



CITY OF ATASCADERO

In accordance with City Council Resolution No. 2022-064 and the requirements of AB 361, the Design Review Committee Meeting will not be physically open to the public and Committee Members will be teleconferencing into the meeting.

INTERESTED INDIVIDUALS are invited to participate through the Zoom platform using the link below and will be given an opportunity to speak in favor or opposition to the project or may call 669-900-6833 to listen and provide public comment via phone.

HOW TO SUBMIT PUBLIC COMMENT:

To provide written public comment, please email comments to: drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. Comments will be forwarded to the Design Review Committee and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as part of the record of the meeting. Please note, email comments will not be read into the record. All comments received may become part of the public record and are subject to the Public Records Act.

To join the virtual meeting:

Zoom Link

<https://us02web.zoom.us/j/81712225756>

Meeting ID: 817 1222 5756

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 by appointment during City Hall business hours.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, August 25, 2022
2:00 P.M.**

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

CALL TO ORDER

Roll Call: Chairperson Heather Newsom
Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

- 1. APPROVAL OF THE JULY 28, 2022 DRAFT MINUTES.**



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DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW MULTI-FAMILY PROJECT AT 6855 ATASCADERO AVE. (CONTINUED FROM JULY 28, 2022)

The proposed project includes a request to construct a new 8-unit multi-family building and associated improvements on a lot with an existing single-family residence on APN 030-282-015.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE22-0056)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, September 15, 2022, 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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**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

DRAFT MINUTES

**Regular Meeting – Thursday, July 28, 2022 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Newsom called the meeting to order at 2:01 p.m.

ROLL CALL

Present: **By Teleconference**
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member van den Eikhof
Vice Chairperson Susan Funk
Chairperson Newsom

Absent: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference**
Senior Planner, Kelly Gleason
Associate Planner, Mariah Gasch
Assistant Planner, Bailey Sullivan

Staff Absent: None

Others Present: **By Teleconference**
Preston Jones (PJ Designs)
Thomas Zaldivar
Devon Haggie
Ana Plotkin
Trista
Madeline Zalvidar
John Neil (Atascadero Mutual Water Co.)
Don McAdam (Southpaw Design)

APPROVAL OF AGENDA

MOTION: By Vice Chairperson Funk and seconded by Committee Member van den Eikhof to approve the Agenda.

Motion passed 5:0 by a roll call vote.

PUBLIC COMMENT

The following members of the public spoke during public comment: Devon Haggie and Thomas Zaldivar.

Staff and Chairperson Newsom addressed the comments made during public comment.

Chairperson Newsom closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF THE JUNE 16, 2022 DRAFT MINUTES**

MOTION: By Committee Member Schmidt and seconded by Committee Member van den Eikhof to approve the Consent Calendar.

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

DEVELOPMENT PROJECT REVIEW**2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW 8-UNIT MULTI-FAMILY BUILDING AT 6855 ATASCADERO AVE.**

The proposed project includes a request to construct a new 8-unit multi-family building and associated improvements for Michael Hawkins on APN 030-282-015.

Recommendation: Staff requests the DRC approve the request. (PRE22-0056).

Planner Gleason presented the staff report, and answered questions from the Committee. Planner Gleason stated that this project will not move forward to the Planning Commission, and if approved today, could move straight to building permits.

Chairperson Newsom asked if a ministerial action by the DRC could be appealed (a project that does not go to Planning Commission) and Director Dunsmore replied that yes, this is an appealable action. Any appealed action would be based on design.

Chairperson Newsom asked about the radius on noticing on this project. Planner Gleason stated it was noticed at 300-feet, and that we would need Council direction to do a larger radius mailing.

Chairperson Newsom stated for the record, that there is an emergency housing area that houses at-risk children nearby and she wants them to be notified of the project, and asked Director Dunsmore to look into this. She believes that if at-risk housing is near a proposed project, then a 1,000-foot radius should be used. She asked staff to ensure that this particular property gets notified.

PUBLIC COMMENT

The following members of the public spoke during public comment: Preston Jones (who shared a landscape plan as Exhibit A), Thomas Zaldivar, Devon Haggie, Ana Plotkin, Trista (no last name given), and Madeline Zaldivar.

