenant wall signage be externally illuminated and on a timer to ensure compatibility with residential units.**
- **Center identification signage can be accommodated on building one frontage along El Camino Real.**

DRC DISCUSSION ITEMS:

DRC Items for Discussion

- Site Design
 - Parking
 - Landscaping and Decorative Pavement
 - Setbacks / Variance
 - Fencing and Screening
- Architectural Design
- Signage

ATTACHMENTS:

1. DRC Action Form
2. Site Photos
3. Existing Conditions and Demo Plan
4. Proposed Site Plan
5. Proposed Conceptual Landscape Plan
6. Floor Plans
7. Building Elevations
8. Site and Parking Section Details
9. Site Perspectives



Attachment 1: DRC Action Form



CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: DEV19-0124
Project Title: Cook Mixed-Use Project
Planner/ Project Manager: John Holder
DRC Review Date(s): 8/12/20

Final Action:

☐ DRC

☒ PC

☐ CC

Conditions & Recommendations:

1. Street trees shall be provided along El Camino Real at a spacing of 30-feet on center where possible.
2. Tree removal permit shall be sought before proceeding to Planning Commission
3. Variance application shall be submitted prior to proceeding to Planning Commission
4. A final landscape plan showing additional tree planting along concrete walkways be submitted.
5. The height of the perimeter fencing shall be increased to 6-feet where appropriate pursuant to AMC.
6. A detailed sign program shall be provided before proceeding to Planning Commission.
7. Soils Report be submitted prior to Planning Commission.
8. Design changes per DRC recommendation be incorporated prior to Planning Commission.

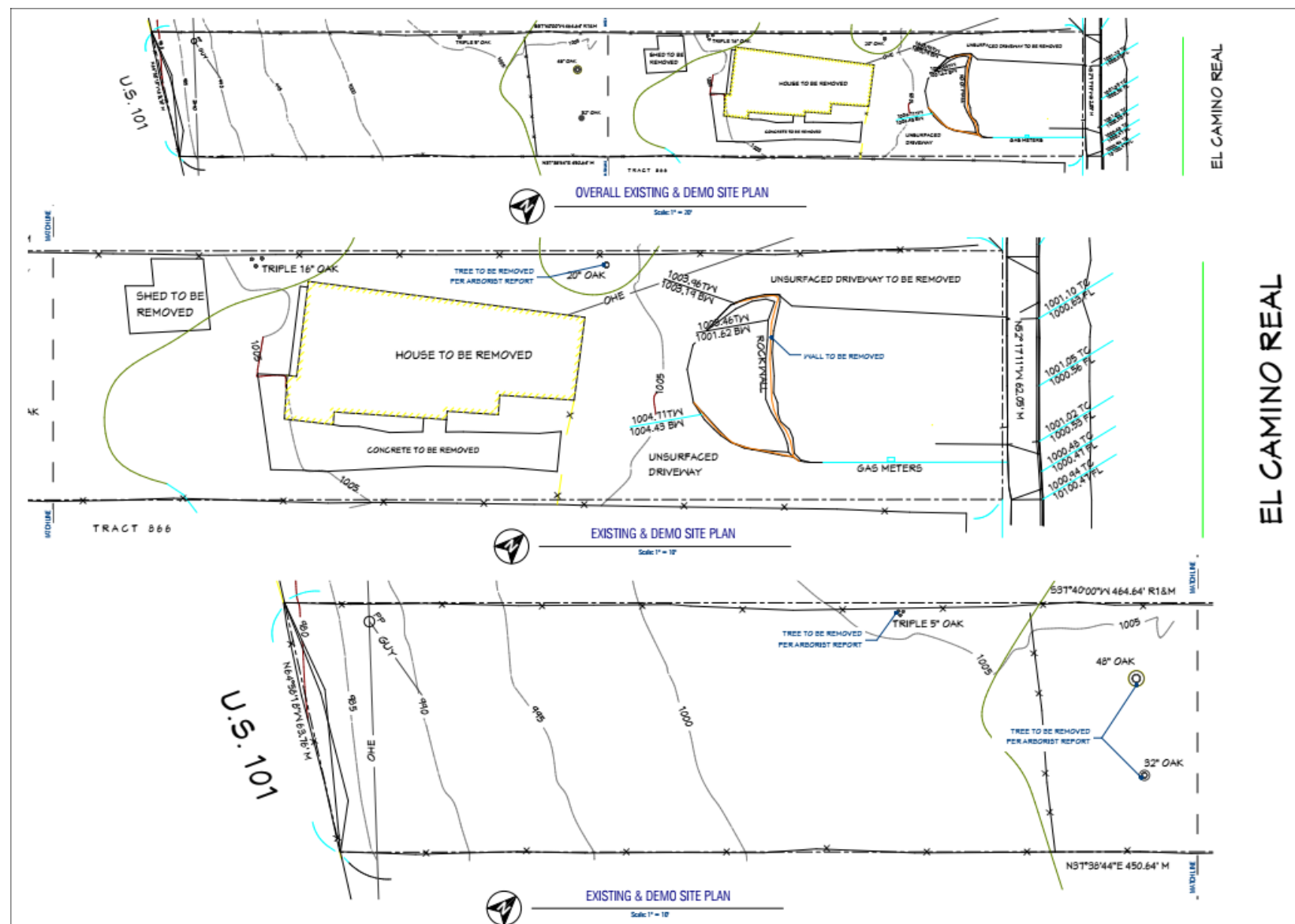


Attachment 2: Site Photos

View of Property Frontage from El Camino Real



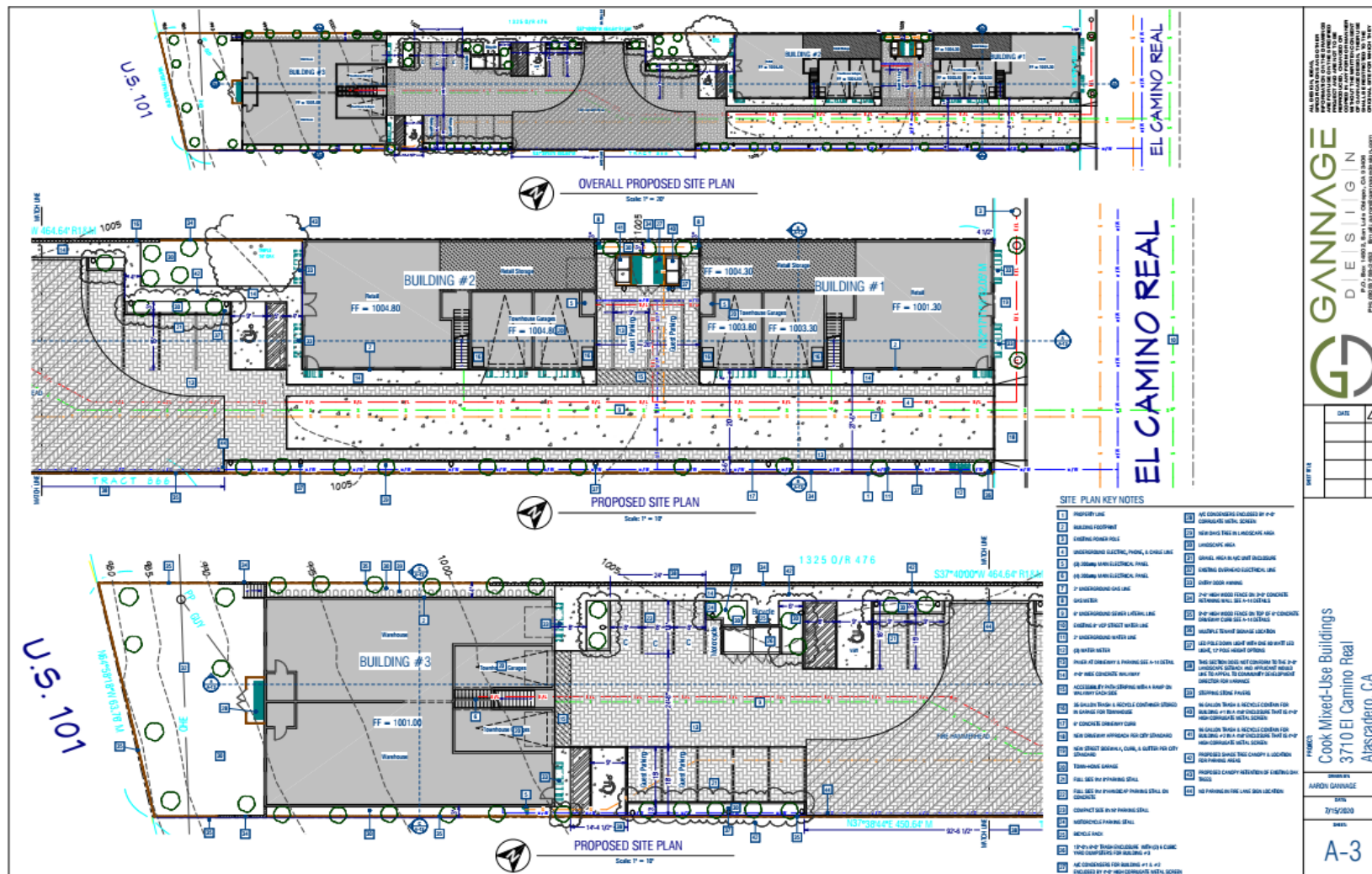
Attachment 3: Existing Conditions and Demolition Plan



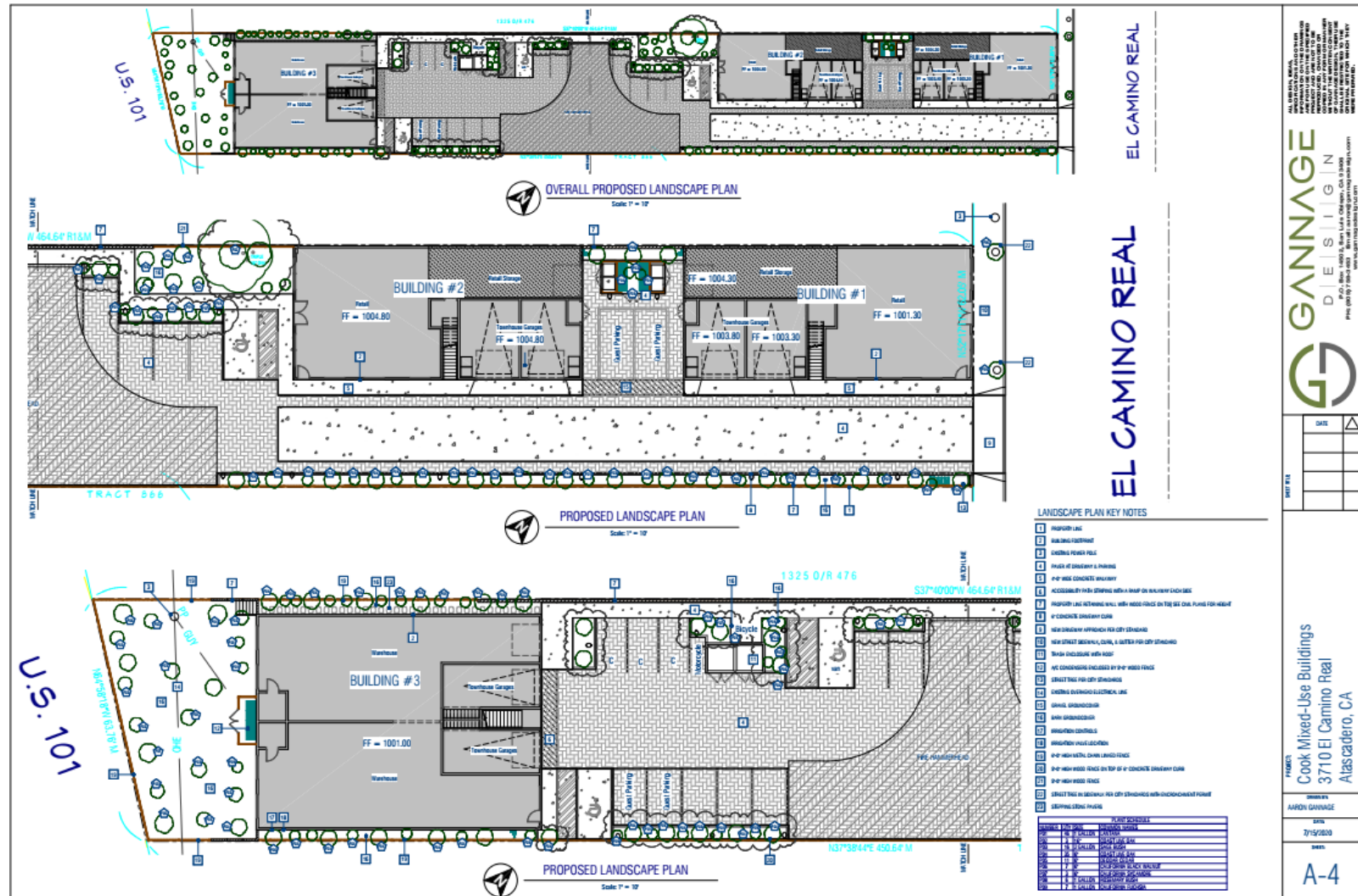
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO COMMUNITY DEVELOPMENT DEPARTMENT AT

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

Attachment 4: Proposed Site Plan




Attachment 5: Proposed Conceptual Landscape Plans and Paver Details



Features:

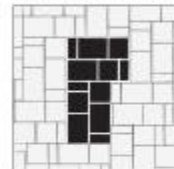
Belgard's Aqua Dublin permeable pavement system can eliminate stormwater runoff and improve water quality.

