

## **\* 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 **669-900-6833** to listen and provide public comment via phone, or submit written public comments to [drc-comments@atascadero.org](mailto:drc-comments@atascadero.org) by 5:00 p.m. 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 virtual meeting by computer or mobile device:

[https://us02web.zoom.us/webinar/register/WN\\_Q0BwdeLgQoqFJz\\_nTIBBJA](https://us02web.zoom.us/webinar/register/WN_Q0BwdeLgQoqFJz_nTIBBJA)

Webinar ID: 812 3827 3288

By Telephone: (669) 900 -6833

### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto: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](http://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](http://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 by appointment only, by calling 805-461-5000 when the documents become available.



## ***CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA***

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**Committee Meeting  
Wednesday, November 18, 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 NOVEMBER 4, 2020**



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## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN REVIEW OF A MINI-STORAGE AND CO-WORKING OFFICE USE DEVELOPMENT AT 11450 VIEJO CAMINO AND 11505 EL CAMINO REAL**

The request consists of preliminary design and neighborhood compatibility of a mini-storage and co-working office use w/approx. 56,330 sf of storage space, a 2,000 sf workshop, and 3,320 sf of co-working office space in the Public zoning district. The project includes a Master Plan of Development, Zone Text Change, 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. (DEV20-0076)

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

## **DIRECTOR'S REPORT**

## **ADJOURNMENT**

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

***Agendas, Minutes and Staff Reports are available online at [www.atascadero.org](http://www.atascadero.org) under City Officials & Commissions, Design Review Committee.***



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ITEM NUMBER: 1

DATE: 11-18-20

## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE**

# **DRAFT MINUTES**

**Regular Meeting – Wednesday, November 4, 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 2:03 p.m.

### **ROLL CALL**

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

Absent: None

Staff Present: Community Development Director, Phil Dunsmore  
  
Senior Planner, Kelly Gleason  
Associate Planner, John Holder  
Assistant Planner, Mariah Gasch

Others Present: Various members of the public via zoom  
Ted Lawton  
Don Love

### **APPROVAL OF AGENDA**

**MOTION: By Committee Member Newsom and seconded  
by Committee Member Anderson 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 OCTOBER 14, 2020**

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

*Motion passed 5:0 by unanimous consent.*

**EX PARTE COMMUNICATIONS**

All Committee members stated they received the same emails.

**DEVELOPMENT PROJECT REVIEW****2. DESIGN REVIEW OF A MIXED-USE DEVELOPMENT AT 11700/11600 EL CAMINO REAL** (Dove Creek Commercial Amendment)

The applicants are proposing a mixed-use development concept that includes retail, residential and lodging uses on an approximately 5-acre site within the Dove Creek development. Two concepts are proposed, each with 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial uses for review and consideration:

- **Concept 1** is designed with a more public plaza setting surrounded by retail and restaurant uses with residential and a hotel use on the upper floors;
- **Concept 2** is designed with a resort focus bringing the hotel pool down to the plaza level with pool membership to residents of Dove Creek.
- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (AMND19-0086)

Director Dunsmore introduced the project and stated that due to the large amount of public comment received, and to allow the public more time to comment, the project will be presented; however, he asked the Committee not deliberate on this project. Instead, the project will be presented but the item will be continued to December 2, 2020 and new noticing will go out. In light of comments received stating the noticing was not done properly, Director Dunsmore stated that the City Attorney verified the noticing was adequate.

Director Dunsmore provided a history on the project. Planner Gleason gave a presentation on the project. The CEQA document will be distributed to the public in the future prior to this project moving on to Planning Commission and City Council.

Ted Lawton with Cal Coastal Communities presented the project. Mr. Lawton introduced his team as follows:

- Don Love, Project Architect, Love Architecture
- Matt Walsh, Civil Engineer
- David Pickering, General Contractor

- Jen Kim, Owner
- Wes Arrola, Landscape Architect

Cal Coastal team members made comments on the project. Mr. Lawton stated that his team is open to hearing the needs and concerns of the community, and will take any feedback received as a way to strengthen the overall project.

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Sue Gibson, Loreli Cappel, Amoreena Anker, Dymtro Mausivich, James Santos, Julie McKnight, and John Tucker.

Members of the public submitted numerous emails, and they are listed as exhibits to the minutes.

### ***Chairperson Fonzi closed the Public Comment period.***

Ted Lawton, Don Love, and Planner Gleason addressed questions raised by members of the public, as well as the Committee members.

Topics that were discussed included the following:

- Perimeter lighting
- Construction schedule and impact on roads, resurfacing Wickson
- Garbage, delivery trucks using roads later
- Noise affecting the neighborhood
- Tenants
- Architecture, domes
- Scale
- Buildings B and C could be lowered to make more compatible
- Pool affordability
- HOA fees, maintenance fees
- Setbacks to help with privacy
- Landscaping
- Road fees
- Maintenance agreement, traffic circle
- Use of walking trails
- Towing of vehicles illegally parked
- Phasing plan
- Privacy screening/visual barrier
- Parking for residents and shops
- Types of businesses going in
- Shading and solar access analysis (sun path diagram)
- Property values and economic impact study
- 10-foot setback
- Height of hotel

- Outdoor music (Noise Ordinance)
- Drawings for 3<sup>rd</sup> level perimeter building, building massing

Committee Member Baranek stated that she would prefer the shading/solar to be included with the EIR and was not in favor of the rounded turrets.

Committee Member Newsom would like to address the height.

Committee Member Dariz would like to know if the value of the homes in Dove Creek will be affected by this development, and would like the applicant to possibly provide a study to addresses this.

Chairperson Fonzi noted, for the record, that her recommendations for the project are as follows:

1. Domes (rounded turret) not preferred in Atascadero.
2. Landscaping should look more like Atascadero landscaping, not the landscaping in other cities, such as Santa Barbara.
3. Concerned about grading and garage being dug into the hillside because of parking issues.
4. Pool being accessible is a positive attribute.
5. General concern about the additional 80 units being added. This will increase traffic on Santa Barbara Road, impact on sewer, water, etc.
6. More information on affordability, provide actual numbers.
7. Apartment building should be a 2-story building.
8. Parking on Bliss, lights may go into people's homes (can something be built to absorb light?)
9. Identify location of dumpsters, will they be hidden? Balconies, if there is not adequate storage, items tend to be placed on balconies, we may want to limit these balconies.
10. Uses of condos and apts. – no vacation rentals or air bnb. This should be actual housing.

All emails and letters received on this project are available as public record, are on file in City Hall, and will become part of the next staff report. Director Dunsmore stated that the item will be continued to December 2, 2020.

### **COMMITTEE MEMBER COMMENTS AND REPORTS**

Chairperson Fonzi stated that she will be absent from the Dec. 2<sup>nd</sup> meeting and asked Committee Member Dariz to chair the meeting in her absence.

### **DIRECTOR'S REPORT**

Director Dunsmore stated that the next DRC meeting is scheduled for November 18, 2020, to hear the Dove Creek mini-storage project.

### **ADJOURNMENT– 4:15 p.m.**

The next regular meeting of the DRC is scheduled for November 18, 2020.

**MINUTES PREPARED BY:**

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Annette Manier, Recording Secretary  
Administrative Assistant

The following exhibits are available in the Community Development Department:

Exhibit A – Email from Celeste & Russell Alfino  
Exhibit B – Email from Wayne & Cindi Armour  
Exhibit C – Email from Andrew Boortz  
Exhibit D – Email from Loreli Cappel, EVC  
Exhibit E – Email from Josh Cross  
Exhibit F – Email from Brianna Doran  
Exhibit G – Email from Nicole East  
Exhibit H – Email from Sonny Gerber  
Exhibit I – Email from Sonny Gerber  
Exhibit J – Email from Candice Gerber  
Exhibit K – Comments from Diana Heller  
Exhibit L – Email from Jonathan & Carrie Hansen  
Exhibit M – Email from Wendy Hirschman  
Exhibit N – Email from Chris Hoang  
Exhibit O – Email from Julie  
Exhibit P – Email from Daniel & Genae Jenkins  
Exhibit Q – Email from Kalle G. Kangas  
Exhibit R – Email from Cindy Kendall  
Exhibit S – Email from Dora & Gary Kuruma  
Exhibit T – Email from Hyemi Ko  
Exhibit U – Email from Taehee Kim  
Exhibit V – Email from Will McKnight  
Exhibit W – Email from Will McKnight  
Exhibit X – Email from Julie McKnight  
Exhibit Y – Email from Chris Neary  
Exhibit Z – Email from Geoff Phillips

Exhibit AA – Email from Kristene Pierini  
Exhibit BB – Email from David Pickering  
Exhibit CC – Email from Shi Qiu  
Exhibit DD – Email from Vance Ray  
Exhibit EE – Email from Dave Rennie  
Exhibit FF – Email from Willow Saloum  
Exhibit GG – Email from James Santos  
Exhibit HH – Email from Greg Squires  
Exhibit II – Email from Susan & Eric Sparling  
Exhibit JJ – Email from Kristen Tucker  
Exhibit KK – Email from Jeff Thies  
Exhibit LL – Email from Jennifer Wilkinson  
Exhibit MM – Email from George & Carol Wong  
Exhibit NN – Email from Justin Yoon  
Exhibit OO – Email from Max Zappas  
Exhibit PP – Email from Emily Zhou



# **Atascadero Design Review Committee**

## **Staff Report – Community Development Department** **Dove Creek Mini Storage**

MEETING DATE	PROJECT PLANNER	APPLICANT	PROJECT NO.	
11/18/20	Kelly Gleason	Scott Newton	DEV20-0076	
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
<b>RECOMMENDATION</b>				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> <li>Review the preliminary project design components and provide feedback to the applicant related to neighborhood compatibility of the proposed uses and design. The project, as proposed is required to process a Conditional Use Permit application for the mini-storage component and a Zone Text change application for the co-working office space component. Currently, general office uses are not permitted in the Public Zone.</li> </ol>				
<b>PROJECT DESCRIPTION</b>				
<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>				
<b>ENVIRONMENTAL DETERMINATION</b>				
<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**  
**DEV20-0076 / 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
<b>EXISTING USES</b>			
Single-family residence (geodesic dome) and accessory animal grazing			
<b>ZONING AND LOCATION</b>		<b>2014 AERIAL</b>	
<b>SURROUNDING ZONING DISTRICTS AND USES</b>			
<u>North:</u> CN, RMF-24	<u>South:</u> P	<u>East:</u> L, RMF-10	<u>West:</u> RMF-10, OS
<b>AVERAGE SLOPE</b>		<b>VEGETATION</b>	
Less than 10%		Generally annual grasses with wetland-indicator species on a portion of the lot	
<b>ADVISORY BODIES / OUTSIDE AGENCIES THAT REQUIRE REVIEW OF PROPOSED PROJECT:</b>			
<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	
<b>APPROVAL PROCESS</b>			



<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input checked="" type="checkbox"/> PC <input checked="" type="checkbox"/> CC
<b>DATE APPLICATION DEEMED COMPLETE</b>
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 could not meet one or more of the findings to approve the use permit. The project was found to be not compatible with the surrounding neighborhood and the project was denied. The applicant has resubmitted a revised mini-storage and co-working project that includes a Conditional Use Permit request to allow for the mini-storage use and a Zone Text change application to allow for the co-working office.

### *Project Summary*

The applicant is proposing an approximately 56,330 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 seasonal creek 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 restoration of the creek and will be required to mitigate any wetland impacts on-site. There is an existing geodesic dome shaped residence on the site that would be demolished to accommodate the project. The site would be substantially graded to create a large, level pad for the development, while retaining a drainage area for the seasonal creek and wetland.

The project is located in the Public zoning district where mini-storage is listed as a conditionally allowed use, based on findings. Currently, only government offices are permitted in the Public zone. The applicant has submitted a Zone text Change application to accommodate the proposed co-working office use. The text change would alter City Public zoning to allow private office use, such as co-working, within any of the public zoning districts throughout the City. The project also includes a Lot line adjustment to reconfigure the two existing lots to create a remainder parcel that remains vacant for future development potential. It is not yet known whether or not this additional site area will be required for on-site stormwater and historic water storage or if this land may be available for future development. Further analysis will be completed as the project moves forward.