Chairperson Newsom closed the Public Comment period.

The Committee recommended the applicant return with revised plans to include the following changes:

Site Design

- Bollards requirement will be a useful addition to provide protection.
- Move trash enclosure to new location as shown on Exhibit A.
- Solid fencing all the way around, no chain link.
- Designate patio area as a no smoking area.
- Developer, Contractor, and sub-contractors must follow City standards for construction noise and hours.
- If the applicant does two-bedroom units, then they can keep the two extra spaces.

Architectural Design

- 2nd story siding should wrap all sides of the building. Break up the long elevation.
- Recommend articulation in material and color.
- Curbs at the north side of the property line, or some barrier.
- At the back elevation, add laundry room window (shower-style) for ventilation.
- Stucco could be a sand finish or cantrel.
- Units 4 and 8 could lose the office space if the applicant chooses not to do a 2-bedroom unit, and move the laundry room closer to those units (gain 10 feet on the site, while losing accessory space). Could modify one or two units. If they do all two-bedroom apts., we could keep the spaces.
- Move building to come away from the two side property lines; lose one parking space.
- Not remove the two parking spaces near Navajoa to allow for the building to move up.

Landscaping

- Install additional vertical trees along northerly property line.
- Trees could be placed in the neighbor's yard for privacy as a good faith effort.
- Valley oak to be box-sized tree or similar.
- Solid fencing should be installed.
- Work with the neighbors as a good faith effort.

MOTION: By Committee Member Schmidt and seconded by Vice Chairperson Funk to continue the item to a date certain in August, re-notify the neighbors, expand the noticing to 1,000 feet, and request that the applicant (Mike Hawkins) be present for the next meeting.

*Motion passed by 4:1 by a roll call vote.
(van den Eikhof voted no)*

3. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF AN RV STORAGE LOT AT 6805 SYCAMORE ROAD.

The proposed project includes a request to add an RV Storage Lot to an existing site for VSM Leasing & Rentals, LLC on APN 028-121-001.

Recommendation: Staff requests the DRC review plans for a new business that includes outdoor Recreational Vehicle (RV) storage and direct the applicant to make any modifications to the site as necessary prior to proceeding to the Planning Commission for a review of a Conditional Use Permit. (USE21-0107)

Planner Gasch presented the staff report, and answered questions from the Committee. Planning Gasch stated that the DeAnza Trail will be realigned in Phase 1.

PUBLIC COMMENT

The following members of the public spoke during public comment: John Neil and Don McAdam.

Chairperson Newsom closed the Public Comment period.

The Committee agreed with staff's recommendations and added the following new recommendations:

- Interior landscape does not need to be installed. Landscape along frontage should be installed past the Raminha Construction site.
- Trail must remain suitable for equestrian use.
- The existing vinyl coated chain link fence may be relocated to the back of the site, along the Salinas River side.
- Angled barbed wire on top of the fence is appropriate for this site
- A low fence shall be added between the proposed De Anza Trail location and Sycamore Road. This fence shall be split rail or welded pipe fencing with a maximum height of 4 feet tall.
- Work together to ensure the front of the site has a better visual appearance to include staff working with the applicant to determine what species of plants will go on the site.
- Have a good buffer for security and ensure no hiding areas so as to deter an encampment.

This project will move forward to the Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member Schmidt made a statement regarding the State’s position paper on SB9.

DIRECTOR’S REPORT

Director Dunsmore stated that we are moving forward with SB9 and ADU’s on Tuesday to the Planning Commission. That project will then move on to City Council.

ADJOURNMENT– 5:33 p.m.