- Smooth surface texture to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-Compliant pavement
- Optimal joint openings for infiltration
- Meets the requirements of ASTM C936
- Can be mechanically or manually installed (contact your local Belgard® representative for details and mechanical availability) 

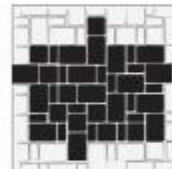
Benefits by the numbers:

- Spacer bar width.....10mm
- Initial surface infiltration rate.....>500 in/hr (varies based on joint infil gradation)
- Surface open area.....7%

Laying Patterns*:



3-Piece Modular



Machine Installed Cluster 

Colors:



Teacosa



Victorian



Aqua Dublin

Shapes & Sizes:

3-PIECE MODULAR

9 x 9 x 1 1/2
(NOMINAL)



7 x 7 x 1 1/2
(NOMINAL)



7 x 13 1/2 x 2 1/4
(NOMINAL)



4302 Gibraltar Court
 Stockton, CA 95206
 209.983.1609
 For more info visit: Belgardcommercial.com

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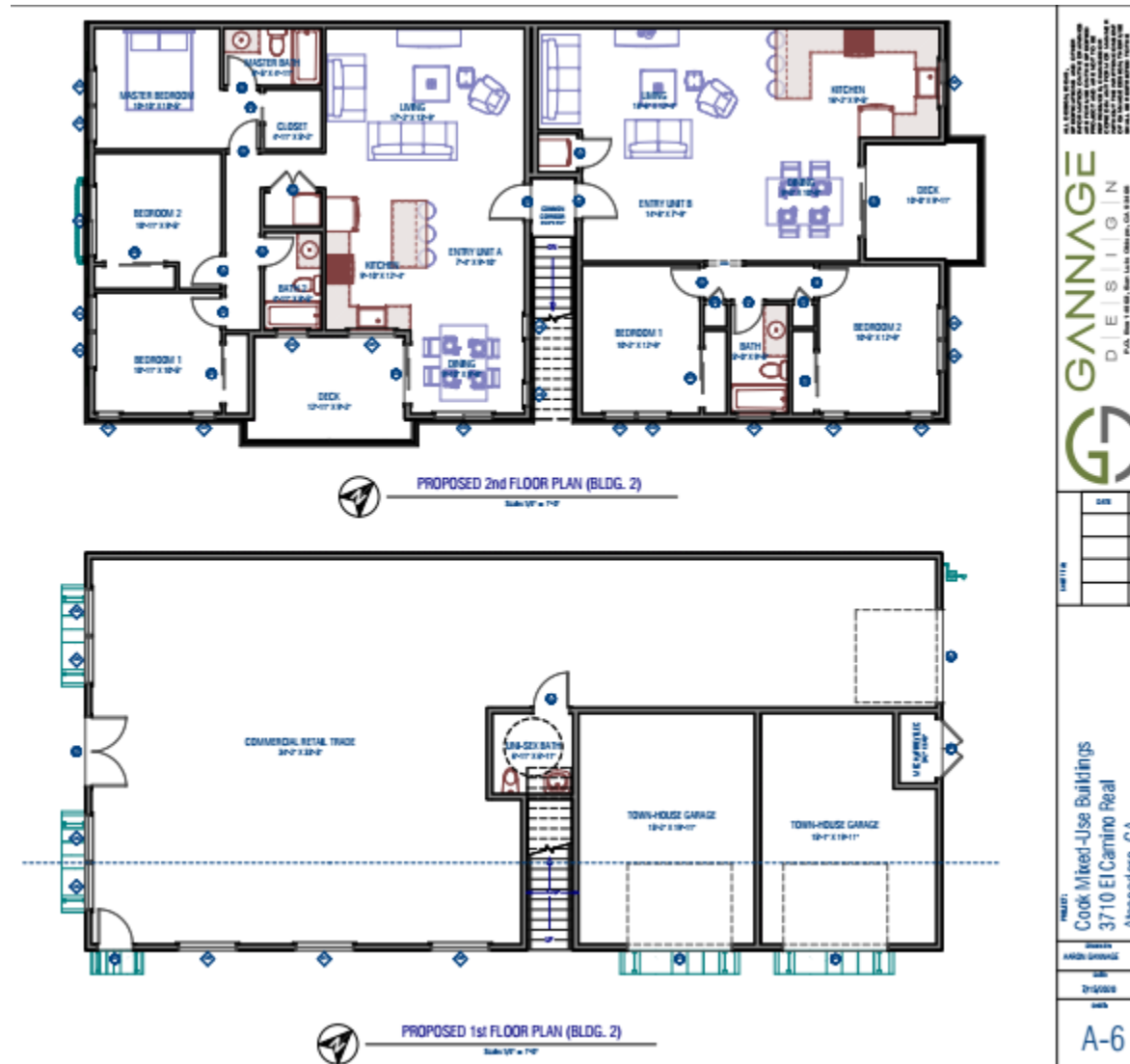


Attachment 6: Building Floor Plans

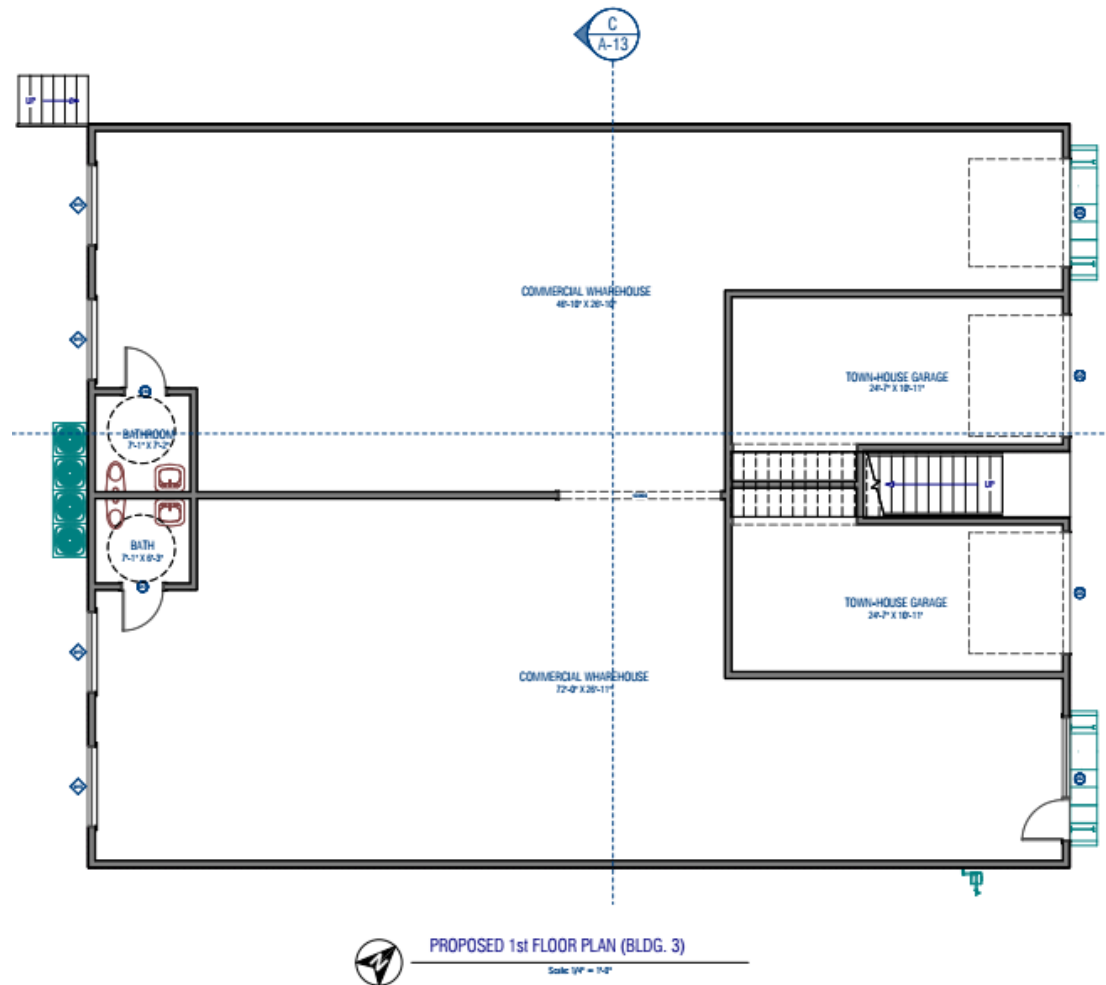
Building 1



Building 2



Building 3 (Ground Floor)



GANNAC
 DESIGN
 P.O. Box 148013, San Luis Obispo, CA 93404
 Phone (805) 780-0000 • Fax (805) 780-0001
 www.gannacdesign.com

DATE	BY

PROJECT
 Cook Mixed-Use Buildings
 3710 El Camino Real
 Atascadero, CA

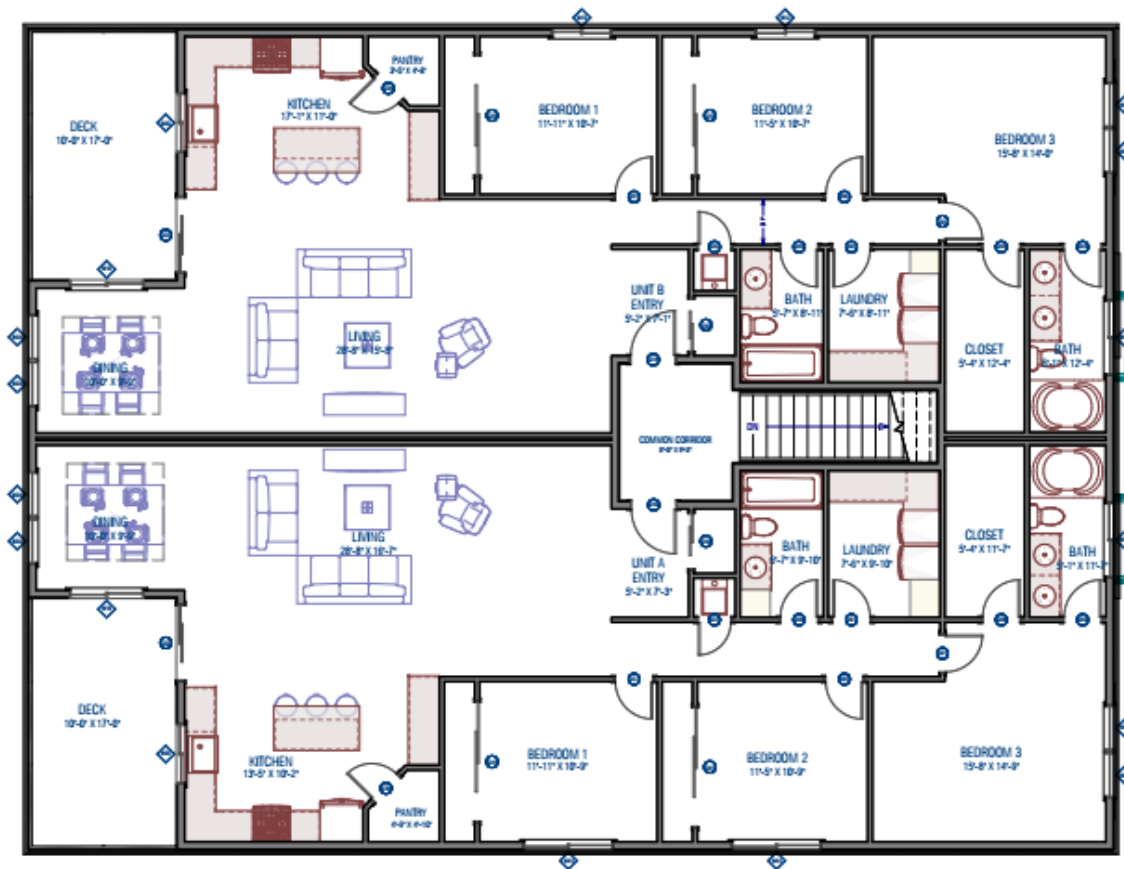
DESIGNER
 AARON GANNAC

DATE
 7/15/2020

Sheet
A-7



Building 3 (Second Floor)