On June 24, 2020 the DRC reviewed the proposed project for conceptual architecture and site design. The DRC reserved comment on neighborhood compatibility and focused



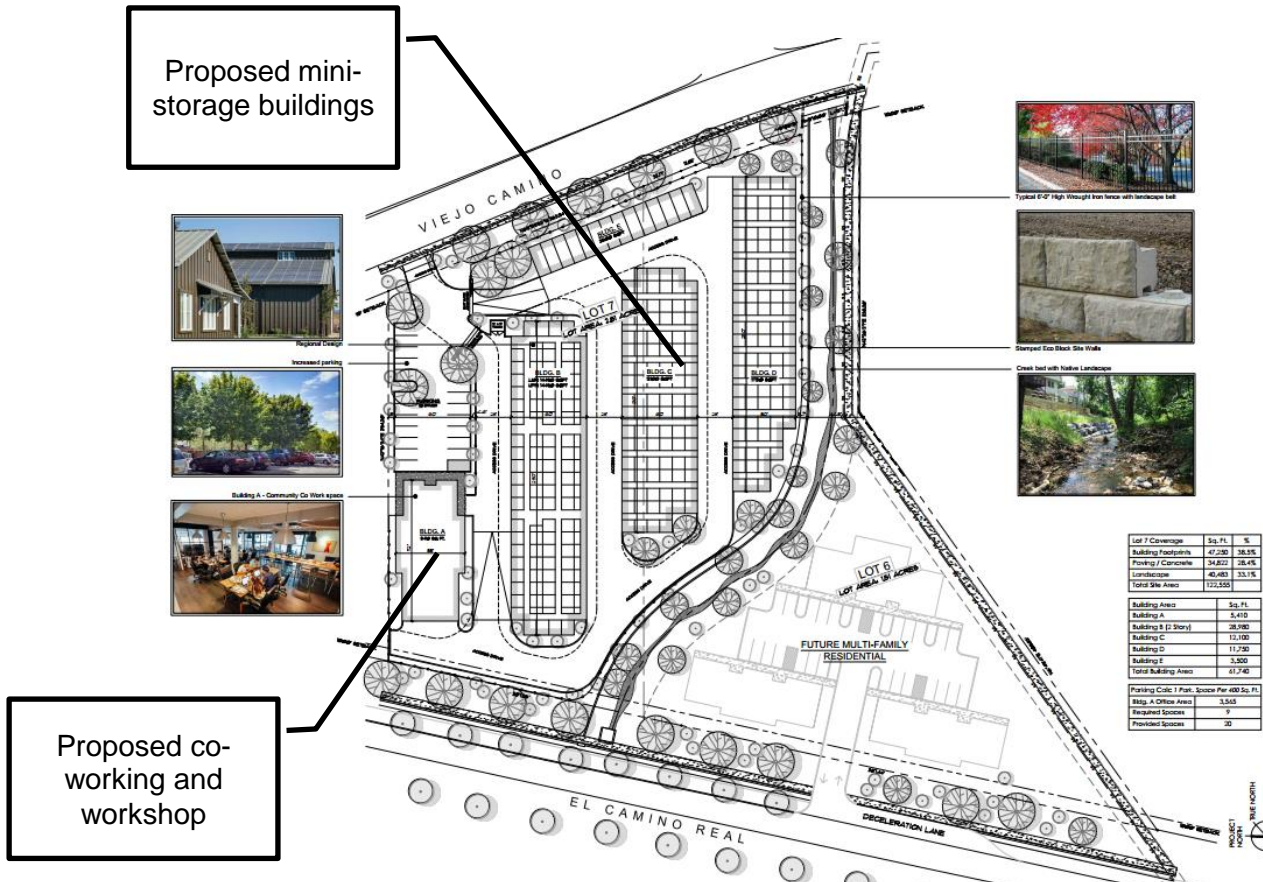


on preliminary design and landscaping. At that meeting, the DRC reached consensus that the design was improved over the original mini-storage project submitted for the site. The DRC is now tasked with reviewing the project for General Plan consistency, particularly neighborhood compatibility, including use of the site now that the design of the development has been modified. The conceptual design has not been thoroughly reviewed by staff for Municipal Code consistency and the final design will be brought back to the DRC if any major changes occur as a result of staff's code compliance review.

## ANALYSIS:

### Site Design and Architecture:

The conceptual building design theme is contemporary agrarian. Agrarian designs resemble agricultural use buildings with barn-like accents and roof forms. 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. A monitor roof element can be compared to a large cupola roof feature that extends above the primary roof. (See attachment for full design concept package).





The current plan 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.

Mini-Storage Use:

A mini-storage use is listed as a conditionally allowed use in the Public zoning district. Conditional uses are those uses which can have detrimental effects on the surrounding neighborhood, but in some cases may be appropriate based on specific location or added design features or operational limitations above and beyond standard code requirements.

In approving a Conditional Use Permit, findings must be made that the use is consistent with the General Plan and Zoning Ordinance, and that it will not be inconsistent with the character of the immediate neighborhood. The character of the neighborhood is dominated by multi-family residential and small-lot single-family residential units, churches, parks, and other non-commercial uses. The block between Viejo Camino and El Camino Real has some of the largest, flat, non-residential properties remaining vacant in Atascadero. However, much of this land is within a flood zone. Existing uses include several churches, a daycare center, a convenience store and several residences. Paloma Park is located east of Viejo Camino.

Specific findings include:

1. *The proposed project or use is consistent with the General Plan*
2. *The proposed project or use satisfies all applicable provisions of the Zoning Ordinance*
3. *The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use*
4. *The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development*
5. *The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element*
6. *The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council*
7. *On-site creeks, riparian areas, and site improvements will not be negatively impacted by a reduced creek setback*

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 designed as a ministorage facility, and the City Council determined that the storage land use is not consistent with the neighborhood and not



consistent with the General Plan. The City Council found that the project was not consistent with finding #4. The primary question remains: Can the project be designed in such a way to be consistent with finding #4, or regardless of design, is a storage use incompatible with the neighborhood?

#### Co-Working Office Use

General office uses are not currently permitted in the Public zoning district. The General Plan defines the public zone as follows:

*“Public Facilities (PUB) This designation, which applies to parcels that are publicly owned and/or house publicly operated facilities, is intended to meet the public service, institutional, educational, religious, and cultural needs of the community. This designation includes the Atascadero State Hospital, which the General Plan allows as a mental health facility use. Community facilities require large areas of land and may have specialized site location requirements. The corresponding zoning districts are P (Public) and L (Recreation) with appearance review required.”*

The municipal code does not differentiate between co-working office spaces and general offices as, from a land use perspective, they function the same. The difference lies in operation and leasing methods, which are not regulated by the City.

#### *Modifications to the existing zoning:*

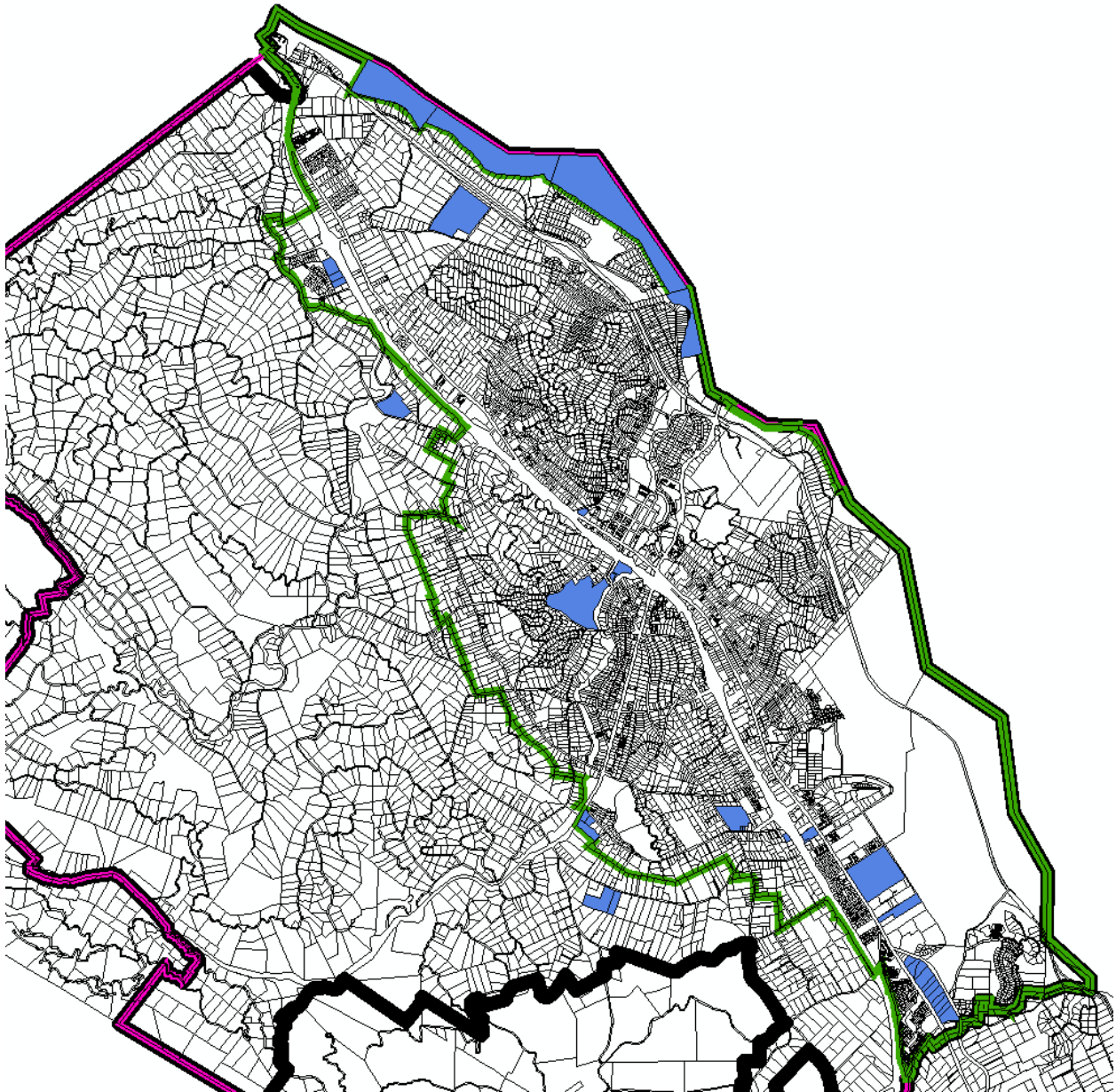
The applicant has submitted a request to add the office land use to the list of allowed or conditionally allowed uses to the Public zone, or to add a Planned Development overlay to the site adding offices as an allowed use within the site specific overlay zone. If offices are added to the public zone in general, all publically zoned sites throughout the City would be affected.

A majority of sites zoned Public (P) are developed with public schools and churches. This includes all public elementary schools in addition to the high school. The State hospital property is also zoned public as are the post office, fire station #2, the cemetery, and water company property adjacent to the Salinas. There are five clusters of privately owned public zoned land in the City:

- 1) The area of the subject parcel between Viejo Camino and El Camino Real on the South end of town;
- 2) Parcels along Traffic Way across from San Benito Elementary School adjacent to the railroad tracks;
- 3) Parcels adjacent to Ramona Road at Del Rio on the west side of the 101;
- 4) Parcels along Atascadero Avenue between the High School and the 101 freeway; and
- 5) Parcels along Morro Road at Santa Rosa Road.

These privately owned parcels are currently developed with churches, day care facilities, and other publically oriented uses. Some parcels are vacant or non-conforming.





Should office uses be added to the P zone or added to a site-specific overlay zone, the Council must find that the use is consistent with the General Plan definition and intent for the public zoning district. As the public zone, by definition, is intended for facilities with a public service component, this finding may not be able to be made. However, for privately owned public zone parcels, this will broaden the list of allowed uses and allow some additional flexibility to increase occupancy of underutilized parcels, such as those within the project area. If the DRC believes this finding can be made and recommends that the Public zone be modified to allow for the office use, specific evidence should be included that shows consistency with the General Plan definition of the Public Zone.



*Rezoning (changing the land use designation) of the site to accommodate office uses:*

If office uses are determined to be inconsistent with the General Plan definition for the Public zone, the DRC may recommend rezoning the project sites to allow for office uses. This would entail concurrently amending the General Plan designation. Options include:

- 1. Rezoning to Commercial Neighborhood (CN):** The site is currently adjacent to parcels zoned Commercial Neighborhood. The three commercial parcels directly to the north of the project site are vacant while the site at the corner of El Camino Real and Viejo Camino is developed with a convenience store. Rezoning the project site to CN would maintain consistency with neighboring parcels but would not allow for the mini-storage use. Therefore, the applicant may not be willing to proceed with this option unless they wish to alter their primary project to allow for uses that are consistent with the CN zoning district. CN zoning would allow for offices, retail, and some mixed-use residential.

The Commercial Neighborhood zoning district is within the General Commercial General Plan designation. The General Plan envisions neighborhood commercial zoning to be consistent with the following vision:

*“Neighborhood commercial areas accommodate daily shopping and service needs of surrounding residents, with businesses such as small markets, convenience stores, drug stores, salons, and other personal services. Neighborhood convenience centers should be concentrated at intersections of collector or arterial streets.”*

- 2. Rezoning to Commercial Service (CS):** The Commercial Service zone is the only zone besides the industrial zones that allows for both mini-storage uses (with a CUP) and offices and are allowed by the General plan at the south end of town (The Commercial Park zone, which also allows mini-storage and offices is limited by the General Plan to the north end of El Camino Real).

The Commercial Service zone is defined by the General Plan as follows:

*This designation accommodates more intensive uses than allowed in other commercial areas, such as lumberyards, building material supply, wholesaling, storage, auto sales, auto and equipment repair, and printing establishments. These areas are appropriate for uses that would be detrimental to or not benefit from pedestrian orientation, and that frequently have outdoor storage needs involving trucking activity and movement of large products. Locations for this designation include districts along freeway frontage or with direct access to arterial streets (to preclude truck traffic using local residential streets).*

Based on this definition, and the list of allowed and conditionally allowed uses, this property does not seem appropriate for this zoning designation based on the adjacent existing uses and proximity to Paloma Park. The CS zone is an intensive





land use district, similar to the Industrial zone, that allows for large, outdoor storage uses, automotive oriented uses and other land uses that are typically suited for locations that are not adjacent to residential zones.

If rezoning the project site to a different land use, it would be wise to examine multiple adjacent parcels that are currently privately owned within the Public district. Rezoning a single parcel would result in spot zoning, and would likely create other compatibility issues with adjacent properties. Any rezoning recommendation should include a thorough review of all land uses within the proposed zone to ensure neighborhood compatibility. The list of allowed and conditionally allowed uses for both the Commercial Neighborhood and Commercial Service zones are included in Attachment 2.

## **NEXT STEPS:**

If the DRC finds that the revised mini-storage project is consistent with the General Plan and is compatible with the surrounding neighborhood, or can be made compatible with the incorporation of design features or operational limitations, the project will be further analyzed by staff for compliance with applicable codes. Once the project is revised as needed, the final design may be brought back to DRC for final review and recommendation if major changes have resulted. The project will then be reviewed by the Planning Commission and will ultimately go before the City Council for consideration. It is important to note that if the applicant redesigns the project to eliminate the office component and thus, the zone change request, the Planning commission would have final approval authority on the Use Permit and would only go before city Council if appealed.

If the applicant is directed to rezone the land use designation of the site, the application will be required to receive authorization to proceed from City Council prior to further staff review and processing. However, a zoning text amendment to allow for office uses in the Public zone, does not require a General Plan Amendment, and therefore does not require authorization before proceeding to Planning Commission- and ultimately to City Council for final approval.

If the development moves forward, 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) as part of the permitting process.

***Staff recommends that the DRC provide direction on the proposed land uses and, if desired, provide a recommendation on how the office use would be best accommodated. Please note that the DRC may recommend that the project concept be redesigned to eliminate either the co-working offices, the mini-storage, or may recommend that neither use is appropriate based on the General Plan and proposed project location.***



**ATTACHMENTS:**

1. Applicant Design Package
2. Land use list for CN and CS zones



**Attachment 1: Project Design Package**  
**DEV20-0076**

**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"
<b>Total Building Area</b>	<b>61,740</b>	

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.