The next regular meeting of the DRC is scheduled for Thursday, August 11, 2022.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

Adopted



Atascadero Design Review Committee

Staff Report – Community Development Department Residential Apartment Development

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
8/25/2022	Kelly Gleason	Michael Hawkins		PRE22-0056
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
6855 Atascadero Ave	High Density Residential (HDR)	RMF-24	030-282-015	Approximately 0.44 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the proposed design for a high-density multi-family residential project on a property with one existing residence. 				
PROJECT DESCRIPTION				
<p>The applicant proposes the construction of a new, 2-story, 8-unit, multi-family building behind an existing single-family residence on a 0.44-acre site at 6855 Atascadero Ave. Multi-family dwelling units will be for rent, and parking is accommodated via surface parking. The project is requesting a number of concessions and waivers based on State Density Bonus Law.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental process should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption Class 32, In-Fill Development Projects	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Aerial Map



DISCUSSION:

Project Description / Summary

The subject site is approximately 0.44 acres in size, located at the corner of Atascadero Ave and Navajoa Ave. The applicant proposes a new, 2-story, multi-family building behind an existing single-family residence fronting Atascadero Ave. The minimum site density is 9 units with a maximum base density of 11 units. The project is proposing a total of 9 units (8 new units + 1 existing residence). The new multi-family dwelling units will be for rent and surface parking is to be provided accessed off Navajoa Ave. State Density Bonus concessions and waivers are proposed in exchange for dedicating 1 unit for low-income households in accordance with State Law. In addition to prescribed maximum parking standards, Government Code Section 65915(d)(2)(B) allows a developer to receive one incentive or concession for including an affordable unit. Per State statute, the applicant can also request waivers of any development standards that preclude development of the site to the densities prescribed by State Law. The applicant is requesting concessions and waivers as discussed below.

Background



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

The project was reviewed by the DRC at the July 28, 2022 meeting. The item was continued with a request from the DRC to explore architectural design enhancements. Specific requests included:

- 4-sided architectural façade treatment with vertical elements along the rear façade (see discussion below)
- Bollards between the parking spaces and property to the north (included in the revised plan)
- Clarification on unit bedroom count (see discussion below)
- High windows in the laundry rooms (included in the revised plan)
- Eliminate office in units 4&8 and move laundry room over (applicant has retained all units as 2-bedroom units)
- Create a greater setback along the South property line (per State law, applicant is retaining his ability to request a waiver of the rear setback and maintain the code allowed minimum side setback)
- Darker earth toned colors (included in revised plan)
- Consistent windows (applicant has retained sliders to meet egress standards and is using consistent windows on all elevations)
- Solid fencing (conditioned)

Analysis

Architectural Changes

The applicant has updated the architectural elevations to include sand finished stucco exterior and painted a darker grey color. Gable roof elements and contrasting vertical façade elements have been added to the rear elevation to provide architectural interest.





CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT



Site Design

The site design has been updated to include bollards adjacent to the parking spaces along the north property line. The landscape plan includes shade trees and benches throughout the common open space areas. A condition has been included to provide upgraded landscaping around the existing residence. The project has also been conditioned to provide vines or similar landscaping along the south property line.

The units have been reconfigured to include a full 2 bedrooms, requiring a total of 14 spaces per State Density Bonus Law. The proposed plan includes 14 parking spaces with a request for a setback waiver along Navajoa Ave to allow the parking spaces to encroach into the required 10-foot landscape area.

The DRC also reviewed building setbacks at the July 28th meeting. The applicant is requesting a waiver of the rear setback along the north property line to allow for the encroachment of the corner of the building up to 5 feet from the property line. This request is within the parameters allowed by State Law.

Trash Enclosure

The shared trash enclosure is included toward the end of the parking lot adjacent to the upper floor stairs. A roof has been added for aesthetics and security.

DRC DISCUSSION ITEMS:

1. Site Design
2. Architectural Design
3. Landscaping



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

ATTACHMENTS:

1. Updated Project Design Package
2. Updated Project renderings
3. DRAFT DRC Notice of Action



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Attachment 1: Updated Project Design Package

PRE22-0056

See Attached

CODE ANALYSIS

ALL CONSTRUCTION SHALL CONFORM TO THE:
 2019 California Energy Code
 2019 California Residential Code
 2019 California Electrical Code
 2019 California Fire Code
 2019 California Green Building Code
 2019 California Mechanical Code
 2019 California Plumbing Code
 2019 California Building Code
 2019 California Reference Standards Code
 AS WELL AS ALL ATASCADERO BUILDING ORDINANCES AND GREEN BUILDING STANDARDS

DOCUMENTS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PJ DESIGNS IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT

GENERAL NOTE

1. THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF PJ DESIGNS AND CANNOT BE ASSUMED ALL-INCLUSIVE WITH REGARD TO SUCH.