PROPOSED 2nd FLOOR PLAN (BLDG. 3)

Scale: 1/8" = 1'-0"

GANN
D E S I G N
 P.O. Box 14803, San Luis Obispo, CA 93407
 Phone: (805) 799-2022 | Email: info@gann.com | www.gann.com

DATE	BY

PROJECT
 Cook Mixed-Use Buildings
 3710 El Camino Real
 Atascadero, CA

DESIGNED BY
 AARON GANNAGE

DATE
 7/15/2020

SHEET
A-8



Attachment 7: Building Elevations



ITEM 2
Cook Mixed-Use
DEV19-0124/ Cook

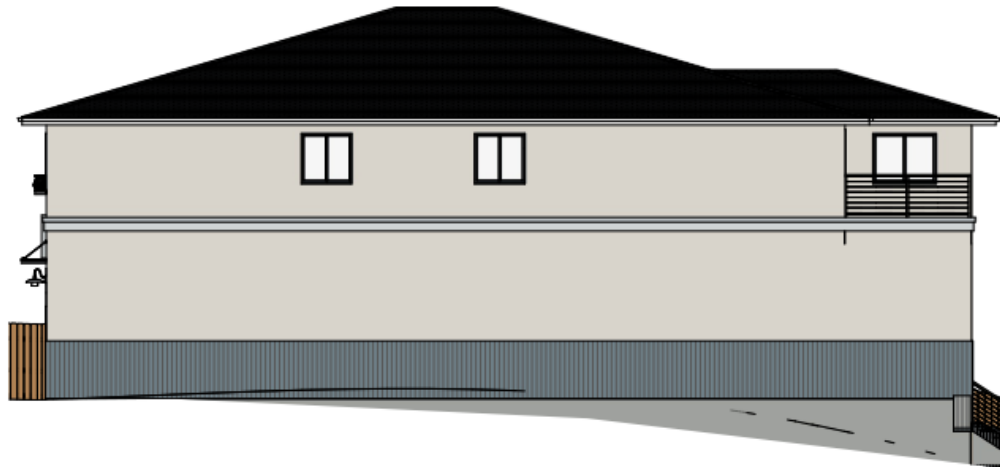


Cook Mixed-Use
DEV19-0124/ Cook



WEST ELEVATION (Building #3)

Scale: 1/4" = 1'-0"



NORTH ELEVATION (Building #3)

Scale: $1\text{N}^{\circ} = 1\text{E-}0^{\circ}$ 

U3A
ORDER BY AARON GANNAGE
DATA

A-12

--	--

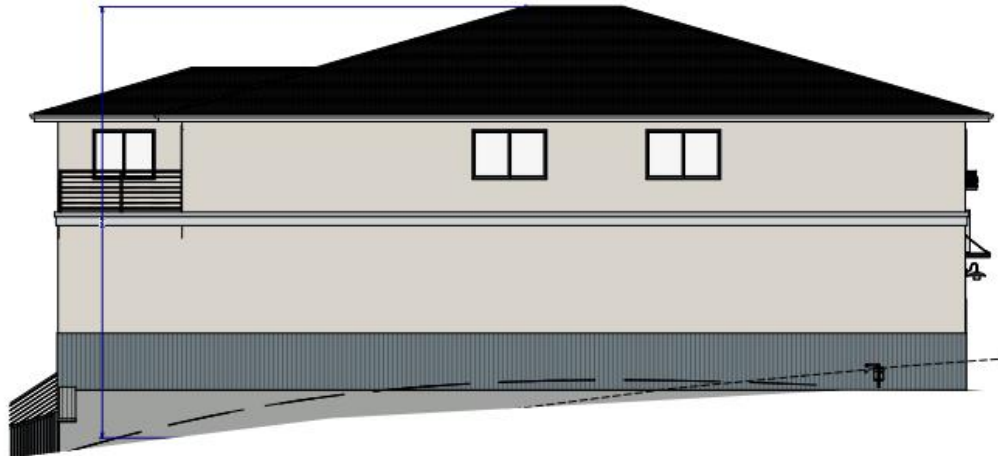


ITEM 2
Cook Mixed-Use
DEV19-0124/ Cook



EAST ELEVATION (Building #3)

Scale: 1/8" = 1'-0"



SOUTH ELEVATION (Building #3)

Scale: 1/8" = 1'-0"

MATERIALS

1. ARCHITECTURAL COMPOSITION ROOF SHIMS 1-LAYER OF 20# FULT
2. SHOWN SHIM STUCKS EXTERIOR FINISH
3. CORRUGATED METAL SIDING OVER WATERPROOF BUILDING WRAP
4. VINYL SIDING ON SECOND FLOOR
5. FIBERGLASS SIDING ON SECOND FLOOR
6. ANODIZED ALUMINUM WINDOWS AND DOORS ON FIRST FLOOR
7. METAL INSULATED GARGLE COOR - "CLIP" COLLECTION
8. EXTERIOR WALL MOUNTED GOSSE NECK LIGHT - "STON FLAP" MODEL # 10079
9. CABLE GUARDRAIL SYSTEM - "STONFLAP" COLLECTION ALUMINUM
10. 2X10 & 2X12 BOLD BAND TRIM
11. FINE-GRANULATED ANODIZED ALUMINUM METAL DOOR FINISH WITH CAROLS
12. 2-4" HIGH ROOF PARAPET WALL FOR FIREWALL ON PROPERTY LINE
13. 2-4" HIGH ROOF PARAPET WALL WITH METAL GUTTERS
14. 2-4" HIGH ROOF PARAPET SCHEDULING 40C CONDENSATION UNITS & GAS VENTS
15. SKIDAGE MOVING AREA - 2" BUMP-OUT x 42" HIGH x 22" WIDE
16. SKIDAGE TO BE DETERMINED LATER
17. WOODEN SHUTTER
18. 100-400 WOODEN PLASTER
19. EXTERIOR METAL CHAIR
20. NEW FINISHED CHAIR

COLORS

- A. LIGHT GREY - "SEMP" TRANSPARENT DARK
- B. DARK BLUE - "SEMP" BLUEPRINT
- C. LIGHT GRAY - "SEMP" FINEST HUE
- D. DARK GRAY - "SEMP" LEANS SURFACE
- E. BLACK
- F. MILD GRAY - "SEMP" FINEST HUE (CHLSEA GRAY)
- G. NATURAL WOOD STAIN - "SEMP" SEMI-TRANSPARENT WOOD STAIN

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GANNAGE DESIGN

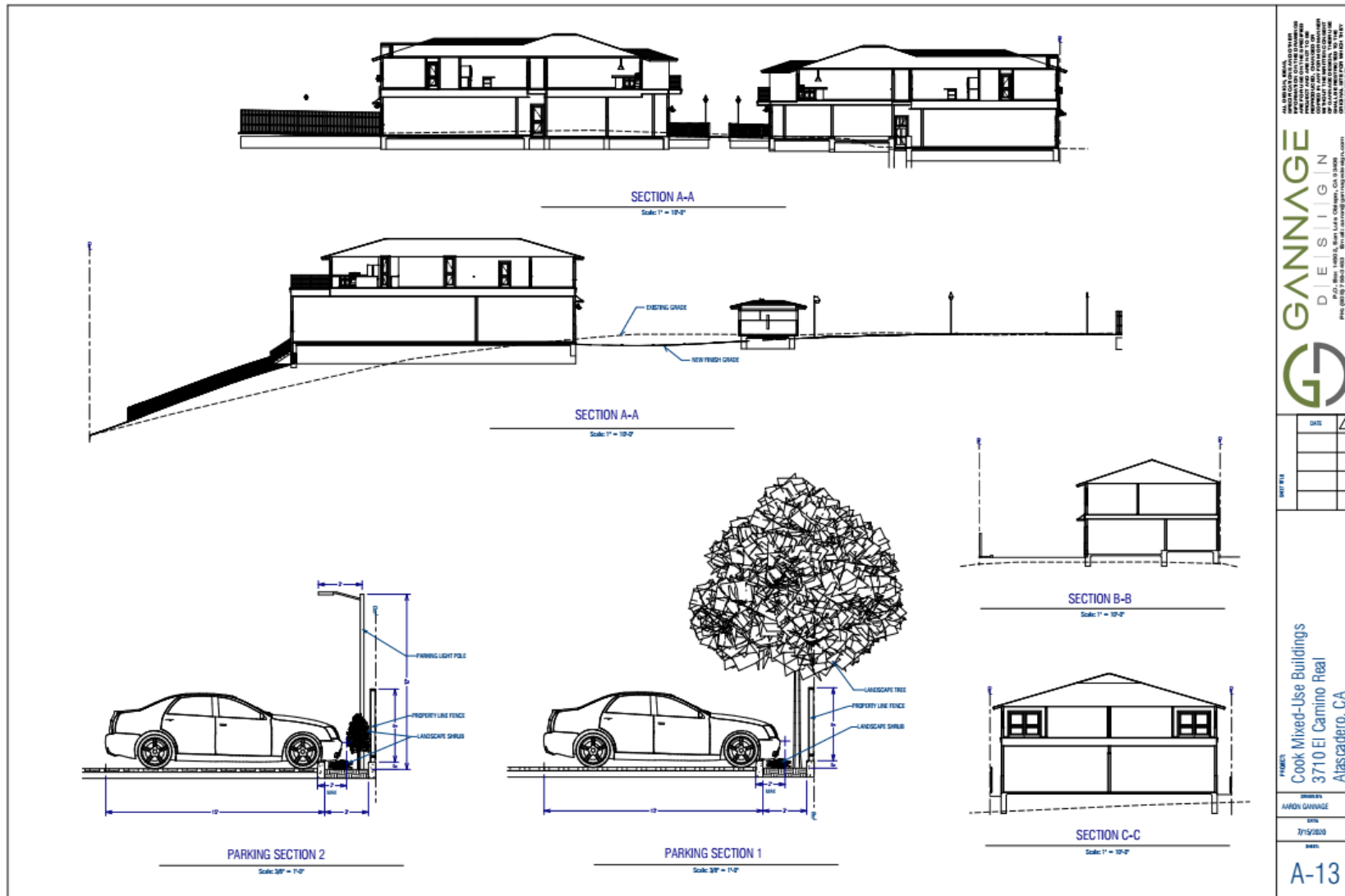
PROJECT: Cook Mixed-Use Buildings
 3710 El Camino Real
 Atascadero, CA