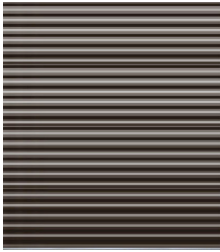
The creek is proposed in a natural alignment to enhance the site and create a buffer between the proposed storage/workspace area & the other parcel on the southwest corner of the site which could be rezoned in the future for multifamily housing that is compatible with the surrounding neighborhood through 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



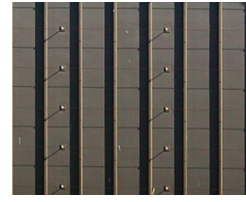
**Metal roll-up doors**  
Janus self-storage  
series 'Bronze'



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



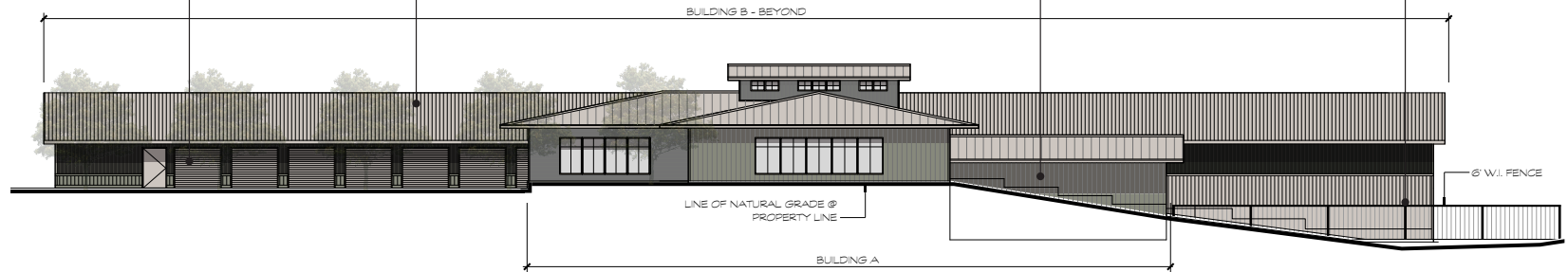
**Aluminum Storefronts**  
Kawneer anodized  
finish 'Medium Bronze'



**Ribbed metal wall panels**  
MBCI PBR series 'Burnished  
Slate'



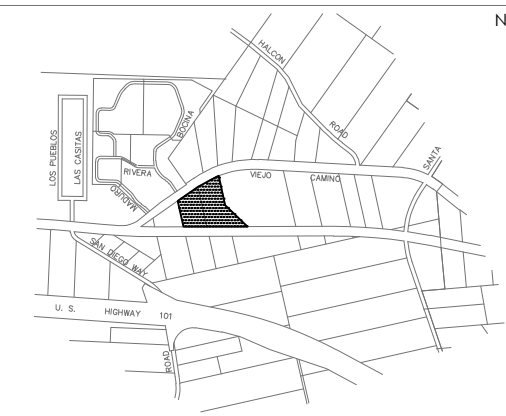
**Security Fence**  
Aluminum Tubing / Posts  
'Black'



## COLOR BOARD

11405 & 11505 EL CAMINO REAL

VICINITY MAP



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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

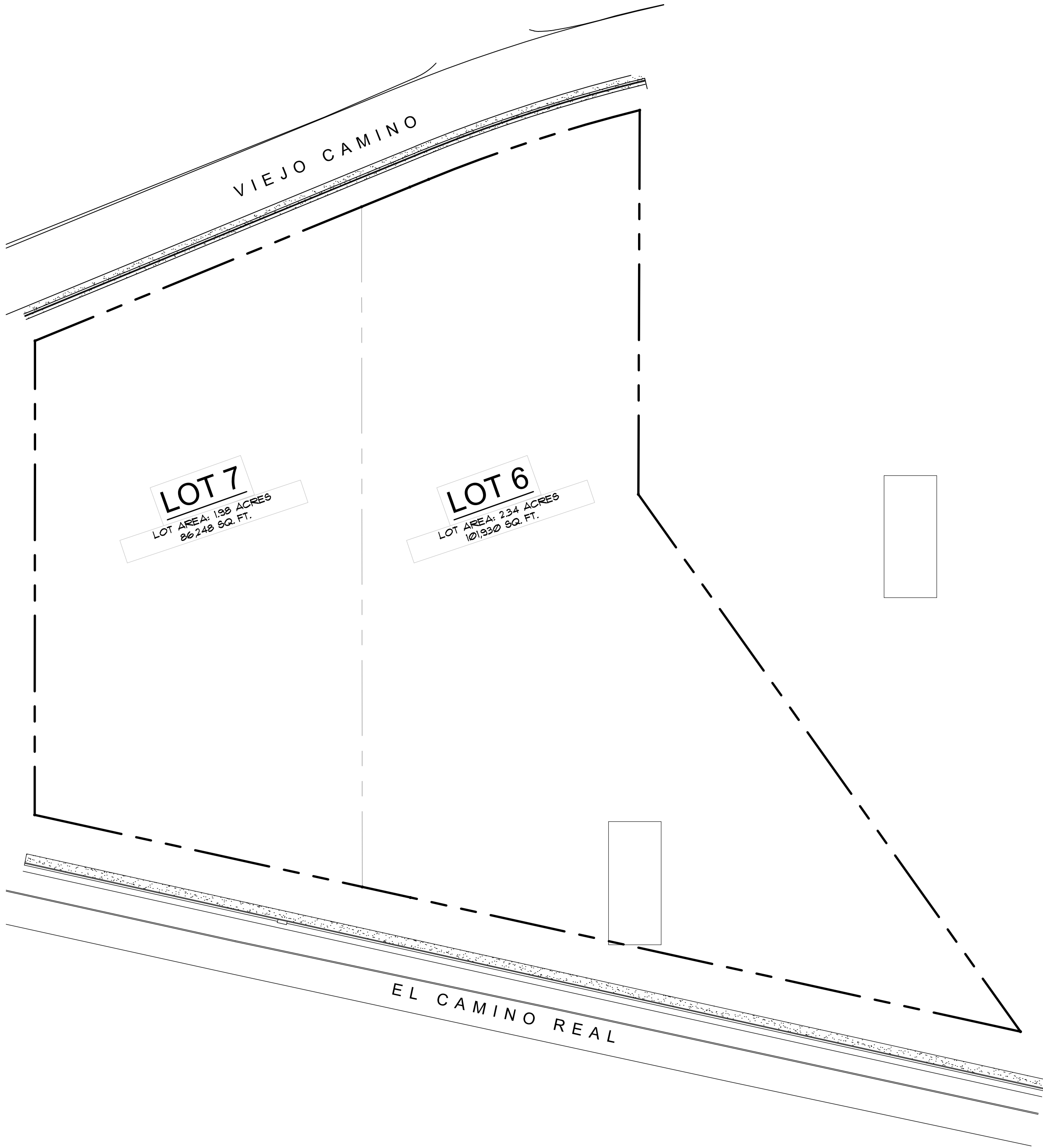
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PROPOSED LLA

REV	DATE	NOTES
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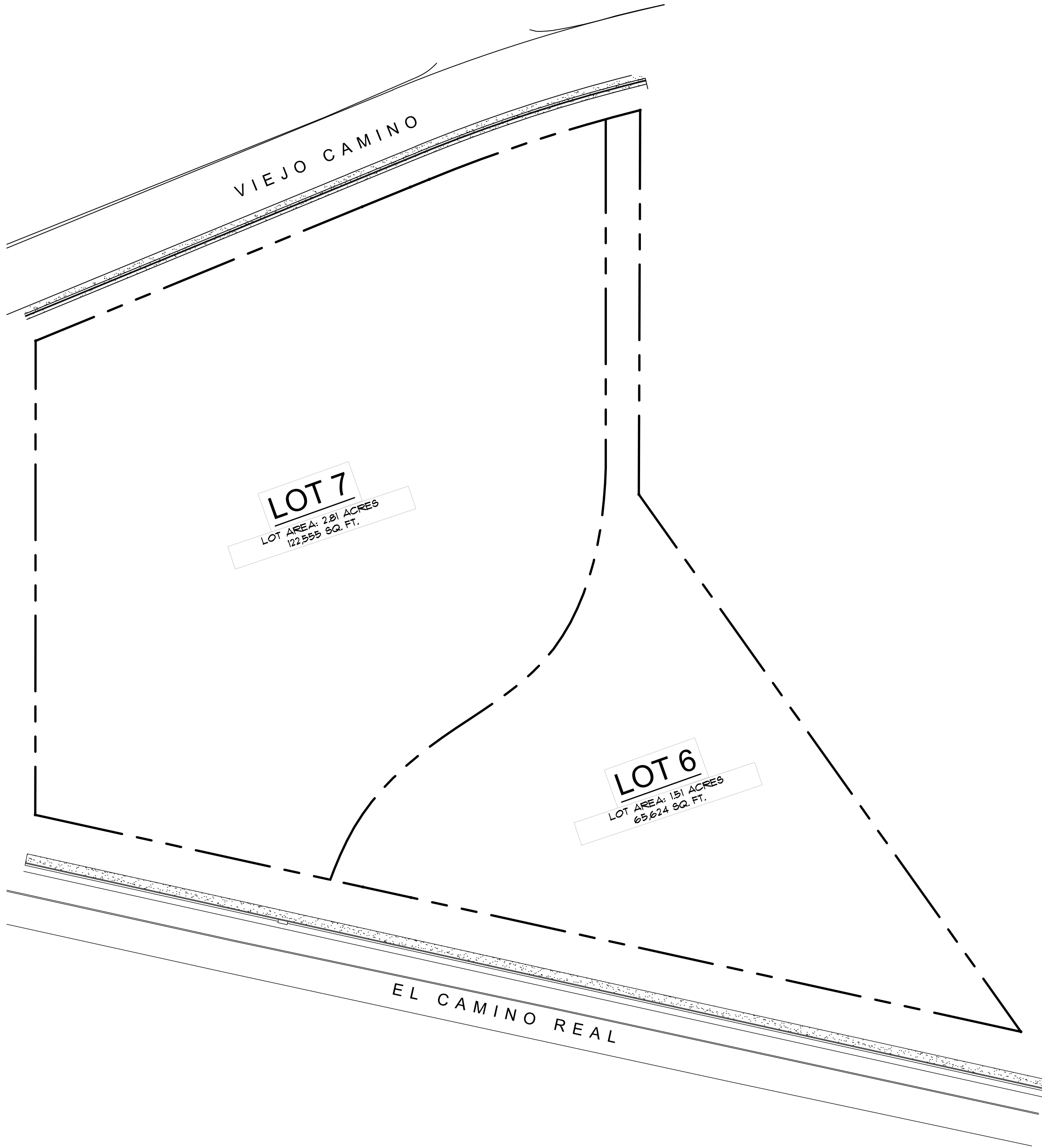
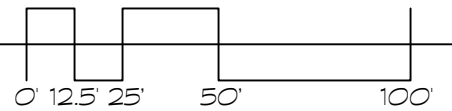
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PROJECT NO.	DATE MARCH 23, 2020
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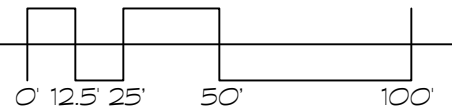
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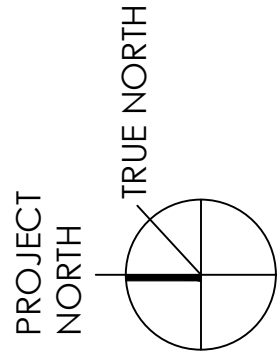
A  
A100  
EXISTING LOT CONFIGURATION  
SCALE: 1" = 50'-0"



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

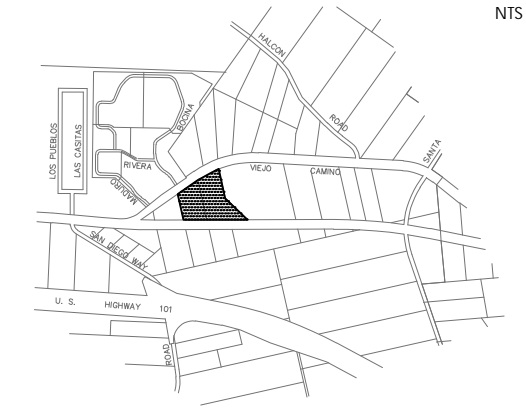
LOT NO. 7	2.81 ACRES
TOTAL LOT AREA:	122,555 SQ. FT.
TOTAL LANDSCAPE AREA:	40,483 SQ. FT.
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422

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

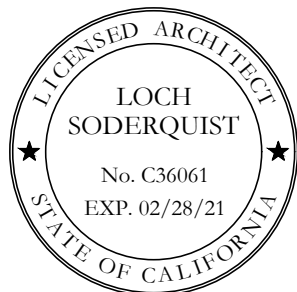
GENERAL ZONING ANALYSIS

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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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	