PROJECT TEAM

CIVIL

ABOVE GRADE ENGINEERING
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 R.C.E. 58256
 245 HIGUERA STREET
 SAN LUIS OBISPO, CA 93401
 (805) 548-1172
 SCOTT@ABOVEGRADEENGINEERING.COM

DESIGNER

PJ DESIGNS
 PRESTON JONES
 800 WARD CT.
 TEMPLETON, CA 93465
 (805) 550-7436
 PRESTON@PJ-DESIGNS.COM

OWNER

MICHAEL HAWKINS
 5205 CARRIZO ROAD
 ATASCADERO, CA 93422
 (805) 440-2500
 MHAWKNS@ICLOUD.COM

SHEET INDEX

CS COVER SHEET/SITE PLAN
 C-1 PROPOSED IMPROVEMENTS
 L-1 CONCEPTUAL LANDSCAPE PLAN
 A-1.1 LOWER FLOOR PLAN
 A-1.2 UPPER FLOOR PLAN
 A-2.0 CONCEPTUAL RENDER & MATERIALS
 A-2.1 ELEVATIONS
 A-2.2 ELEVATIONS

SHEET SET

NUMBER OF ORIGINALS IN SET 8

DESIGNER NOTE

PLANS PREPARED BY:
 PJ DESIGNS
 800 WARD CT.
 TEMPLETON, CA 93465
 PH (805) 550-7436
 PRESTON@PJ-DESIGNS.COM

PJ DESIGNS TAKES NO LIABILITY FOR INFORMATION PROVIDED BY THE OWNER IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. THE OWNER HAS APPROVED THIS SET OF PLANS AND AGREED THAT THIS STRUCTURE IS BUILDBLE ON SAID LOT.

THE DRAFTSMAN DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS IN CONNECTION THEREWITH ARE SUITABLE, WHETHER OR NOT MODIFIED FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IN LETTER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ENGINEER.

ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DRAFTSMAN AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DRAFTSMAN.

JOB DESCRIPTION

1. CONSTRUCT 2-STORY MULTIFAMILY RESIDENCE
 - 1.1 (8) 2-BEDROOM UNITS
 - 1.2 (2) LAUNDRY FACILITIES
2. CONSTRUCT ASPHALT PARKING LOT
 - 2.1 (12) STANDARD STALLS
 - 2.2 (1) COMPACT STALL
 - 2.3 (1) ADA STALL

STRUCTURE CALCS

LOWER	UNIT
720 SQ.FT.	UNIT 1
720 SQ.FT.	UNIT 2
720 SQ.FT.	UNIT 3
625 SQ.FT.	UNIT 4
136 SQ.FT.	LAUNDRY A

UPPER	UNIT
720 SQ.FT.	UNIT 5
720 SQ.FT.	UNIT 6
720 SQ.FT.	UNIT 7
625 SQ.FT.	UNIT 8
136 SQ.FT.	LAUNDRY B
648 SQ.FT.	COVERED DECK

AREA CALCS

EXISTING SITE	LOT SIZE
17685 SQ.FT.	EXISTING RESIDENCE FOOTPRINT
1594 SQ.FT.	
PROPOSED	PROPOSED STRUCTURE (IMPERVIOUS)
2920 SQ.FT.	PROPOSED PARKING LOT (IMPERVIOUS)
3458 SQ.FT.	PROPOSED PARKING LOT (PERVIOUS)
1134 SQ. FT.	PROPOSED COMMON AREA 1 (PERVIOUS)
1532 SQ.FT.	PROPOSED COMMON AREA 2 (PERVIOUS)
1320 SQ.FT.	
9039 SQ. FT.	TOTAL IMPERVIOUS AREA
50%	LOT COVERAGE

PROJECT CHARACTERISTICS

THE EXISTING SITE HAS A SINGLE FAMILY RESIDENCE LOCATED ON THE PROPERTY FRONTING ATASCADERO AVE. THE PROPOSED PROJECT IS TO MAINTAIN THE EXISTING FRONT RESIDENCE AND CONSTRUCT A NEW 2-STORY STRUCTURE CONSISTING OF (8)-1 BEDROOM UNITS WITH LAUNDRY FACILITIES ON EACH FLOOR. A **STATE DENSITY BONUS** IS BEING UTILIZED AND ONE OF THE UNITS WILL BE "MODERATE INCOME".