DATE: 7/15/2020

BY: A-11



Attachment 8: Site and Parking Section Details



Attachment 9: Site Perspectives



HWY 101 Prespective of Building #3



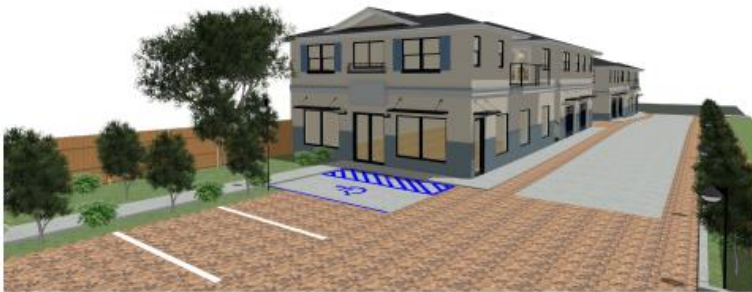
Parking Lot Perspective of building #3



HWY 101 Prespective of Building #3



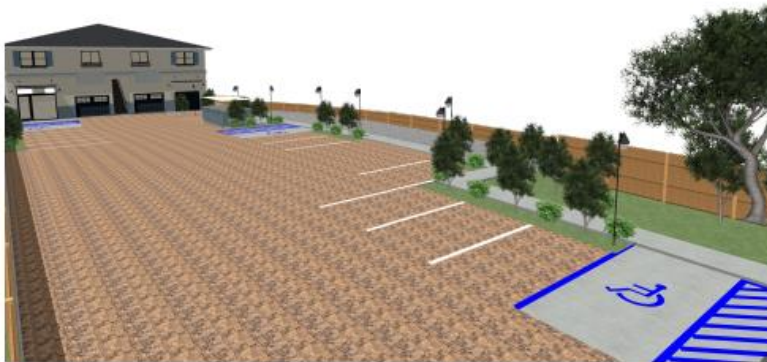
ITEM 2
Cook Mixed-Use
DEV19-0124/ Cook



Parking Lot Perspective of building #1 & 2



El Camino Real Street Perspective



Parking Lot Perspective of building #3



Driveway Perspective of building #1 & 2

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 PROJECT: 3710 El Camino Real, Atascadero, CA
 DATE: 08/27/2019
 DRAWN BY: AARON GANNAGE
 CHECKED BY: JESSICA GANNAGE
 SCALE: AS SHOWN



DATE	BY

PROJECT: Cook Mixed-Use Buildings
 3710 El Camino Real
 Atascadero, CA

DRAWN BY: AARON GANNAGE
 CHECKED BY: JESSICA GANNAGE
 DATE: 08/27/2019
 SCALE: AS SHOWN

A-15





Atascadero Design Review Committee

Staff Report – Community Development Department Vandeventer Commercial Park

MEETING DATE	PROJECT PLANNER	APPLICANT	PROJECT NO.	
8/12/20	John Holder	Darin Vandeventer	PRE20-0055	
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
1600 El Camino Real	Commercial Park (CPK)	Commercial Park (CPK)	049-131-072 049-131-084	Approximately 1.71 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. 				
PROJECT DESCRIPTION				
<p>The applicant proposes three new buildings providing commercial space in the Commercial Park zoning district on two existing lots. Total building area is 20,888 square foot and the project includes on-site parking, landscaping, and new signs. The project includes the rehabilitation of an existing structure (2,190 square feet), significant grading, and will include a lot merger and frontage improvements.</p>				
ENVIRONMENTAL DETERMINATION				
<p>The project's environmental determination is under review.</p> <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 may be required	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

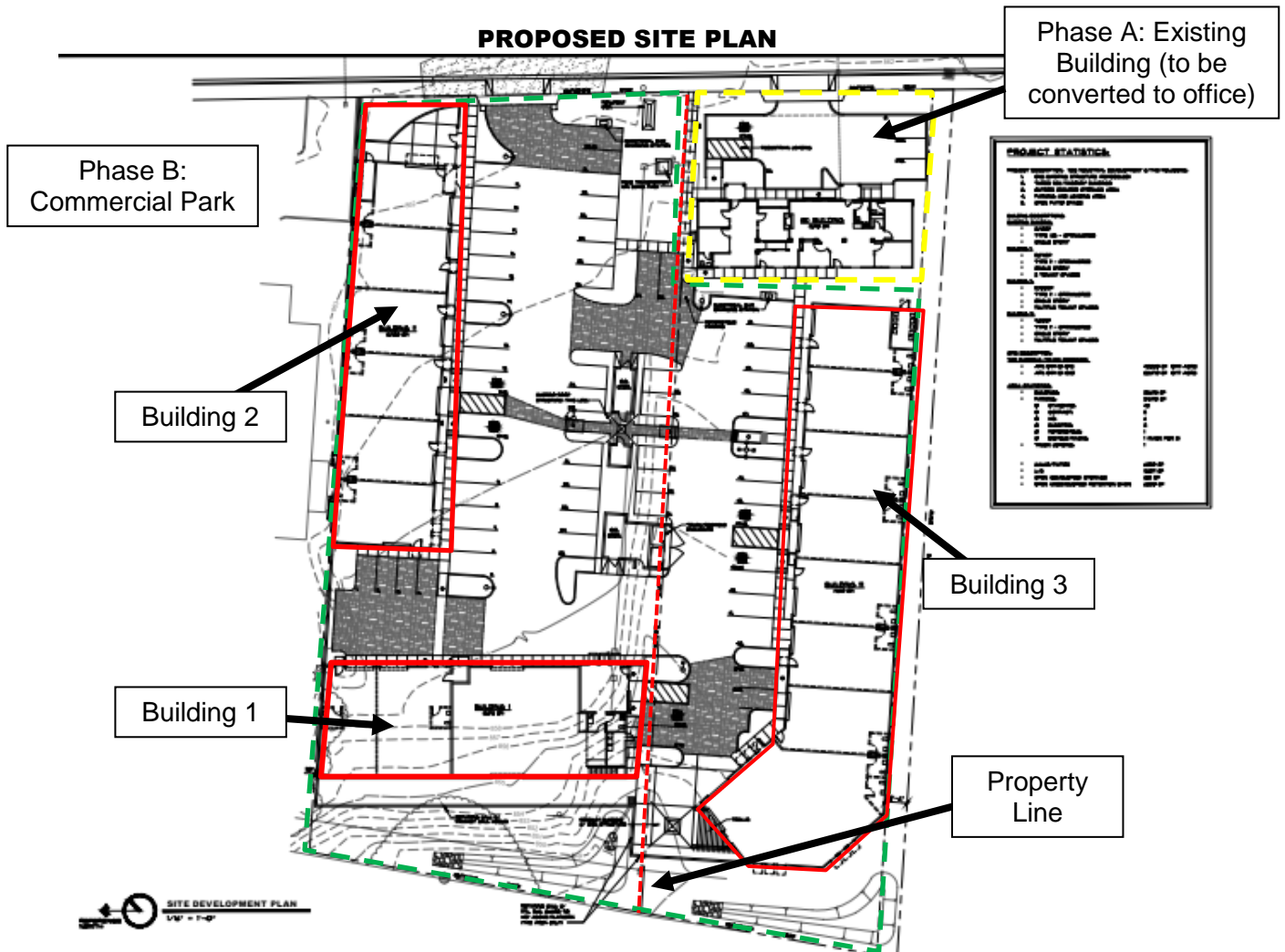
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT

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PROPOSED PROJECT AERIAL MAP





DISCUSSION:

Background

The project is located on two lots within the commercial park zoning district (CPK). A previous application for a contract construction services storage yard was submitted in 2019 and was withdrawn prior to action. Currently, the site is being used for unpermitted outdoor contract construction storage. Some grading and trenching has been carried out at the site to prepare for the future site development, however no permits have been issued for the overall development plan. The existing building at 1610 El Camino Real is currently being converted to an office and has been issued permits for tenant improvements (BCOM20-0325) and to refresh the exterior with new roofing, paint, trim and other details.



The applicant is proposing the construction of three buildings totaling roughly 20,888 square-feet in area, site improvements, and the rehabilitation of an existing structure (2,190 square feet) for office use. Both properties will be merged to create one parcel and the project has frontage along El Camino Real and visibility from Highway 101. In compliance with 9-4.159, the project will require frontage improvements. The applicant is proposing three phases for construction of the property. The rehabilitation and conversion of the existing residence on 1610 El Camino Real from a residential use to an office use has already been permitted. The following phases are included for the development of the commercial park:

- Phase A: Conversion of existing residential structure to office (separate permit)
- Phase B1: Construction of Building 1 (5,378 SF), with on-site improvements and El Camino Real signage.
- Phase B2: Construction of Building 2 (5,700 SF)
- Phase B3: Construction of Building 3 (9,810 SF) with additional on site improvements, including Highway Kiosk Signage Structure (if permitted)



No specific commercial tenants have been declared for the new buildings. Additional zoning clearance may be required for any new land uses. Because the project involves the development of vacant commercial land, a plot plan approval and Design Review is required before the City can issue construction permits. At this time, since the floor area of the buildings is less than fifty thousand square feet, a conditional use permit may not be required. However, future use of the buildings may be subject to additional review, including but not limited to review of a conditional use permit by the Planning Commission. The applicant is designing the buildings to accommodate a variety of uses, including office, indoor storage, light manufacturing, retail, and food services.

ANALYSIS:

Site Design and Access

The project is proposed on two highly visible parcels that directly front El Camino real and Highway 101. The conceptual site plan contains three buildings that are internally facing to the project site and proposed parking areas. However, building 2 and the existing office include frontage along El Camino Real. Site access is provided by one driveway proposed for the new development portion of the site, and one driveway to the existing building on site, which is proposed to be used as an office. There is also approximately 6,250 square feet of walkways and patios included in the site design, which will provide safe pedestrian movement within the site and provide outdoor public space for patrons to complement the commercial structures. Towards the rear of the project in between buildings 1 and 3, a highway facing multi-tenant sign is proposed on top of a gazebo structure. This is not permitted under AMC section 9-15.009 that contains guidelines for freeway facing signs. A use permit may be required to allow the proposed signage, as it is beyond the maximum height for a multi-tenant sign and does not fit within the standards for a freeway facing sign. Additionally, a monument sign is proposed for the El Camino Real frontage is also proposed. There is also approximately 885 square feet of outdoor storage areas that will be screened. Use for these storage areas has not been determined. Utilities are proposed to be undergrounded on site through trenching. Five light poles will be located throughout the site to provide lighting for the parking lot.

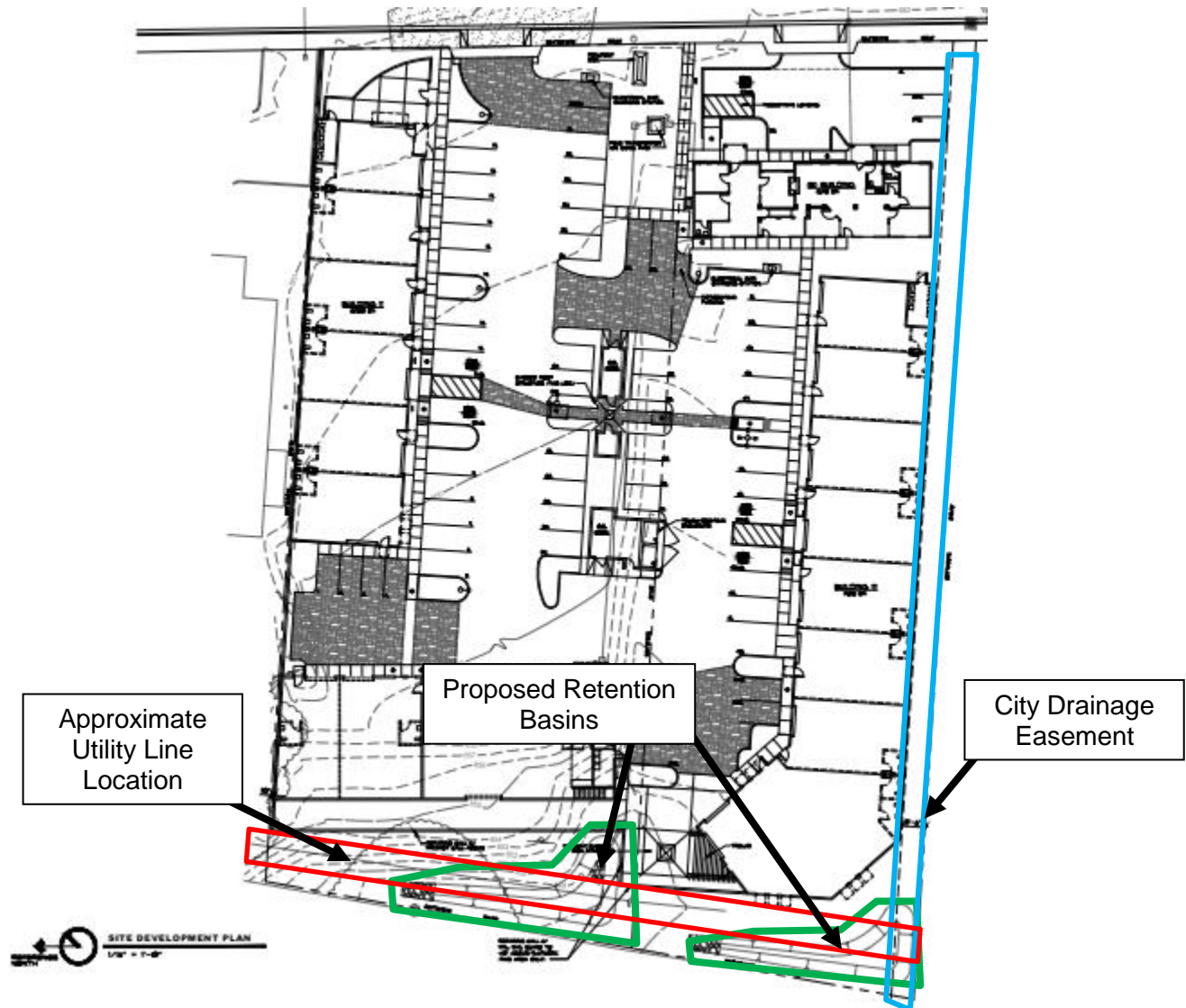
The minimum lot size in the Commercial Park zone is two acres, therefore the existing sites are non-conforming in size. The lot merger will help to increase the lot size, however the resulting lot will still be less than two acres. However, the lot size will not prohibit the site from being developed in accordance with City policies. Unless a Planned Development is approved for the site, future divisions of property would need to meet the two acre minimum size.