PROJECT NO.	DATE MARCH 23, 2020
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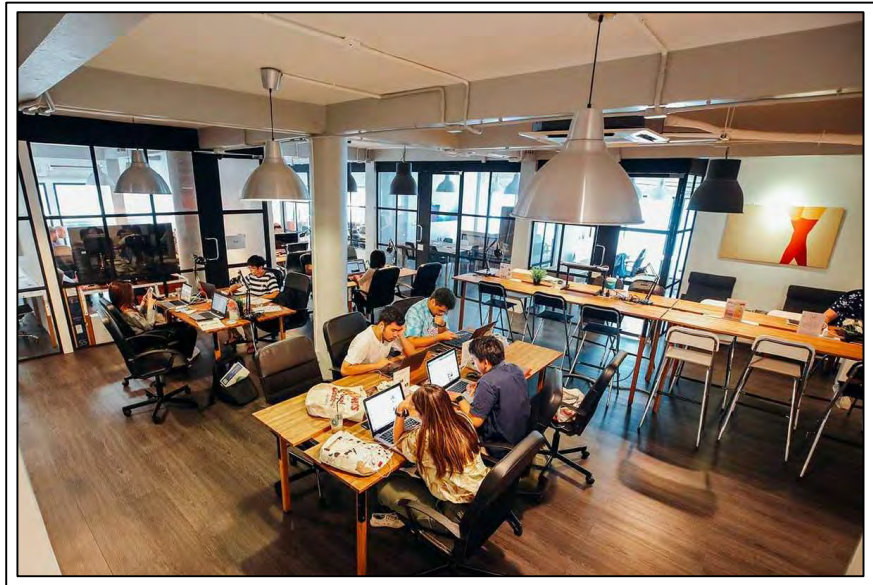
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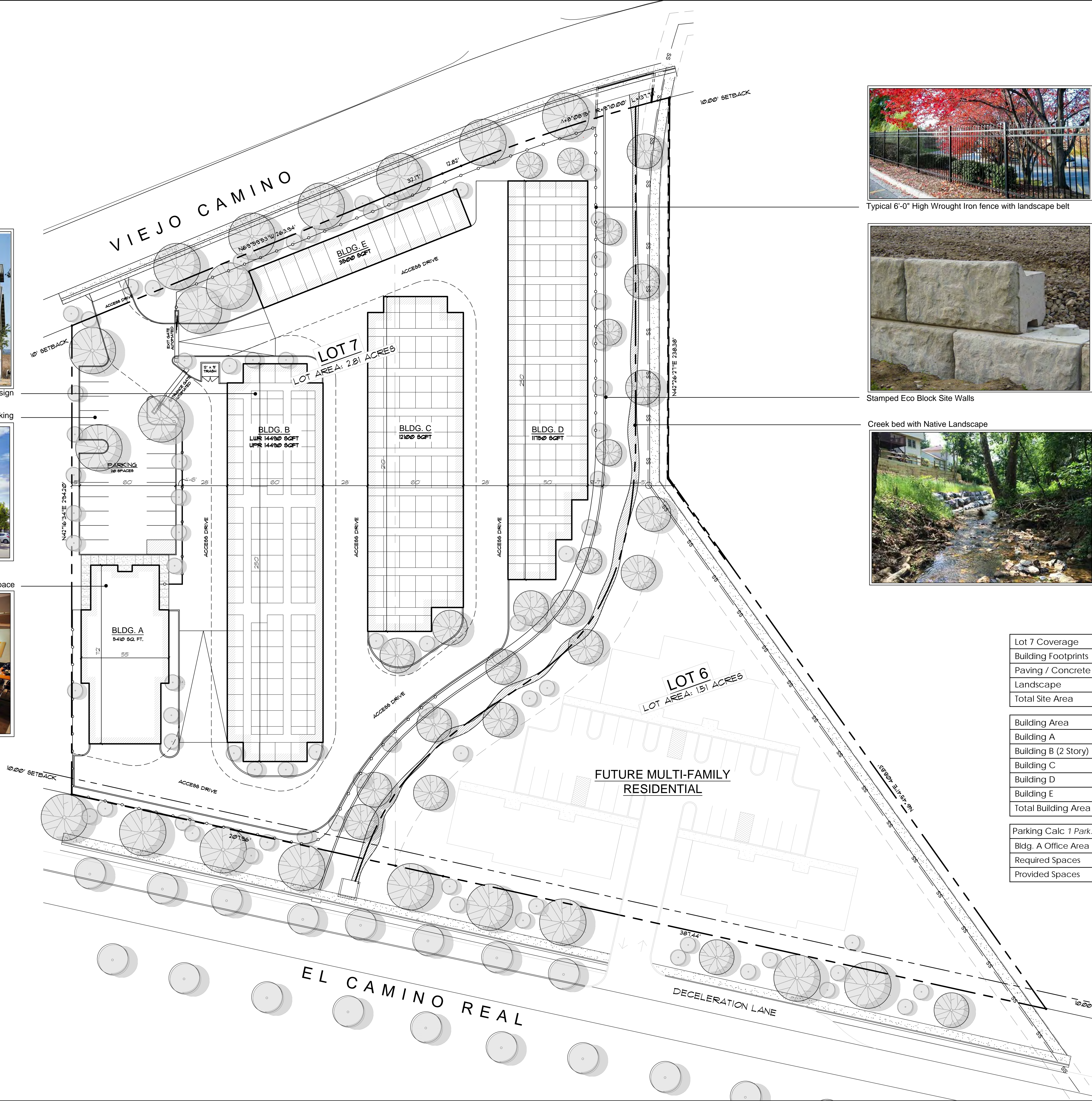
Regional Design



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



#

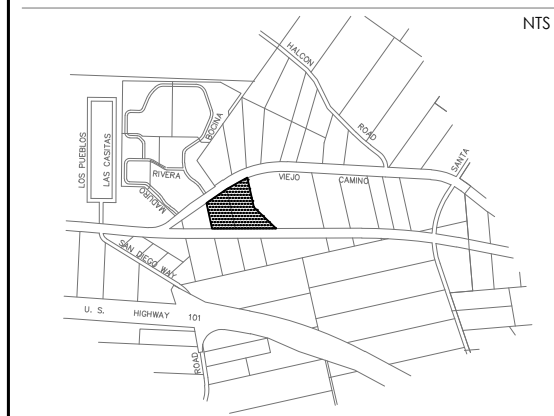
SITE DATA

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

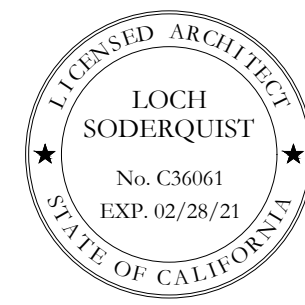
GENERAL ZONING ANALYSIS

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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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

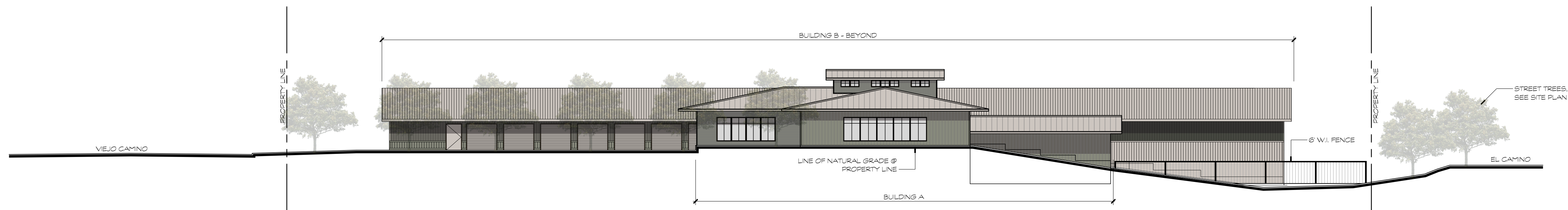
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BUILDINGS A-E

REV	DATE	NOTES
	03.23.20	

DRAWN BY	CHECKED BY
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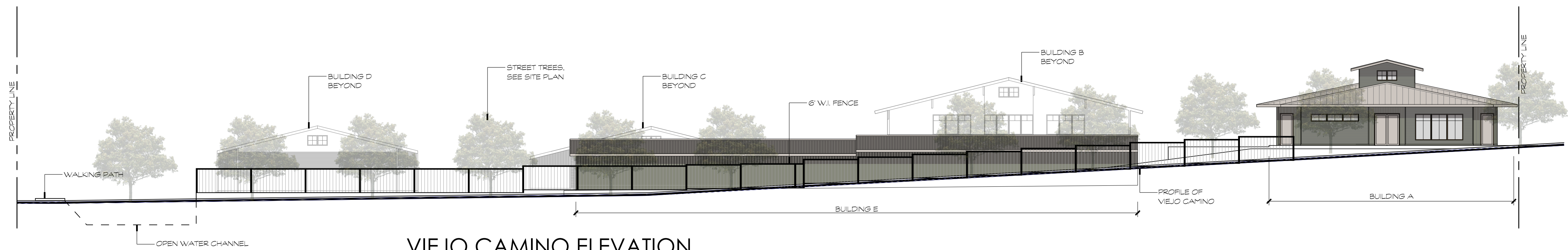
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DRAWING NO.	REV
A102	



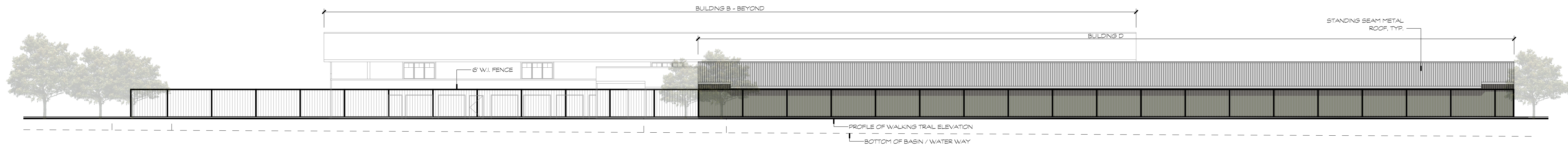
NORTH PROP LINE ELEVATION

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



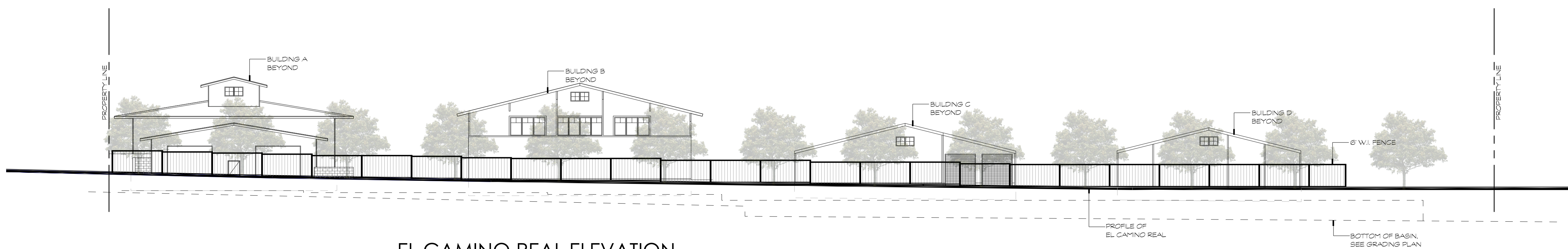
VIEJO CAMINO ELEVATION

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



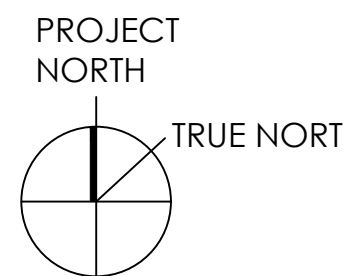
SOUTH PROP LINE ELEVATION

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



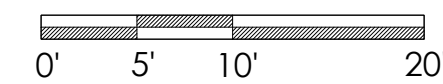
EL CAMINO REAL ELEVATION

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



BUILDING COLOR BOARDS

SCALE: 1" = 10' - 0"



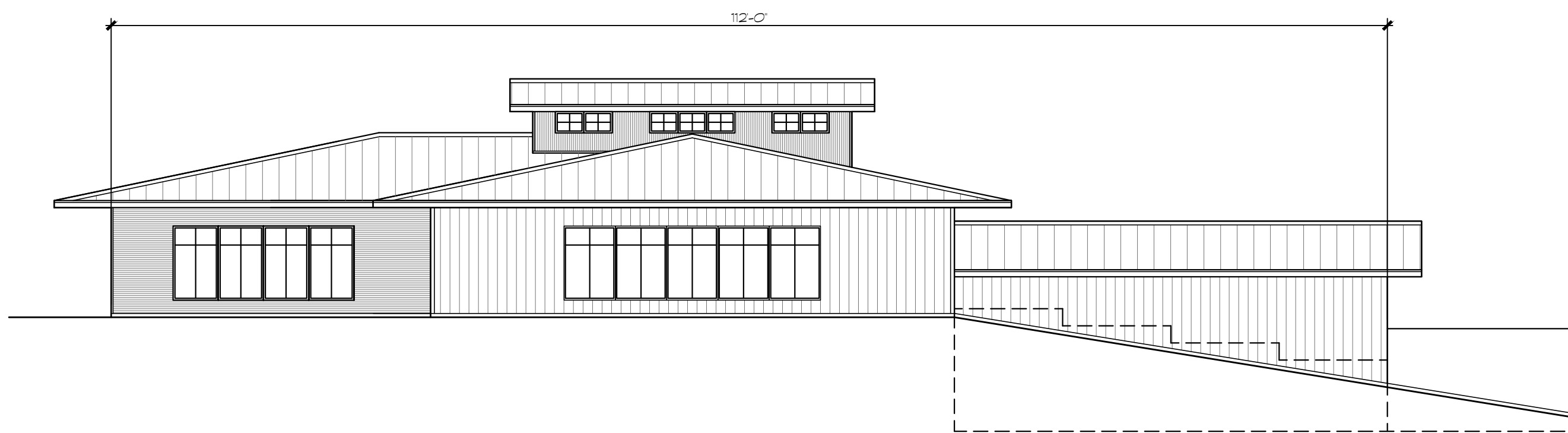




A  
A103 EAST ELEVATION

SCALE: 1" = 10'-0"