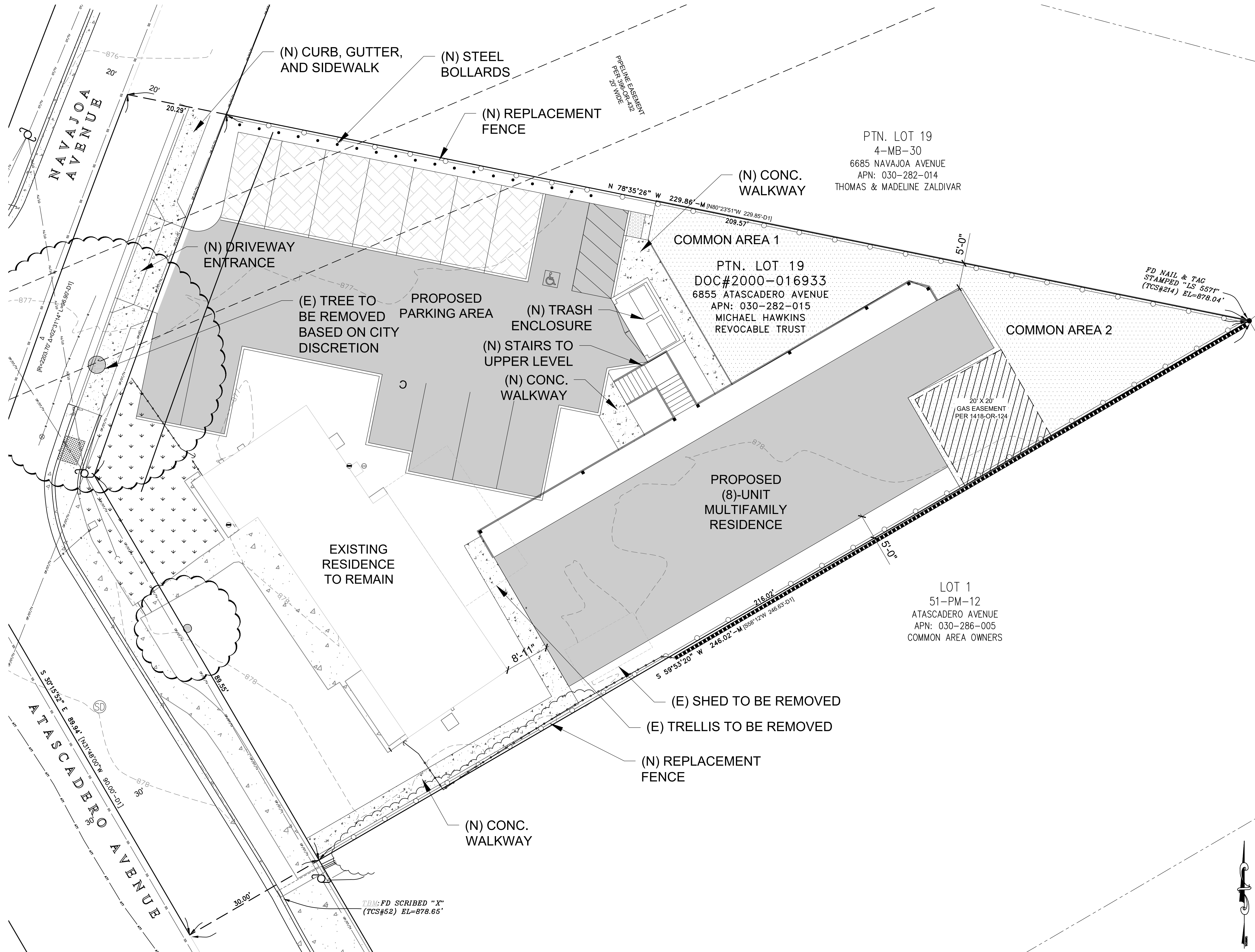
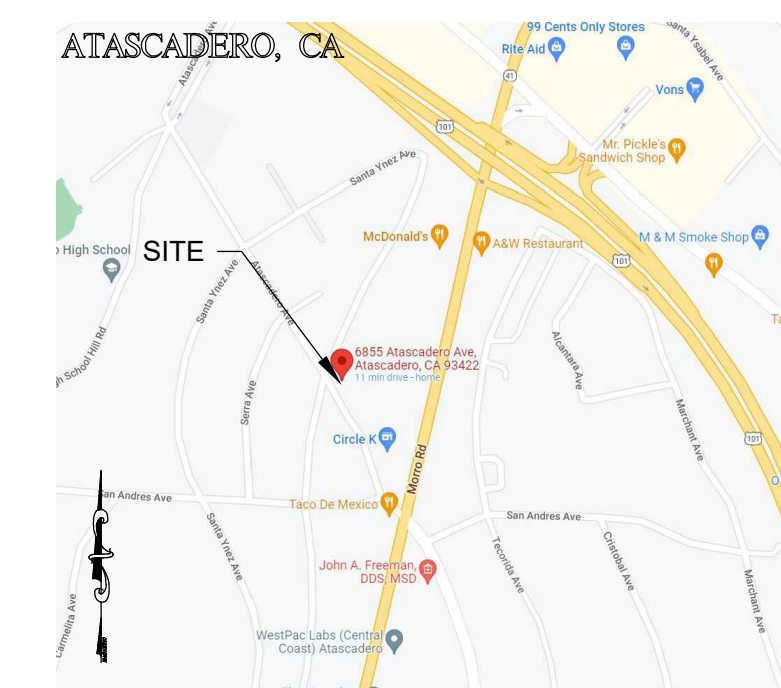
BLDG CODE DATA