Retention Basin Location

DRC does not review stormwater issues, but the retention basins may impact site design. The project site plans includes approximately 6,350 square feet of stormwater retention basins located under utility lines towards the rear of the property. These basins are



proposed to be sited under utility lines and also within a City of Atascadero drainage easement. The portion of the retention basin located within the drainage easement will need to be removed from the City easement. If the proposed basins under the utility lines are unable to be located within the existing easements or under utility poles, site design may need to change to accommodate the retention basins. Any substantial re-design of the site may need additional review by the DRC.



Staff is recommending that the applicant clarify the location of the detention basins within any easements and verify whether these are allowed to be located within easements before finalizing construction documents. Staff will add a correction to the site plan that the portions of the retention basin that is located within the City drainage easement be removed and that utility easement language be provided.

Frontage Improvements



Frontage improvements are also included as part of the project, but will be considered under a separate permit and will need to include curb, gutter, and sidewalk improvements. Based on AMC 9-4.159, the project includes improvements that exceed more than 25 percent of the value of what is existing on site. Frontage improvement plans are currently under review by Public Works.

Design Compatibility

Architecture

The overall design and architecture fits within the Commercial Park zoning district as defined by the General Plan definition for this part of the City. The buildings on site are designed to create a commercial park setting with tenant spaces for offices, storage, retail, and food services. The buildings are designed to be industrial themed, with burnished masonry wall exterior ranging from light grey to dark grey tones for all walls around the perimeter, interior walls at trash enclosure, open storage, and the three buildings. Each building will have standing seam metal roofing of a steel or metal blue color, red and blue awnings, and industrial style roll-up doors. Areas between the roofing will be plaster to match the lighter color of the burnished masonry, and the fascia under the roof edges will be a dark black or brown color to match the storefront style color of the building entries. Building 1 is approximately twenty-nine (28.8) feet, building 2 is approximately twenty three (23) feet, and building three is approximately twenty feet (21.6). The height and scale of the each building is considered to be compatible with structures on the north side of the property, which is an existing commercial development parcel containing the Atascadero Elks Lodge. The existing non-conforming residential use of the parcel on the south side of the proposed project will be screened as required by the AMC. The overall site design compatibility can be considered compatible with the underlying zoning district and utilizes high quality design components.



Conceptual Building Design





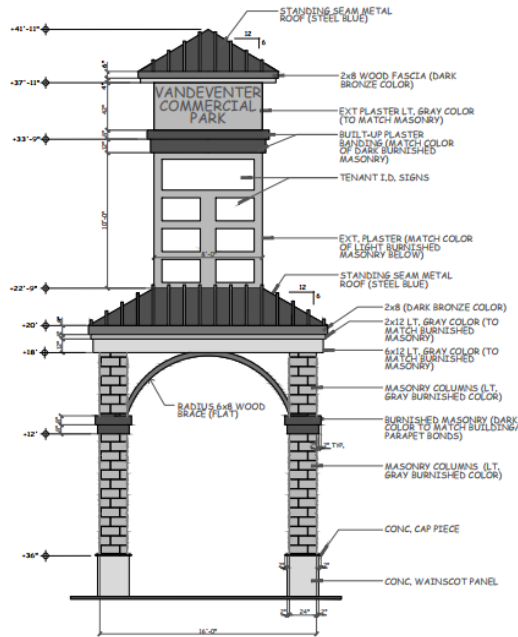
Signage

The applicant is proposing a highway facing multi-tenant sign structure constructed on top of a gazebo and a monument sign along El Camino Real. AMC section 19-15.009 states that freeway facing signage shall be building mounted (along the building face) or for a specific tourist oriented or service station use. As this is a separate sign not mounted to the building frontage and includes space for multi-tenant signage, it may be considered a multi-tenant freestanding sign that is beyond the maximum height (41 feet) for a multi-tenant freestanding sign (12 feet), therefore a use permit is required. The monument sign along El Camino Real is allowed in the zoning district and is required to meet standards of AMC 9-15.008 for monument signs.

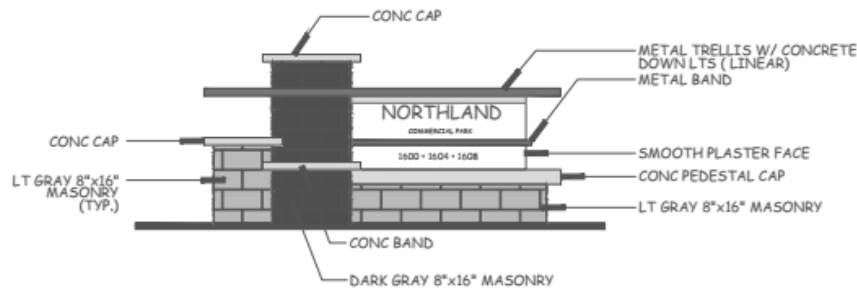
Staff is recommending the DRC comment on the proposed sign request and make a determination whether the site warrants this type of sign or whether signs on the buildings would be more appropriate. If the DRC believes this may be an appropriate option, the applicant will still need to apply for a separate signage permit exception (Administrative Use Permit) to allow for a multi-tenant freestanding sign beyond the allowed height in the AMC.



Conceptual Highway Signage Kiosk Elevation



Conceptual El Camino Real Monument Sign



ECR SIGN ELEVATION

1/4" = 1'-0"

Landscaping, Fencing and Screening

A landscape plan has been provided to meet the requirements stated in AMC 9-4.125. The municipal code requires commercial zoning districts to landscape at least 10 percent of the site. The conceptual landscape plan meets this standard, providing an estimated 13,017 square feet of landscaped area or 17 percent of total site area of 74,030 square



feet. The conceptual landscape plans proposed various native trees, perennials, succulents, and grasses. Shrubs and groundcover and grasses will cover bare ground areas on the site and shade trees are proposed for each landscaped area within the parking site, spaces at an interval of at a minimum every 5 parking spaces. The majority of the landscaped area is towards the rear of the property adjacent to Highway 101 and the retention basins. New trees include Island Oak, Valley Oak, Chitalpa and Coast Live Oak trees. Atascadero Municipal Code (AMC) 9-4.125 requires a minimum five (5) foot landscape strip be provided within the side yard setback of all commercial project sites, except in locations where a reciprocal access easement exists with the adjacent lot. The conceptual landscape plan includes this setback buffer except where building exist.

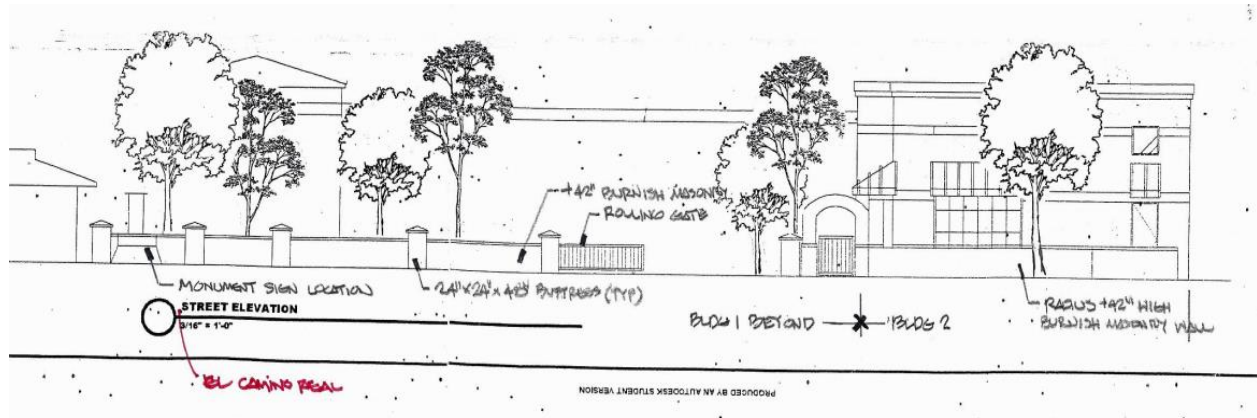
Conceptual Landscape Plan



Retaining Walls and Screening

An estimated three and half (3.5) foot masonry wall is proposed for the site's frontage along El Camino, accented with two-foot high columns. The wall is proposed to be constructed out of masonry blocks similar to the colors that will be used on the buildings.

Draft El Camino Real Frontage Wall Details

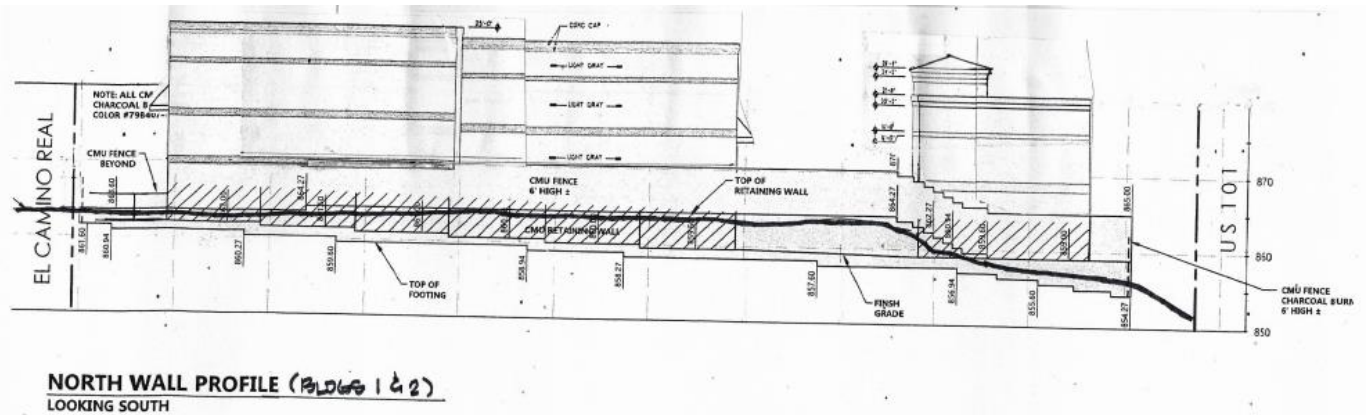


Masonry Wall Proposed Colors



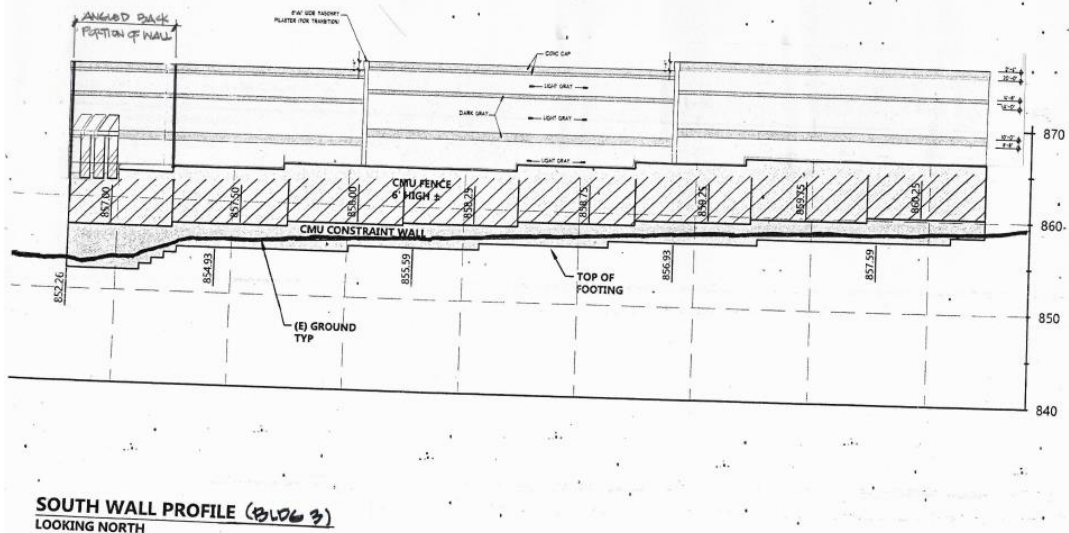
A six (6) foot high perimeter wall along the side property lines is proposed to be constructed with similar masonry materials and be constructed on top of a retaining wall as the project phases are built. As the project phases are constructed, the proposed buildings will be built on this retaining wall adjacent to the drainage easement along the southerly property line. Therefore, the retaining wall will ultimately blend with the building.