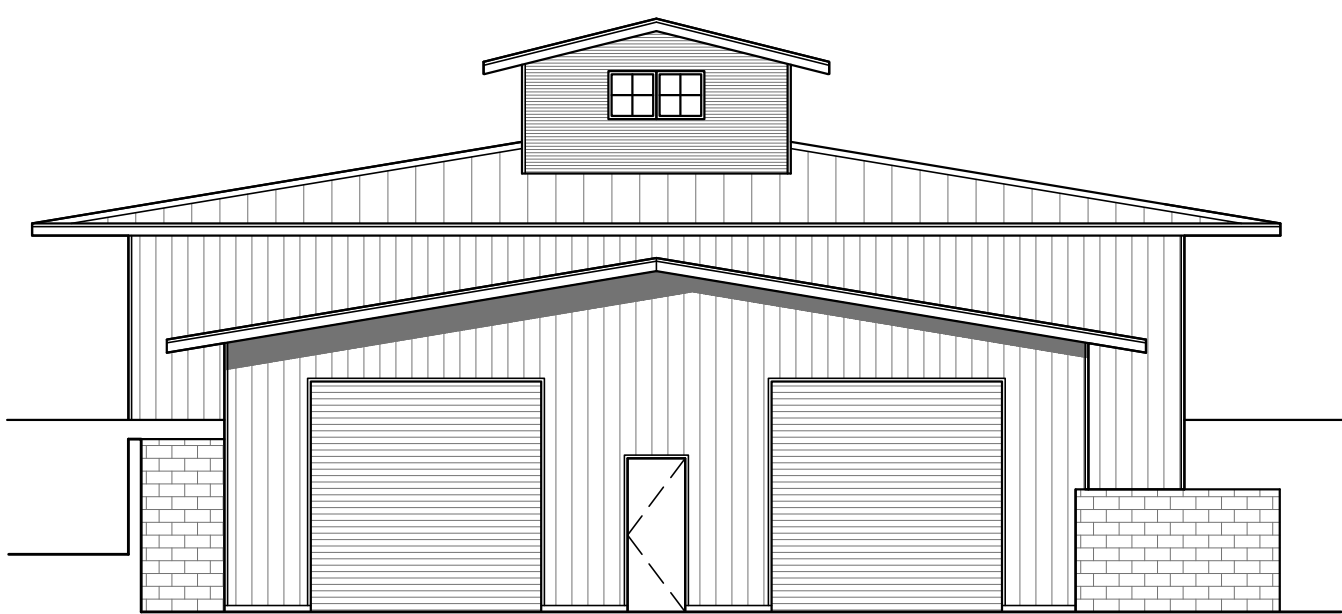
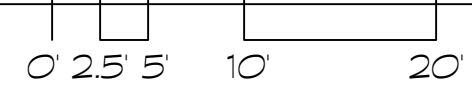
BUILDING A



B  
A103 NORTH ELEVATION

SCALE: 1" = 10'-0"

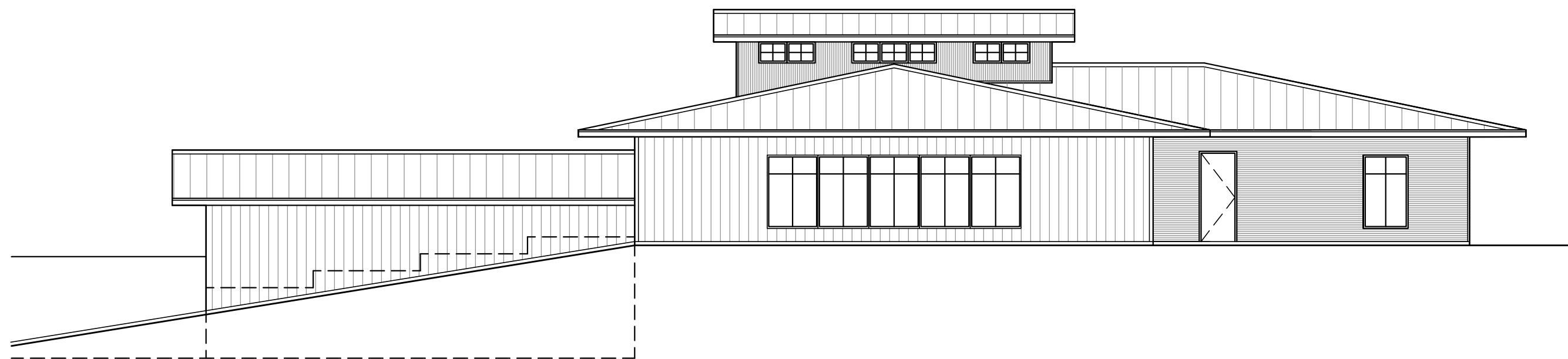
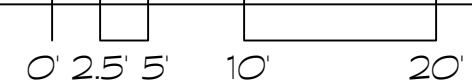
BUILDING A



C  
A103 WEST ELEVATION

SCALE: 1" = 10'-0"

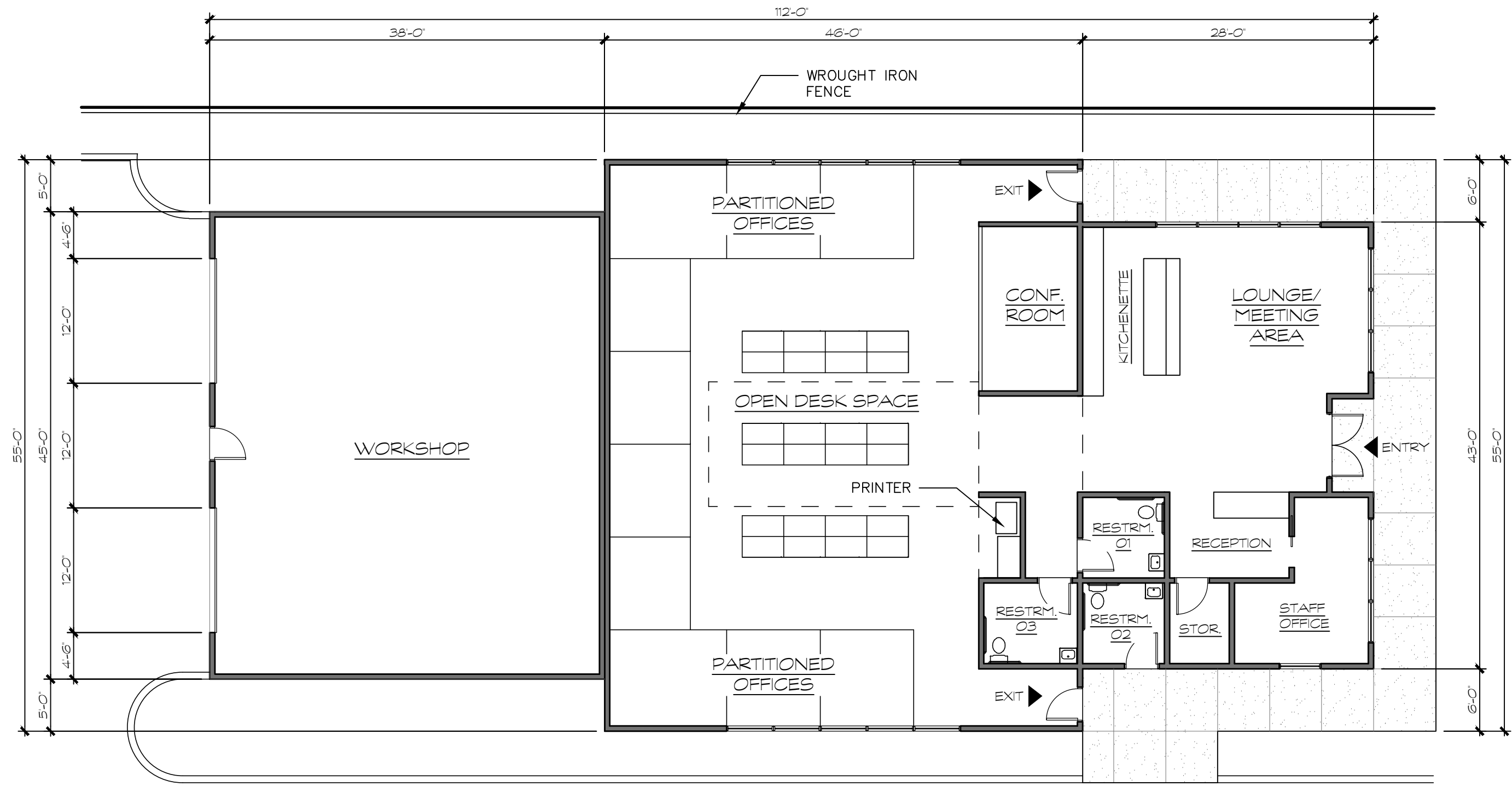
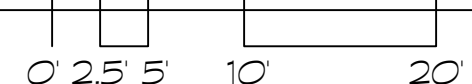
BUILDING A



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

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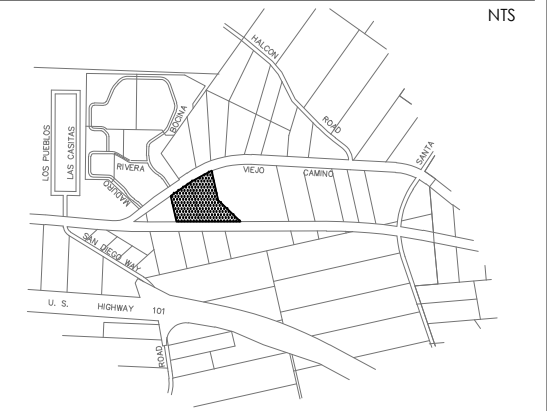
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LOT NO. 5	2.35 ACRES
APN	045-342-0010
ADDRESS	11505 EL CAMINO REAL ATASCADERO, CA 93422
LOT NO. 7	1.89 ACRES
APN	045-342-0009
ADDRESS	11405 EL CAMINO REAL ATASCADERO, CA 93422

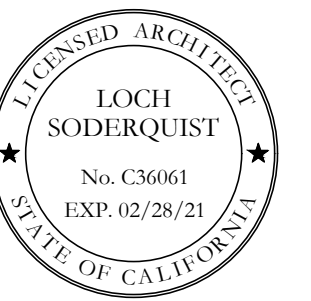
### GENERAL ZONING ANALYSIS

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	

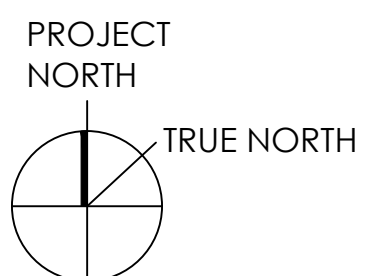
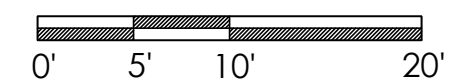
DRAWN BY	CHECKED BY
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PROJECT NO.	DATE
	MARCH 23, 2020

DRAWING NO. REV  
A103

BUILDING A

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

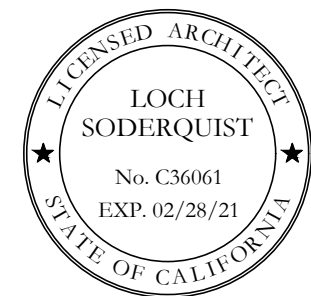
GENERAL ZONING ANALYSIS

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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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 B

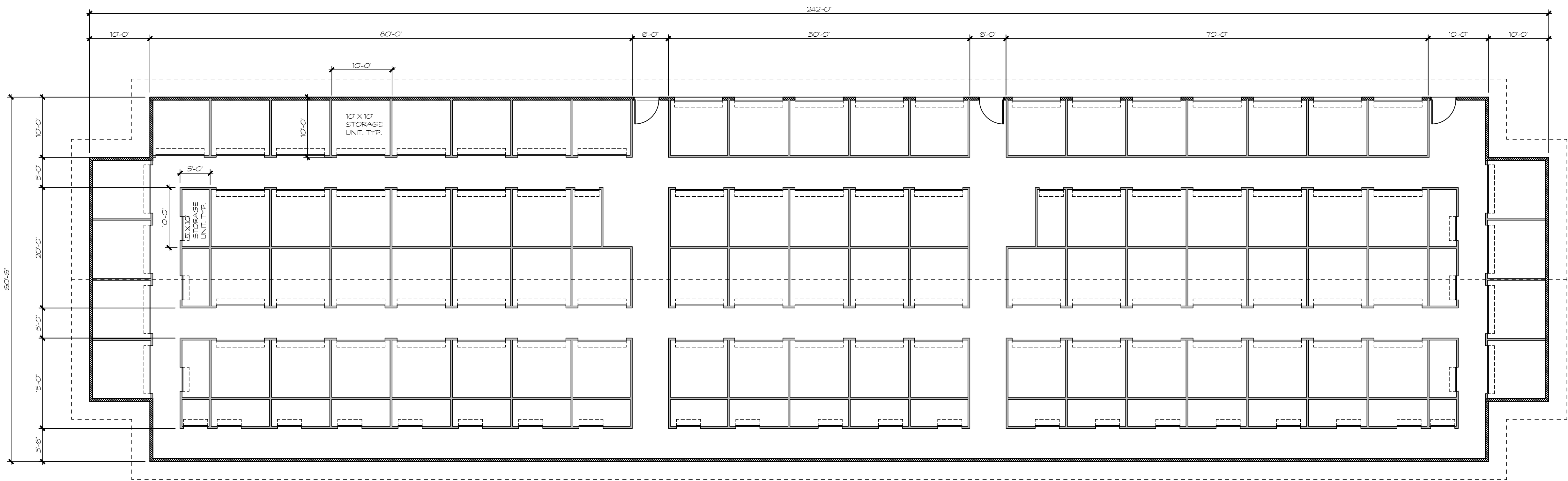
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DRAWN BY

CHECKED BY

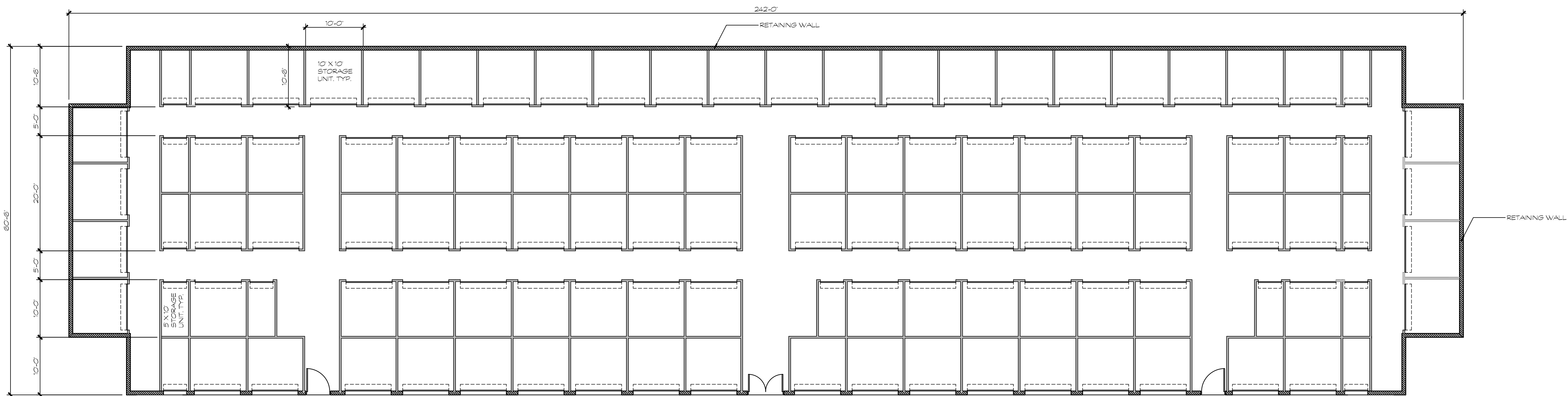
PROJECT NO.	DATE
	MARCH 23, 2020

DRAWING NO. REV  
A104



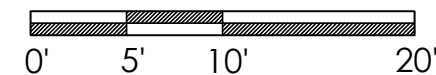
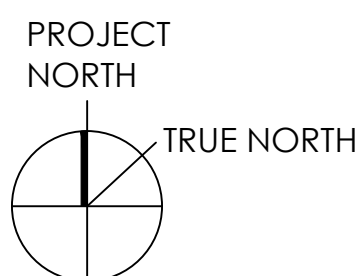
A UPPER FLOOR PLAN  
A104 SCALE: 1" = 10'-0"