OCCUPANCY: R-3
 TYPE OF CONSTRUCTION: VB
 ALLOWABLE AREA: UNLIMITED
 HEIGHT: <24'-3"
 AUTOMATIC FIRE SPRINKLER: YES
 STORIES: 2-STORY

PROJECT DATA

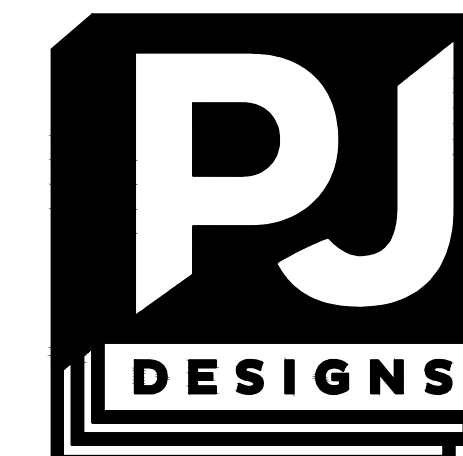
PORTION OF LOT 19, BLOCK W-A, MAP OF ATASCADERO, IN THE CITY OF ATASCADERO, AS FILED IN BOOK 4, PAGE 30, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
 APN: 030-282-015

VICINITY MAP



SITE PLAN

1" = 10'-0"



Preston Jones

800 Ward Ct.
 Templeton, CA 93465
 805.550.7436
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 www.PJ-Designs.com

General Building Designer
 Custom Homes - Remodels - Additions - ADUs - As-Built

Attention: If plan check correction date does not appear in the revision block below, do not install/build structure from this copy of construction drawings, unless otherwise indicated with "approved" not stamp from local building and planning department, copies without correction date indicated are most likely preliminary documents only.