North Wall/Building 2 Profile - Proposed Wall (CMU Fence) and Retaining Wall



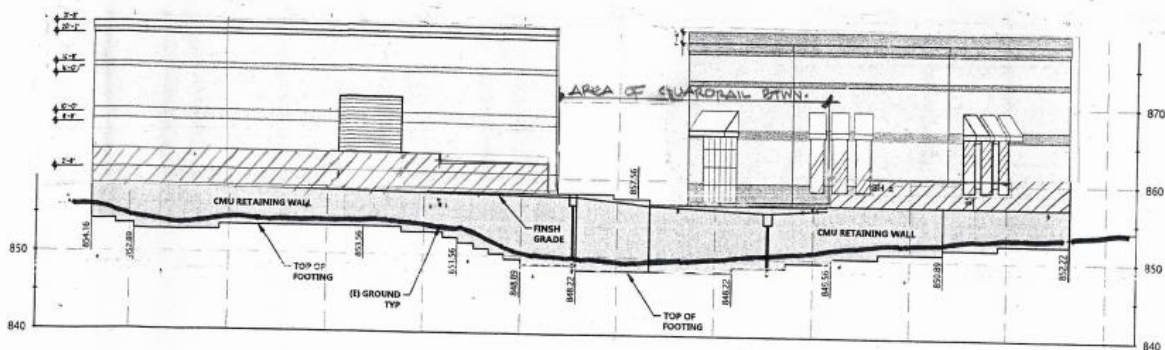
Where there is no building proposed, a solid six-foot wall will remain on the south side of the property to screen the existing residential use. On the north side property line, the retaining wall will also remain where there is no building proposed. AMC section 4-9.128 provides standards for fencing and screening. The proposed perimeter wall does provide appropriate screening from adjacent residential uses on the south side of the project. As the project phases are built, a temporary barrier fence will be required on top of the retaining wall until the six-foot retaining wall is constructed. The combined height of the retaining wall and perimeter wall (CMU fence on images) appear to exceed height limits required by AMC. At this time, the applicant has not provided details on the exact heights of the proposed perimeter wall and retaining wall for the north and south property lines.

South Wall/Building 3 Profile - Proposed Wall (CMU Fence) and Retaining Wall

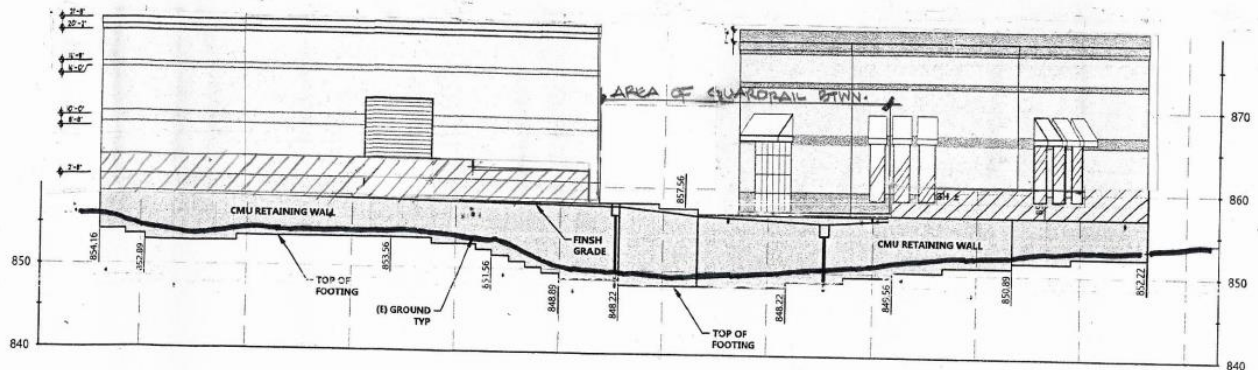


A retaining wall with a privacy fence is proposed for the rear side of the project adjacent to Highway 101, approximately eight (8) feet west of building one. Adjacent to building three, the perimeter wall is proposed along with a three and half (3.5)-foot barrier enclosing the patio area between building one and three.

West Wall/Building 1 and 3 Profile - Proposed Wall (CMU Fence) and Retaining Wall



WEST WALL PROFILE (BUDGS 1 & 2)
LOOKING EAST



WEST WALL PROFILE (BUDGS 1 & 2)
LOOKING EAST

If the combined height of the retaining wall and screening wall is over six feet from the lowest point of the property line grade, staff is recommending that the retaining wall be stepped in order to avoid height allowance exceedance for the proposed screening (wall). A minor conditional use permit approval is required where fencing is proposed to be greater than six (6) feet in height within or outside any required setback.

Staff is proposing that the perimeter wall be no greater than six (6) feet in height as required by AMC code. In sections of the project along the property line where no buildings are proposed, staff is recommending a 6-foot wrought iron fence, except along the south property line where a solid wall is required to shield adjacent



residential uses. Staff is recommending that as project phases are built, a wrought iron barrier fence be placed along the perimeter wall where appropriate and be removed as buildings are constructed. Additionally, the retaining wall adjacent to the City easement must be designed to keep footings outside of the City easement splay line.

Staff is proposing the wall be scaled down to meet AMC code section heights or that the retaining wall be stepped in order to avoid height allowance exceedance for the proposed screening (wall). If the wall is stepped, it would require that a second wall be constructed at least 5 feet away from the first wall, with a landscape area between the walls. With stepped wall construction, the overall perception of wall height can be visually reduced, however the cost of the wall and amount of space required for construction would be increased.

Parking

The proposed land uses have not yet been determined. Therefore, it is difficult to accurately determine overall parking need. However, the applicant is considering office, various storage uses, and food services, and all uses will have to comply CPK zoning district permitting and standards. The project contains an estimated 58 parking spaces, including Phase A. Parking areas to not have any parking stalls facing El Camino Real and are proposed to be located facing buildings and separated by landscaped areas. The following chart illustrates potential parking demand and supply for the site as provided by the applicant.

Parking Type	Estimated Parking Provided	Parking Requirement	Estimated Square Footage of Use	Estimated Parking Required
Office	18	1/500 square feet	2,233	5
Wholesale and Distribution Storage	11	1 per 1,000 s.f. of use area for first 10,000 s.f. of use area, 1 per 3,000 s.f. of use thereafter	5,481	6
Restaurants	27	1 per 200 s.f. of floor area or 1 per patron table	2,813	14
Additional Bicycle and Motorcycle	2	N/A	N/A	N/A
Total	58			25



DRC DISCUSSION ITEMS:

- **Site Design and Access**
 - Retention Basin Location
 - Frontage Improvements
- **Design Compatibility**
 - Architecture
 - Signage
- **Landscaping, Fencing and Screening**
 - Retaining Walls and Screening
- **Parking**

ATTACHMENTS:

- Attachment 1: DRC Notice of Action
- Attachment 2: Zoning Map
- Attachment 3: Site Photos
- Attachment 4: Proposed Site Plan
- Attachment 5: Proposed Building Plans
- Attachment 6: Proposed Landscape Plan
- Attachment 7: Proposed Elevations



**Attachment 1: DRC Notice of Action
PRE20-0055**

CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: PRE20-0055

Project Title: Vandeventer Commercial Park

Planner/ Project Manager: John Holder

DRC Review Date(s): 8/12/20

Final Action:

☒ DRC

☒ PC

☐ CC

Conditions & Recommendations:

1. Relocate the basin outside the city easement.
2. Obtain and provide written permission from the utility easement holder(s) to place stormwater facilities and retention basin within the easement area (under utility lines).
3. If multitenant free-standing sign is considered to be appropriate, apply for a separate signage permit exception to allow for a multi-tenant freestanding sign beyond the allowed height in the AMC.
4. Submit photometric light plan prior to permit issuance.
5. Perimeter wall shall be no greater than six (6) feet in height as required by AMC code. A minor conditional use permit approval may be required where fencing is proposed to be greater than six (6) feet in height within or outside any required setback.
6. As project phases are built, a wrought iron barrier fence be placed along the perimeter and/or retaining wall where appropriate and be removed as buildings are constructed.
7. Retaining wall adjacent to the City easement shall be designed to keep footings outside of the City utility easement splay line.
8. If proposed perimeter wall and retaining wall on the south and north property lines exceed six (6) feet as allowed by the AMC, staff recommends that the wall be stepped. If the wall is stepped, it would require that a second wall be

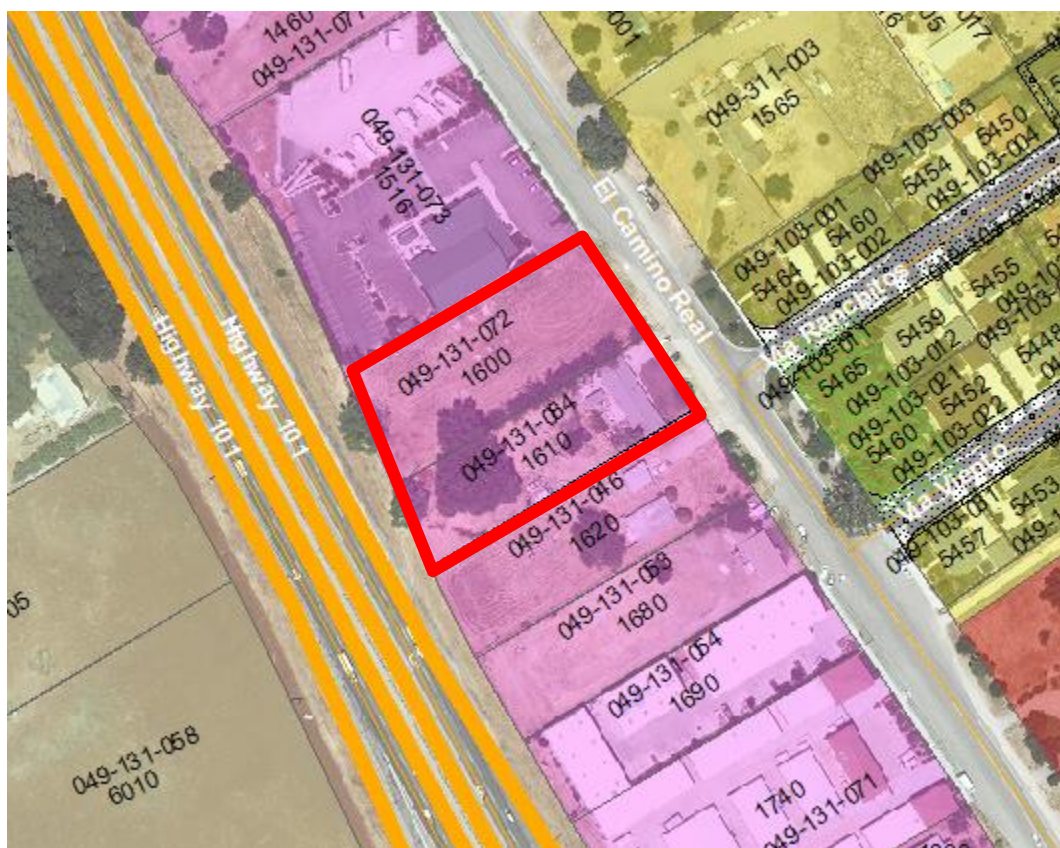


constructed at least 5 feet away from the first wall, with a landscape area between the walls.