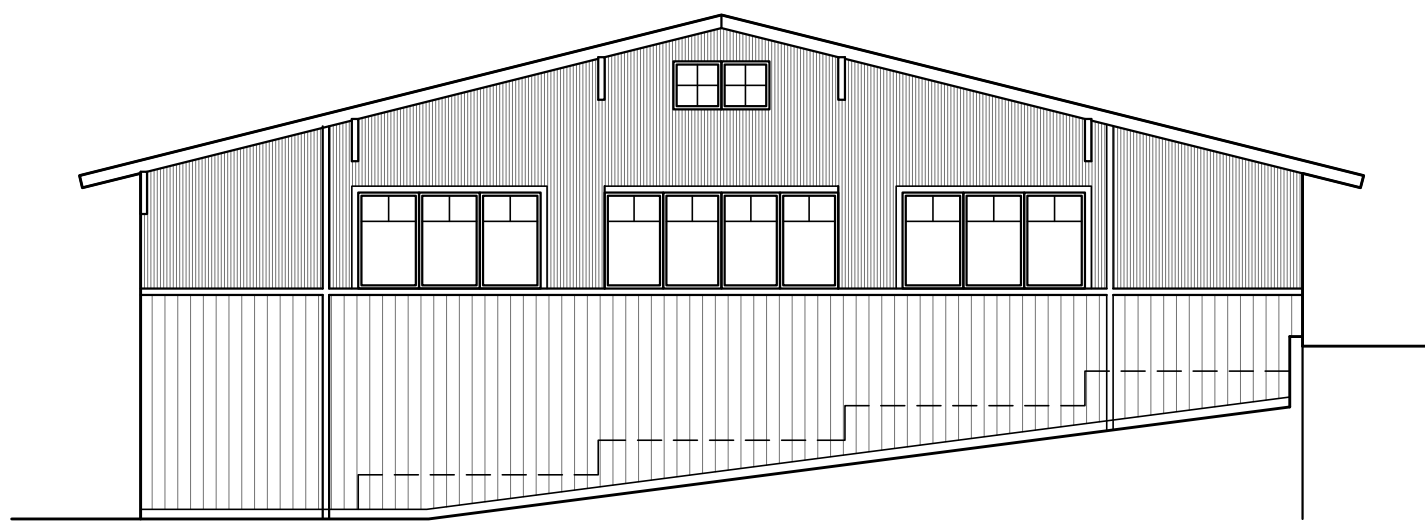
BUILDING B  
14,490 SQ. FT.  
0 2.5 5 10 20



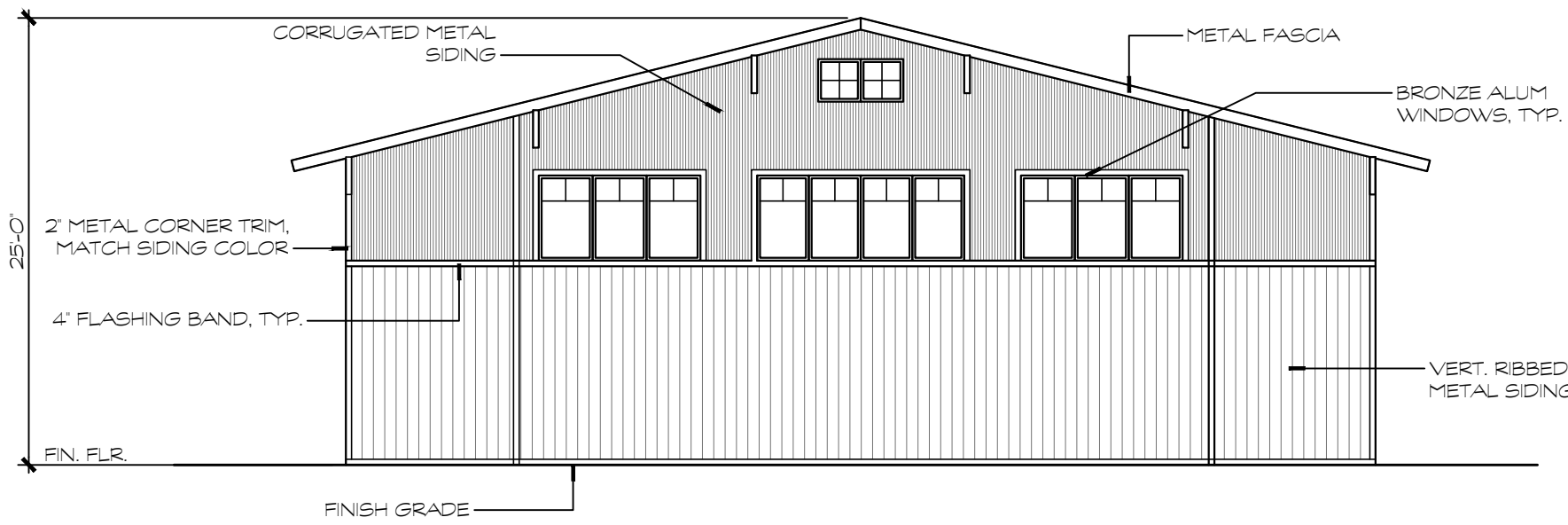
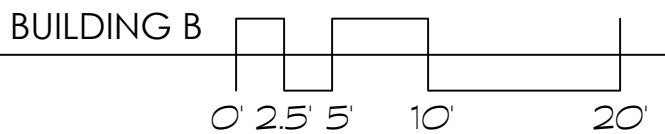
B LOWER FLOOR PLAN  
A104 SCALE: 1" = 10'-0"

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

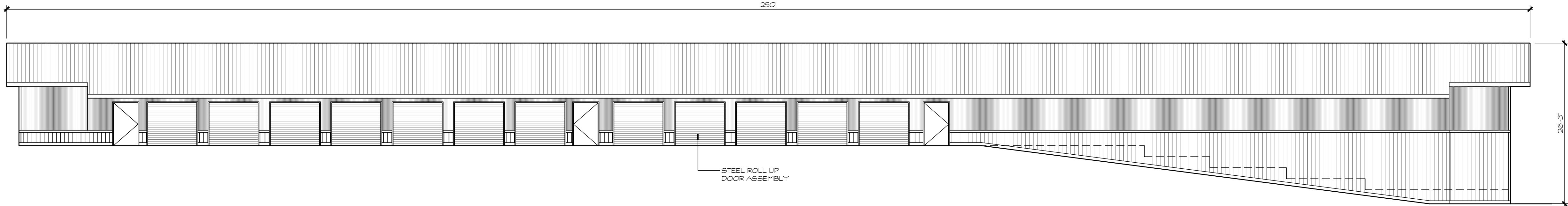
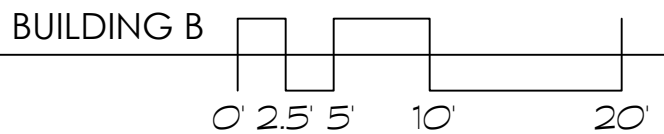




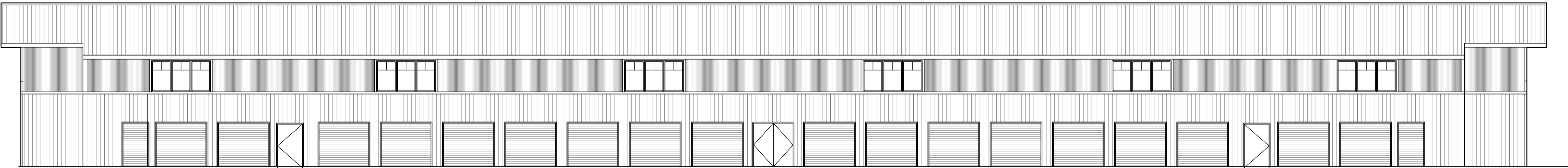
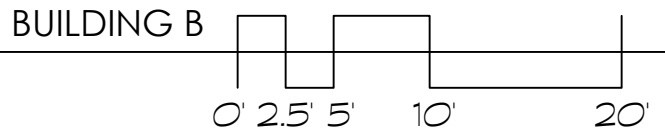
A  
A105  
EAST ELEVATION  
SCALE: 1" = 10'-0"



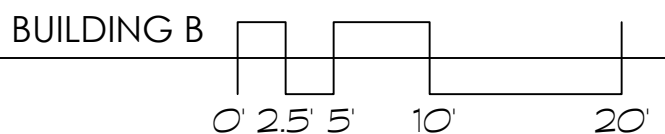
B  
A105  
WEST ELEVATION  
SCALE: 1" = 10'-0"



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



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



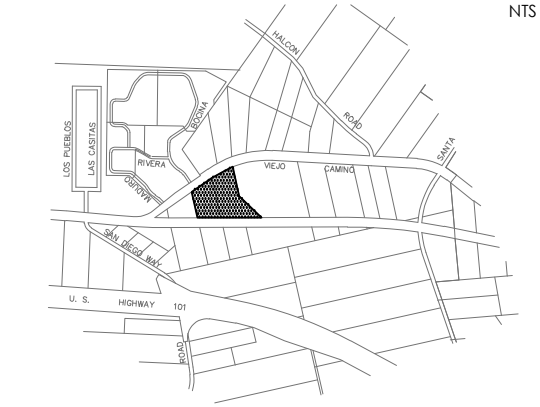
SITE DATA

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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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 B

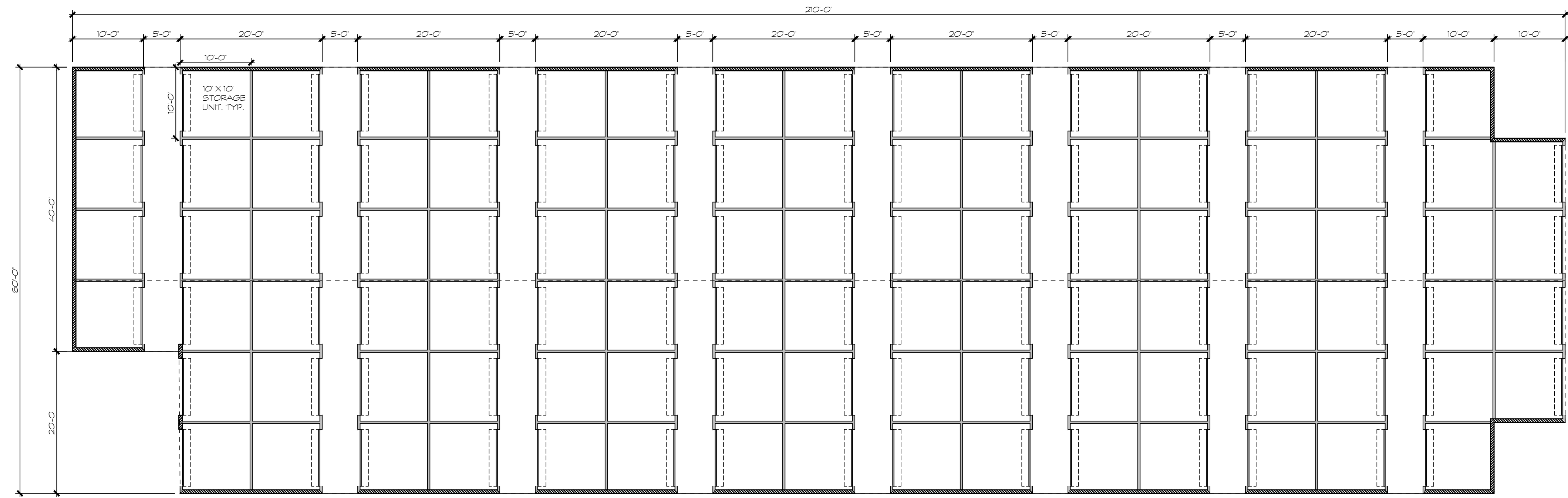
REV	DATE	NOTES
	03.23.20	

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PROJECT NO.  
DATE  
MARCH 23, 2020

DRAWING NO.  
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REV





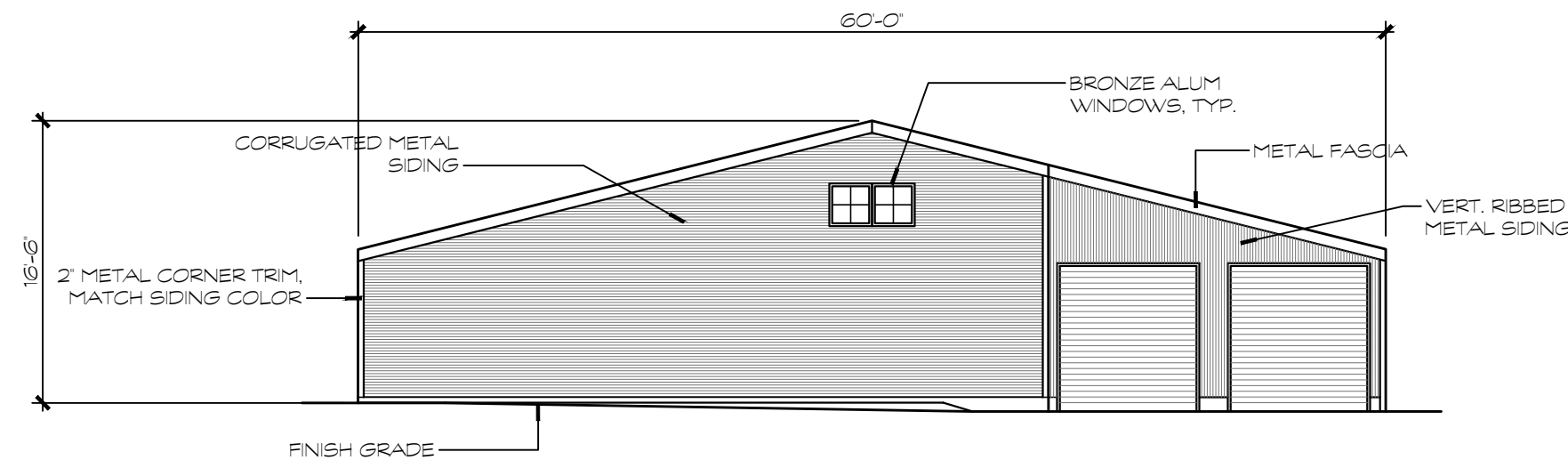
A FLOOR PLAN  
A106 SCALE: 1" = 10'-0"

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



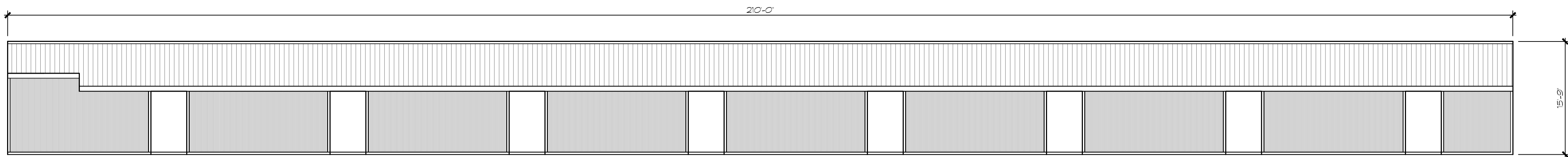
B EAST ELEVATION  
A106 SCALE: 1" = 10'-0"

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



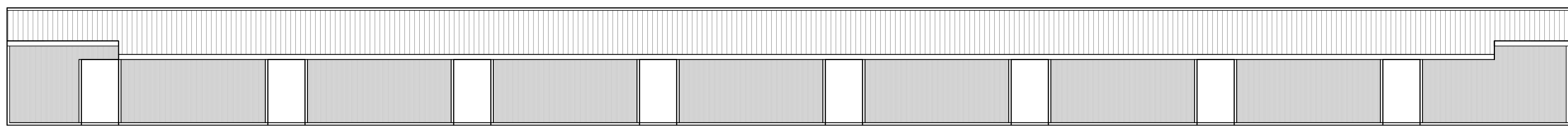
C WEST ELEVATION  
A106 SCALE: 1" = 10'-0"

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



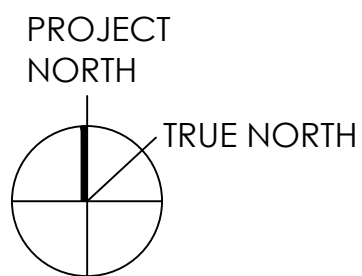
D NORTH ELEVATION  
A106 SCALE: 1" = 10'-0"

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



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

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



#

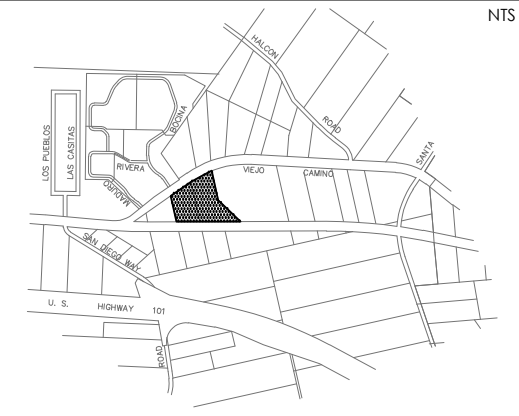
SITE DATA

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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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PISMO BEACH, CA 93449

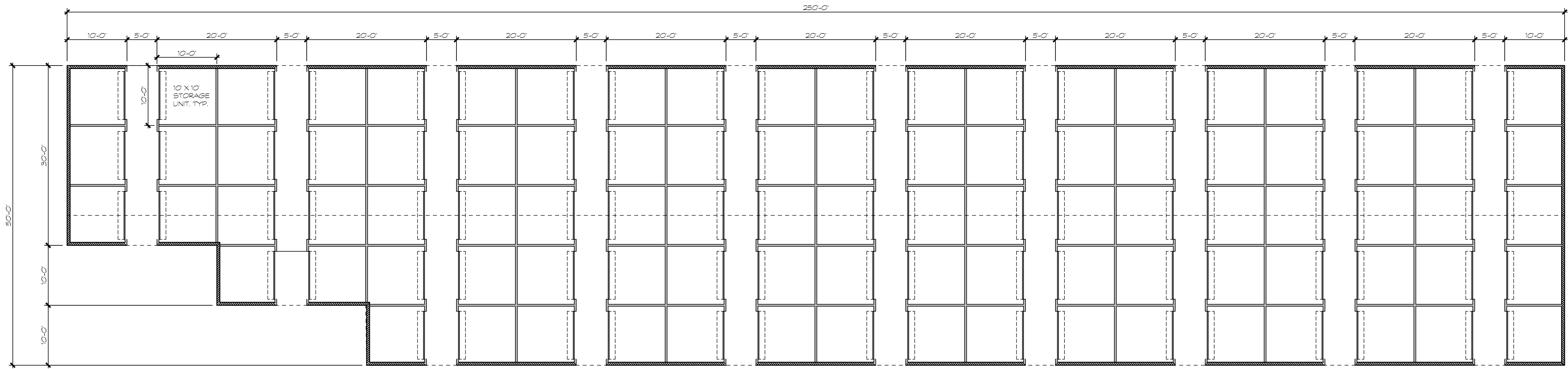
DRAWING TITLE  
BUILDING C

REV	DATE	NOTES
	03.23.20	

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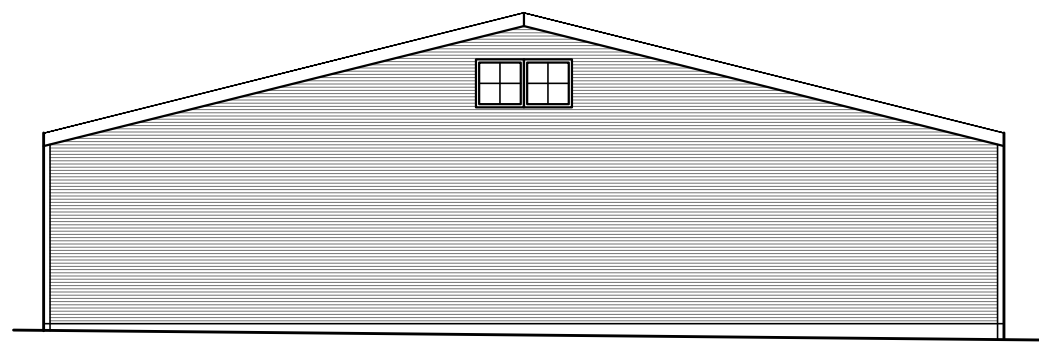
PROJECT NO. DATE  
MARCH 23, 2020

DRAWING NO. REV  
A106



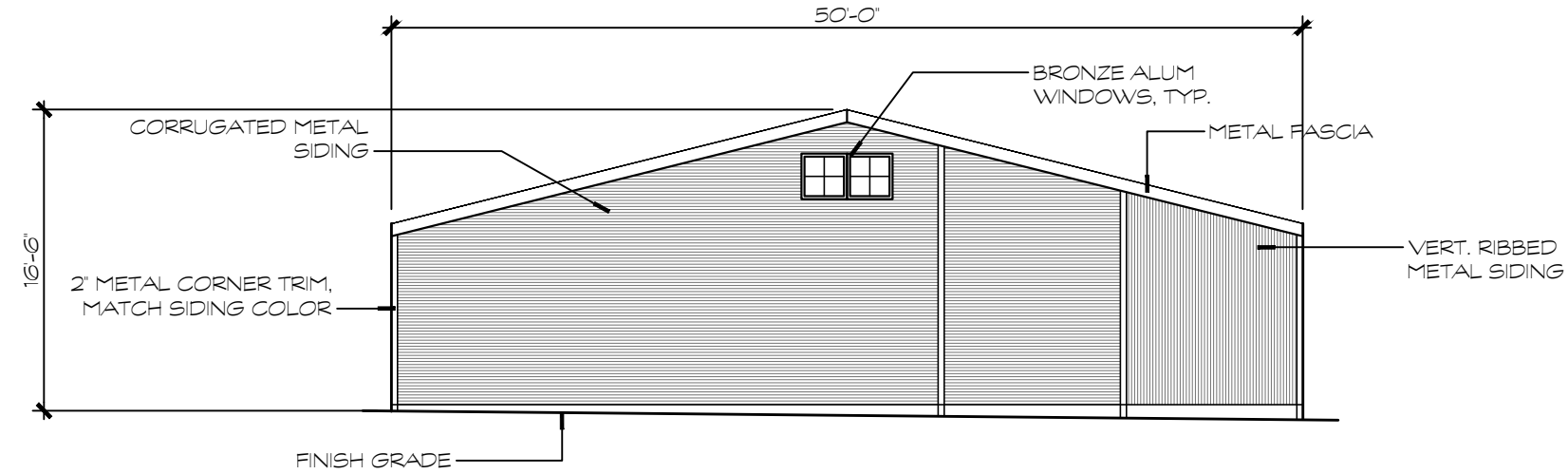
A  
A107 FLOOR PLAN  
SCALE: 1" = 10'-0"

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



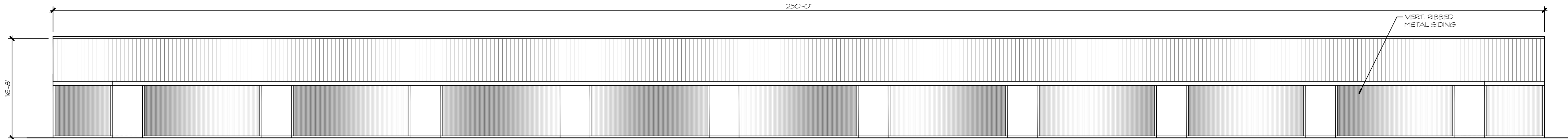
B  
A107 EAST ELEVATION  
SCALE: 1" = 10'-0"

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



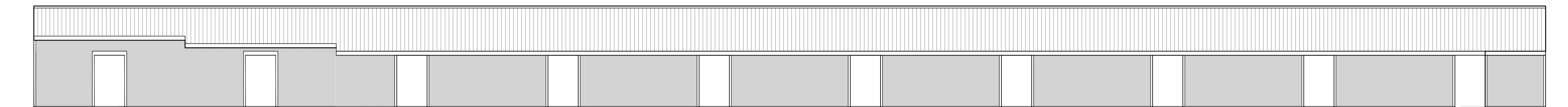
C  
A107 WEST ELEVATION  
SCALE: 1" = 10'-0"

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



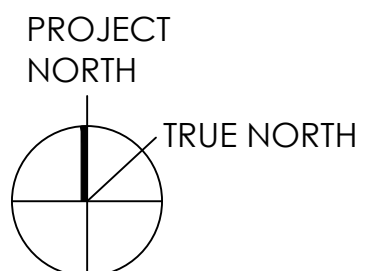
D  
A107 NORTH ELEVATION  
SCALE: 1" = 10'-0"

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



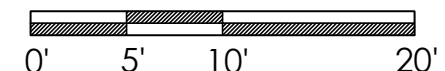
E  
A107 SOUTH ELEVATION  
SCALE: 1" = 10'-0"

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



BUILDING D

SCALE: 1" = 10' - 0"



#

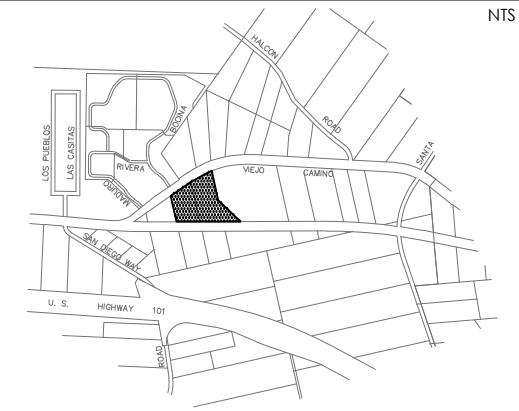
#### SITE DATA

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

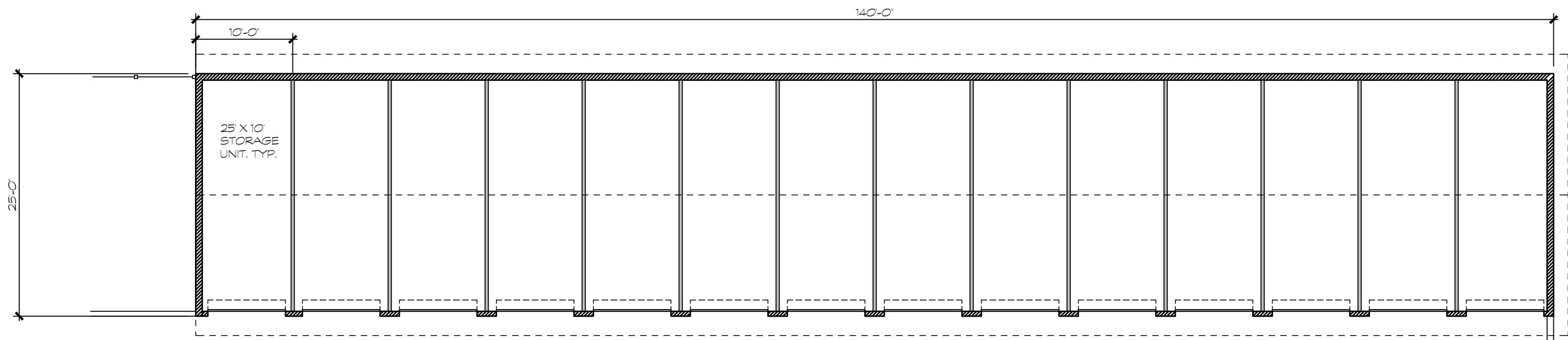
DRAWING TITLE  
BUILDING D

REV	DATE	NOTES
	03.23.20	

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PROJECT NO. DATE  
MARCH 23, 2020