- 9. Submit final concept site plan illustrating location and height for retaining wall and perimeter wall/screening.**
-



Attachment 2: Zoning Map
PRE20-0055



Attachment 3: Site Photos
PRE20-0055

Current Frontage Conditions along El Camino Real:



Current Site Access:



ECR Site Access and Portion of Existing Structure:



ECR Existing Structure under Renovation:



Site Conditions from El Camino Real (facing West):

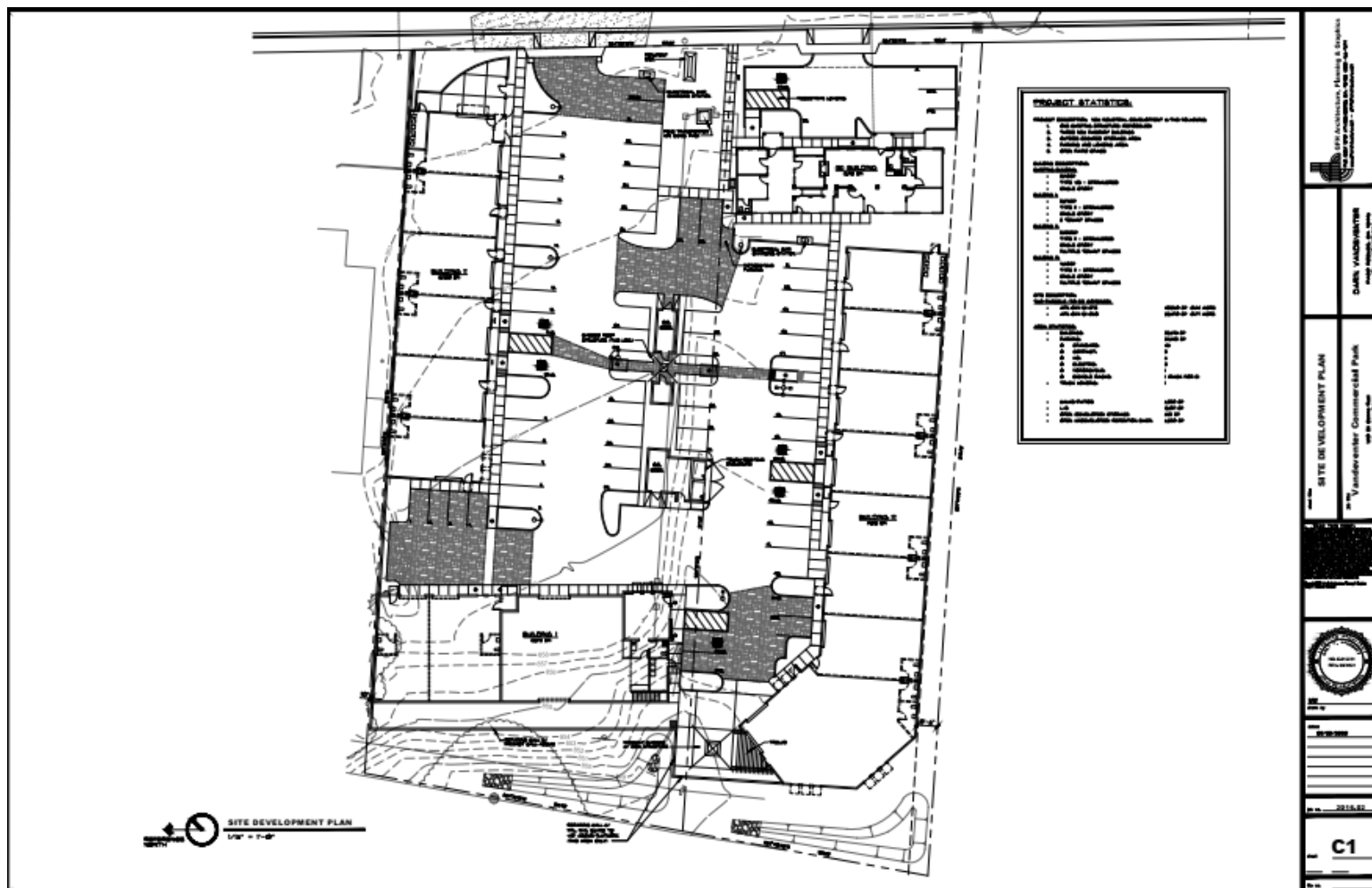


Site Conditions from Adjacent (facing south):



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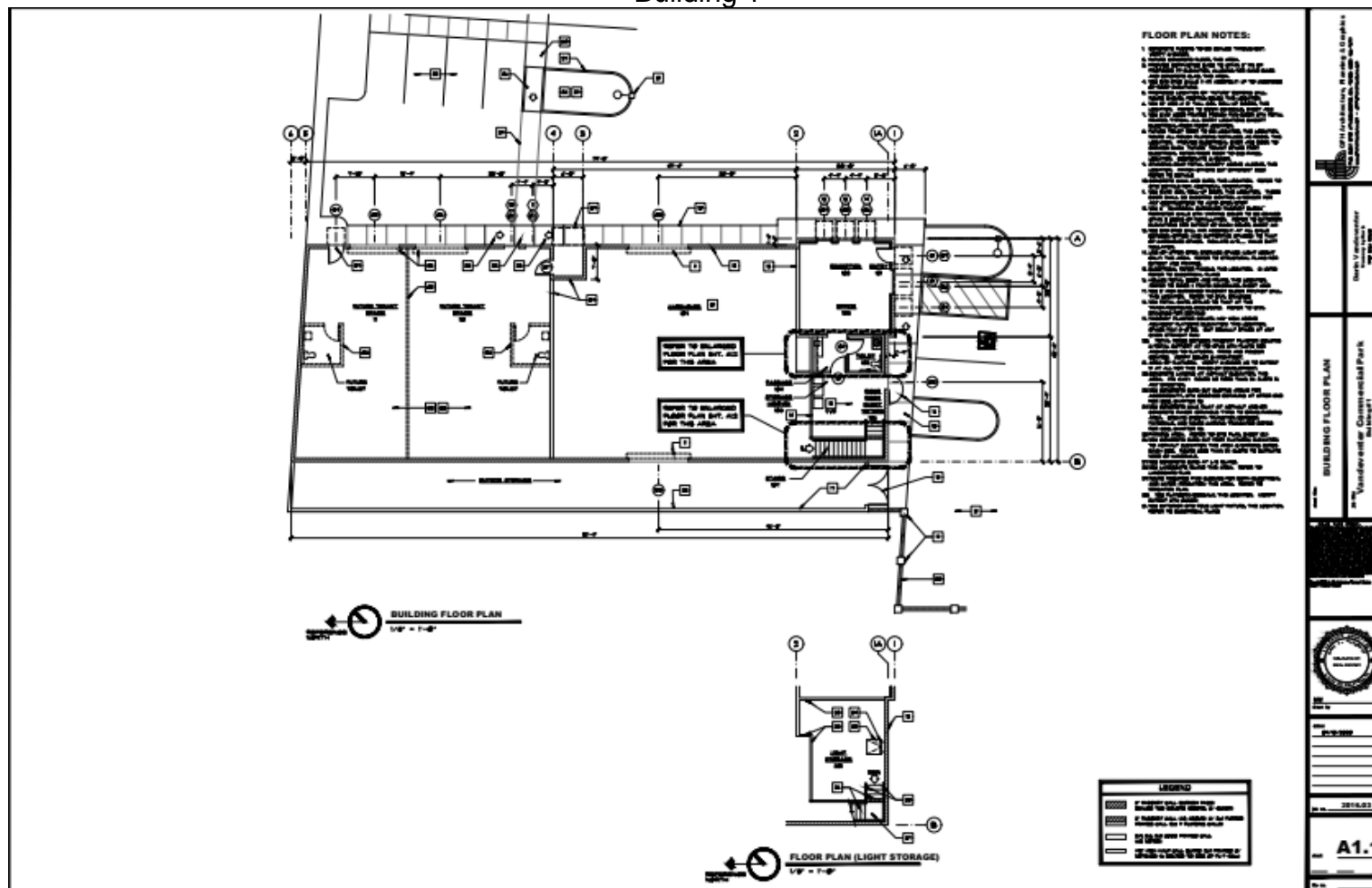
Attachment 4: Proposed Site Plan
PRE20-0055