DRAWING NO. REV  
A107

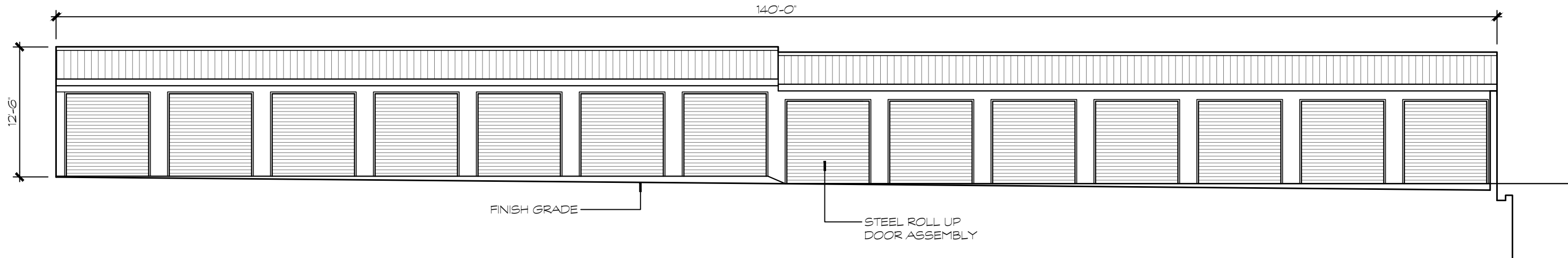
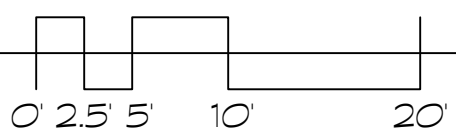


A  
A108

FLOOR PLAN

SCALE: 1" = 10'-0"

BUILDING E  
3,500 SQ. FT.

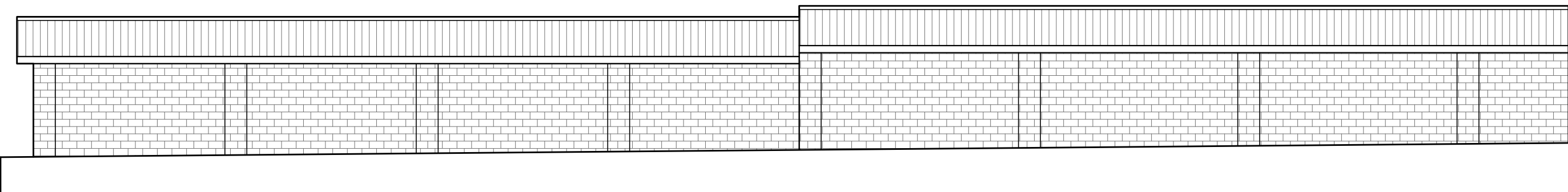
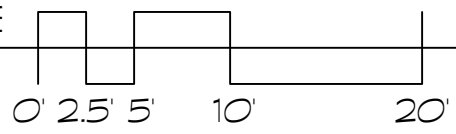


B  
A108

WEST ELEVATION

SCALE: 1" = 10'-0"

BUILDING E

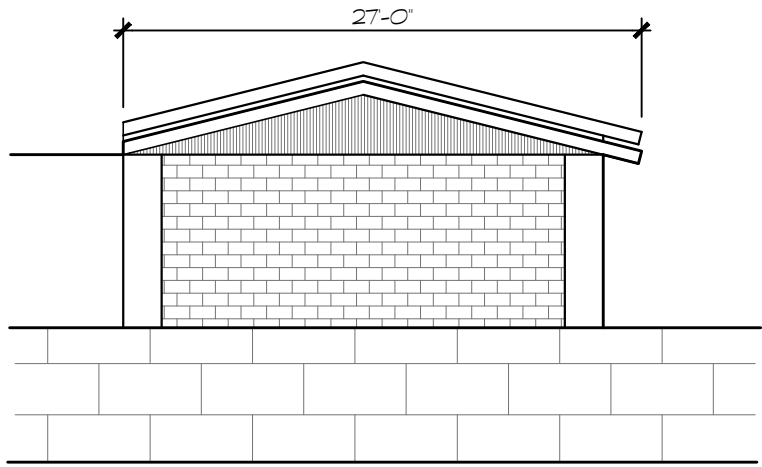
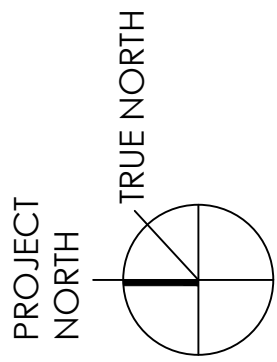
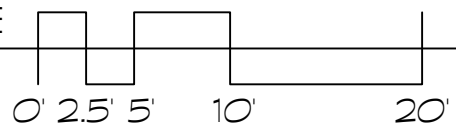


D  
A108

EAST ELEVATION

SCALE: 1" = 10'-0"

BUILDING E

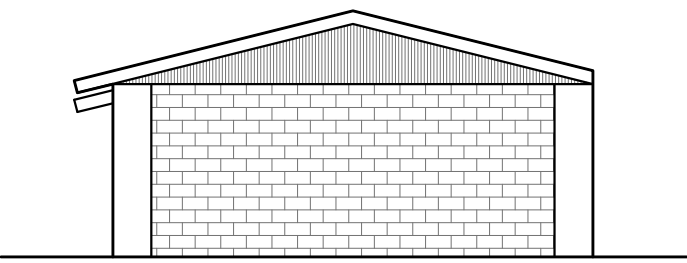


C  
A108

SOUTH ELEVATION

SCALE: 1" = 10'-0"

BUILDING E



E  
A108

NORTH ELEVATION

SCALE: 1" = 10'-0"

BUILDING E

PROJECT DATA

#

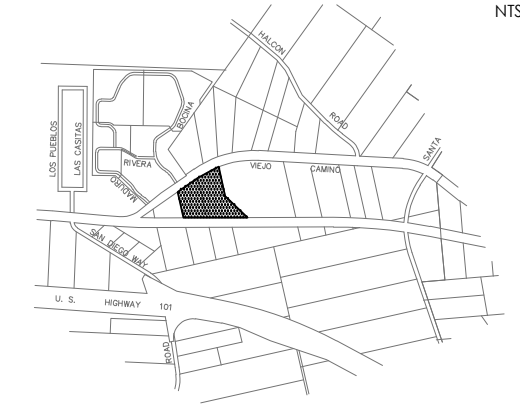
SITE DATA

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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: 045-342-0010

OWNER  
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215 SANJA FE AVE.  
PISMO BEACH, CA 93449

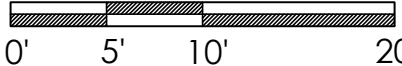
DRAWING TITLE  
BUILDING E

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	



**Attachment 2: Land Use List for CN and CS zones**  
**DEV20-0076**

**Allowed Land Uses and Permit Requirements**

See Following



Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required □ Not Permitted		
	Permitted Uses By Zones		Special Regulation(s)
	CN	CS	
Accessory Storage		A <sup>4</sup>	9-6.103
Adult Day Care Facility	A		
Adult Oriented Business		A	9-16
Age Restricted Housing			
Agricultural Produce Stands	A		9-6.117
Amusement Services		A	
Animal Hospitals		A	9-6.110
Artisan Foods and Products		A	
ATM	A	A	
Auto Dealers (New and Used) and Supplies		CUP	9-6.163
Auto Repair and Services		A	9-6.168
Bar/Tavern			
Bed and Breakfast		CUP	
Brewery – Production		CUP	
Broadcast Studios		A	
Building Materials and Hardware w/ outdoor sales or storage area 10,000 sf or greater		CUP	9-6.165



**ITEM 2**  
**Dove Creek Mini Storage**  
**DEV20-0076 / Newton**

Building Materials and Hardware w/ outdoor sales or storage area less than 10,000 sf		A	9-6.165
Business Support Services		A	
Caretaker's Residence/ Employee Unit		CUP	
Childcare Center	A		9-6.125
Churches and Related Activities			9-6.121
Collection Stations	A <sup>4</sup>	A <sup>4</sup>	9-6.130
Contract Construction Services (Indoor)		A	
Contract Construction Services (Outdoor)		CUP	
Data and Computer Services Center		AUP	
Day Care			
Drive-Through Sales or Services	CUP	CUP	9-4.122
Eating and Drinking Places	A	A	
Farm Equipment and Supplies w/ outdoor storage or sales area 10,000 sf or greater		CUP	
Farm Equipment and Supplies w/ outdoor storage or sales area less than 10,000 sf		A	
Farmers' Market	CUP		



Financial Services and Banks	A	A	
Fuel Dealer		A <sup>4</sup>	9-6.129
General Retail	A <sup>4</sup>	A <sup>4</sup>	
General Retail Greater than 50,000 sf	CUP	CUP	
Government Offices and Facilities	A	A	
Health Care Services		A	
Horticultural Specialties w/ outdoor storage or sales area 10,000 sf or greater		CUP	9-6.116
Horticultural Specialties w/ outdoor sales or storage area less than 10,000 sf		A	9-6.116
Hotels, Motels		A	
Indoor Recreation Services		CUP	
Kennels		A	9-6.111
Large Family Day Care			9-6.125
Large Scale Ag Manufacturing		CUP	9-6.103
Laundries and Dry Cleaning Plants		A	
Laundromat/Coin-Operated Laundry	CUP	CUP	
Libraries, Museums		A	
Live/Work Unit			
Manufacturing and Processing – High Intensity <sup>4</sup>		CUP	



Manufacturing and Processing - Low Intensity		A	
Medical Extended Care Services: 6 Residents or Less	CUP	CUP	9-6.134
Medical Extended Care Services: 7 Residents or More			9-6.134
Medical Research		A	
Membership Organizations		A	
Microbrewery – Brewpub	A	A	
Mini-Storage		CUP	
Mobile Eating and Drinking Vendors <sup>6</sup>	A	A	
Mortuary Services		A	
Multifamily Dwelling	CUP <sup>2</sup>	CUP <sup>2</sup>	
Occupancy Units			
Offices	A	A	
Outdoor Recreation Services		CUP	9-6.123
Parking Lots	AUP	AUP	
Parks and Playgrounds			
Personal Service Restricted		A	
Personal Services	A	A	
Printing and Publishing			
Public Assembly and Entertainment		CUP	
RCFE – Assisted Living			9-6.135





RCFE – Independent Living/Senior Apartments	CUP	CUP	9-6.135
RCFE – Retirement Hotel	CUP	CUP	9-6.135
Recreational Vehicle Parks			9-6.180
Recycling and Scrap			9-6.131
Recycling Centers			9-6.132
Research and Development		A	
Residential Care: 6 Residents or Less			9-6.135
Retail Sales—Restricted		A	
Sales Lots			9-6.139
Schools		A	9-6.125
Schools – Business and Vocational		A	9-6.125
Service Stations	CUP	CUP	9-6.164
Single-Family Dwelling			
Single-Room			9-6.184
Small Family Day Care		A <sup>8</sup>	
Social and Service Organizations		A	
Sports Assembly		CUP	
Storage, Recycling and Dismantling of Vehicles and Material		CUP	9-6.131
Tasting Room	A	A	
Telecommunication Facility	CUP	CUP	
Temporary Events	A/ CUP <sup>3</sup>	A/ CUP <sup>3</sup>	9-6.177



Temporary Offices		A	9-6.176
Temporary or Seasonal Sales	A	A	9-6.174
Transit Stations		CUP	
Utility Facilities		CUP	
Utility Infrastructure	A	A	
Vehicle and Equipment Storage (Indoor) <sup>4</sup>		A	9-6.183
Vehicle and Equipment Storage (Outdoor) <sup>4</sup>		CUP <sup>4</sup>	9-6.183
Vehicle and Freight Terminals		CUP	
Warehousing		CUP	
Wholesaling and Distribution Center <sup>4</sup>		A <sup>4</sup>	
Winery – Boutique		A <sup>4</sup>	
Winery – Production		CUP	

**Notes:** (These notes apply only to Table 3-2).

- 1 Residential uses allowed only on second and third floors. If a project is required to provide a unit in compliance with the Americans with Disabilities Act, the handicapped accessible unit may be located on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space.
- 2 Multifamily dwellings permitted when located on the second floor or above, or within an existing residential structure of historical significance.
- 3 Temporary events requiring more than 3 days for onsite setup and teardown require the approval of a conditional use permit (Section 9-2.110).
- 4 Outdoor commercial and industrial sales and storage developments (as defined by Section 9-9.102) of 10,000 square feet or more require the approval of a conditional use permit (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.
- 5 Handcrafted and artisan food production shall be ancillary to the retail component.
- 6 Mobile food vending permitted on private property with owner's permission and City review of parking and access on-site. Mobile food trucks used as part of an event may be permitted in the right-of-way with the issuance of an Event Permit.
- 7 When no overnight stays of animals are included.
- 8 Permitted when in association with conforming and legal nonconforming residences.
- 9 Allowed above ground floor. Conditional use permit required on ground floor on Palma, East Mall, West Mall Entrada, Traffic Way and on El Camino Real north of Atascadero Creek as designated in Figure 3-1, subject to all of the following findings:
  - a. The location and setting of the existing building is not ideal for pedestrian uses such as restaurants, retail or related uses.



**ITEM 2**  
**Dove Creek Mini Storage**  
**DEV20-0076 / Newton**

- b. The existing building and site improvements are designed exclusively for office uses and could not accommodate other uses.
- c. The proposed new office use will be a significant contribution to economic development by providing new jobs, pedestrian traffic, and active uses in the downtown.
- d. The proposed new office will meet parking, accessibility, and property development standards and will not result in new parking along Atascadero Creek, East Mall or West Mall.
- e. The proposed new office building will provide a storefront and other architectural features that complement the pedestrian scale and retail environment desired within the downtown.