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

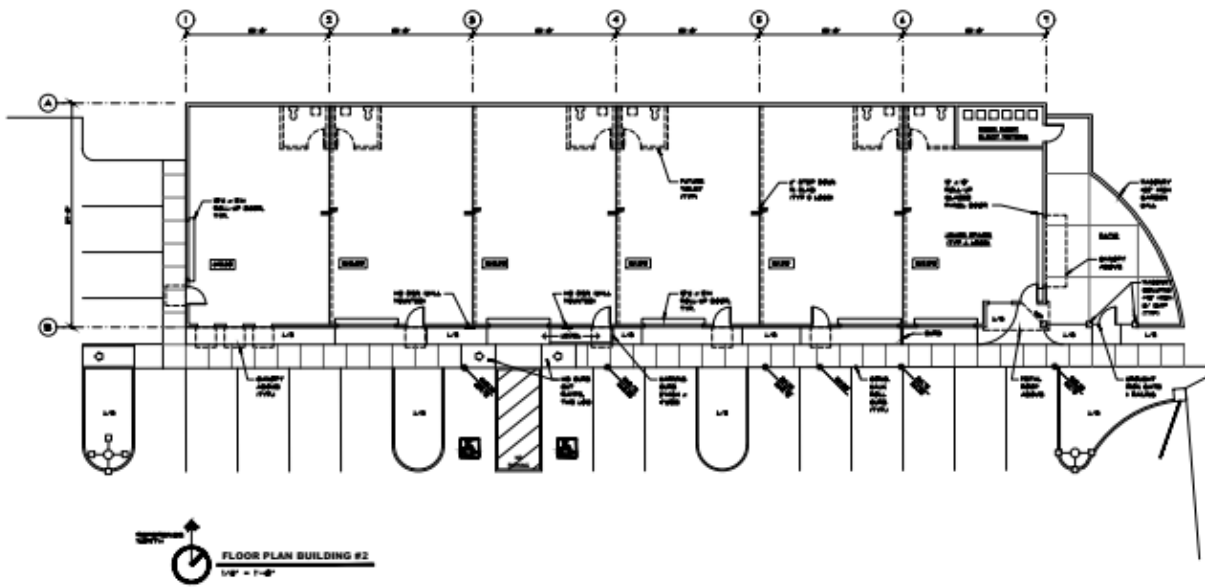
<http://www.atascadero.org>

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

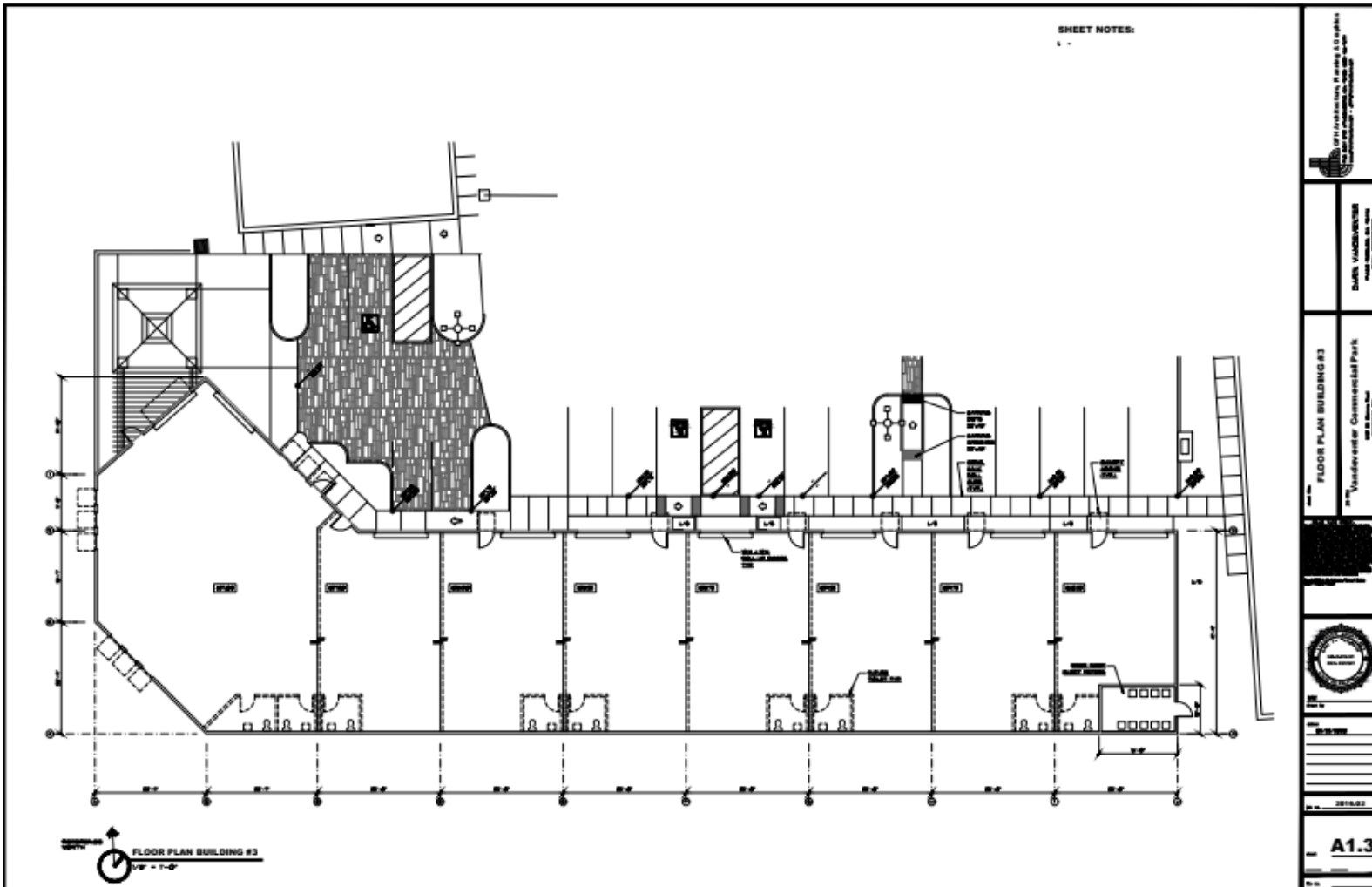
Building 1



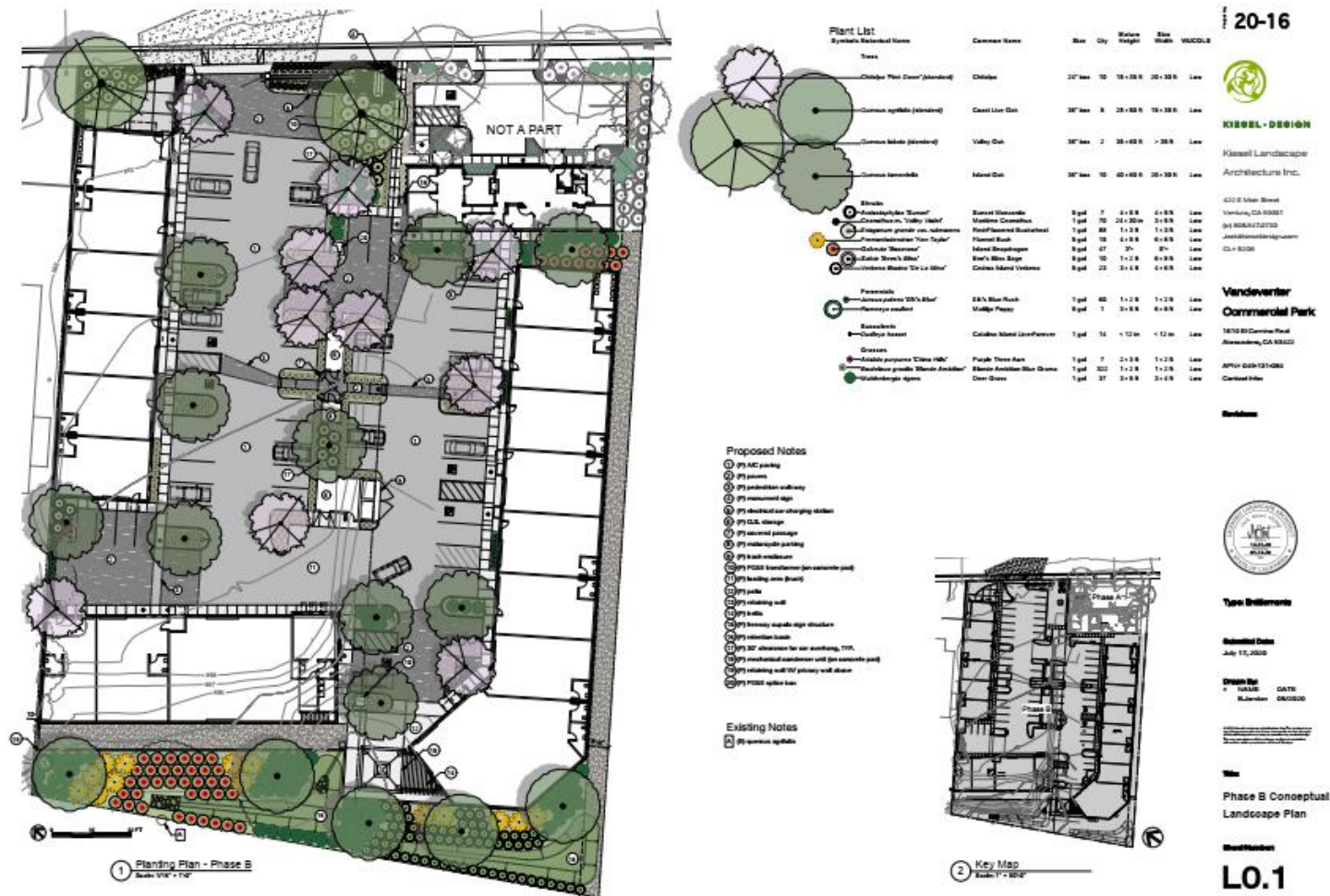
Building 2



Building 3



Attachment 6: Proposed Landscape Plans
PRE20-0055



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APN: 049-131-081
 Contact Info:

Revisions



Typical Details

Submitted Date
 July 17, 2020

Drawn By
 T. Blomgren
DATE
 06/02/20

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Title

Phase B Conceptual
 Planting Images

Sheet Number

L0.2

Shade + Accent Trees



Chaptalia

Quercus agrifolia

Quercus lobata

Quercus torreyana

Shrubs



Arctostaphylos

Ceanothus

Fremontodendron

Salvia

Verbena

Perennials



Eriogonum

Romneya

Grasses + Grass-like



Bouteloua

Muhlenbergia

Aristida

Juncus

Groundcovers/Succulents



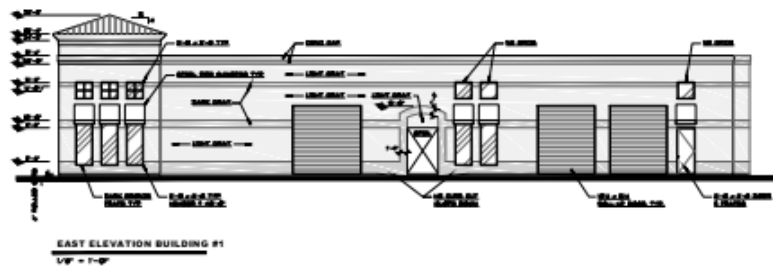
Dudleya

Sedum

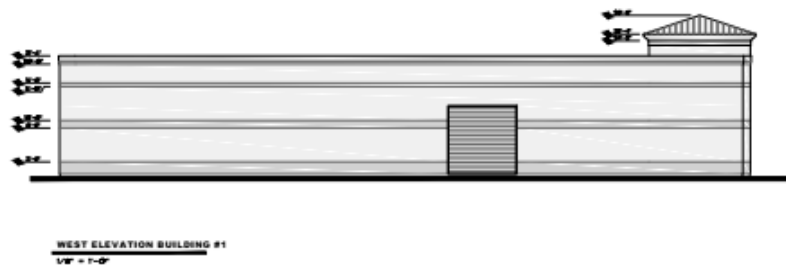
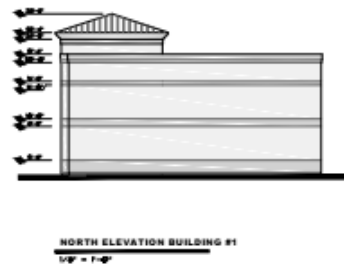
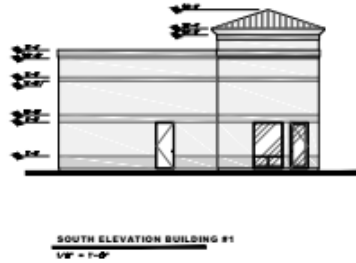


Attachment 7: Building Elevations
PRE20-0055

Building 1



SHEET NOTES:
 1 -



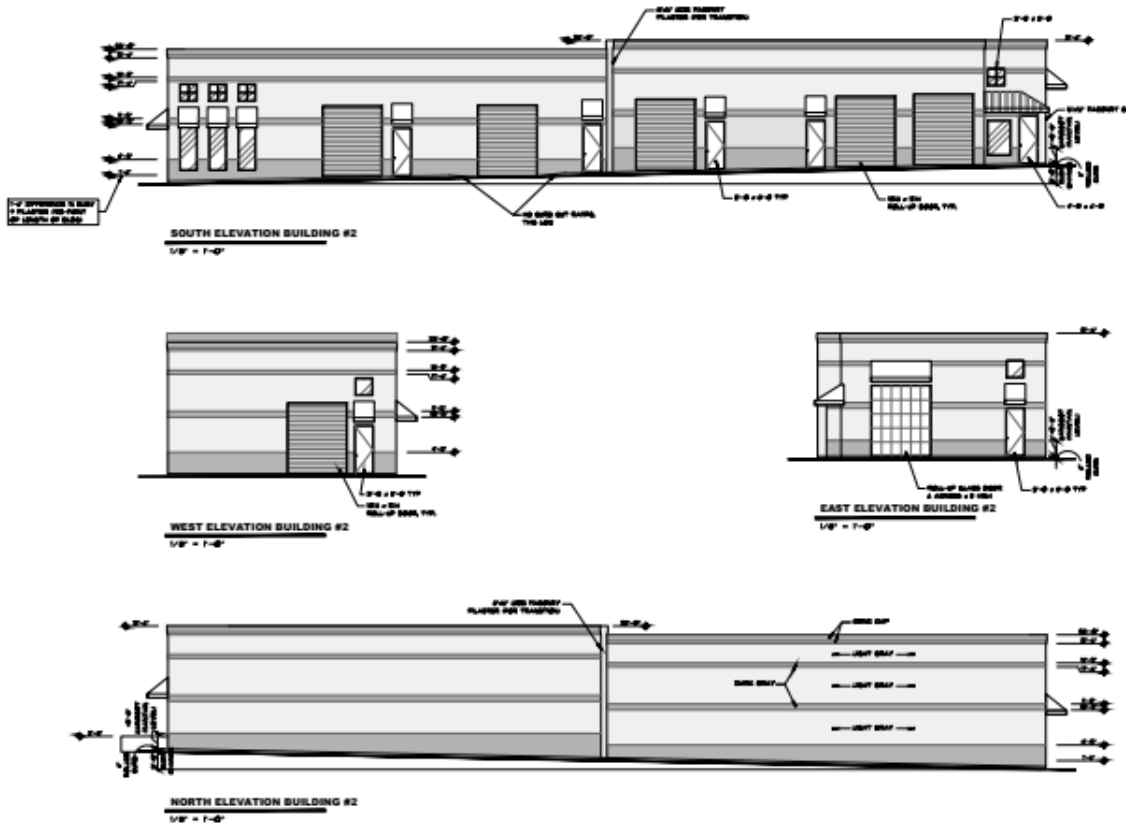
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Building 2

SHEET NOTES:

60



Building 3