Project

HAWKINS MULTIFAMILY RESIDENCE

6855 ATASCADERO AVE.
 ATASCADERO, CA 93422

Jurisdiction
 CITY OF ATASCADERO, CA

APN
 030-282-015

Job No. 22012

Sheet Title

COVER SHEET

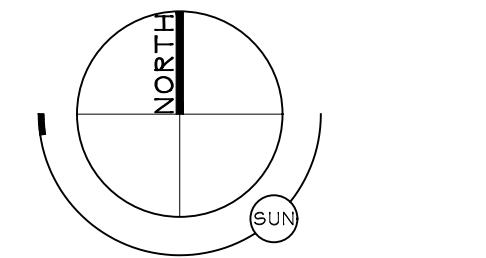
PMTR-0000-0000

Plan Set	
Preliminary	2.24.2022
DRC Submit	5.30.2022
DRC Revisions	8.15.2022

Sheet Number

CS

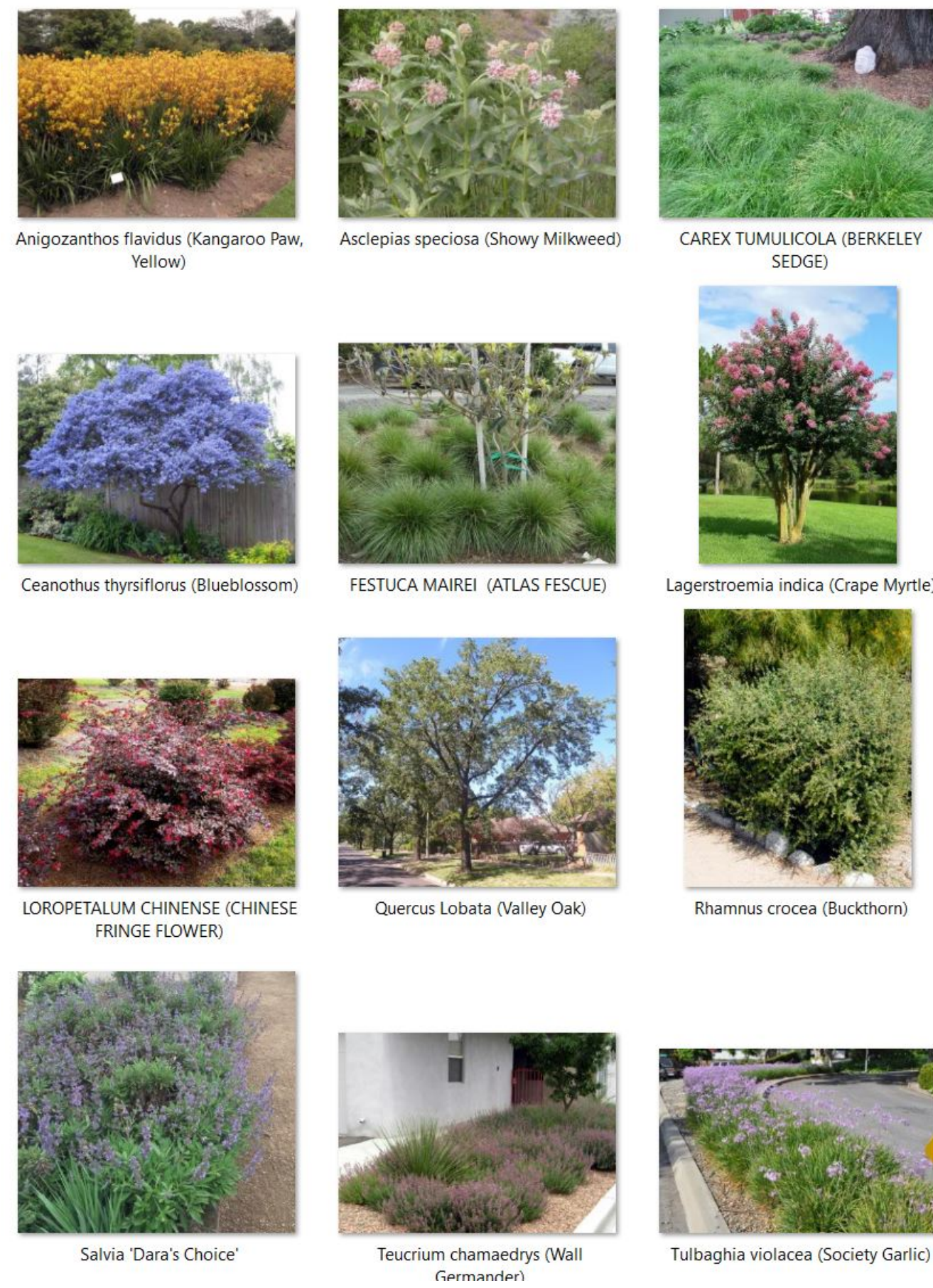
CONCEPTUAL LANDSCAPE PLAN



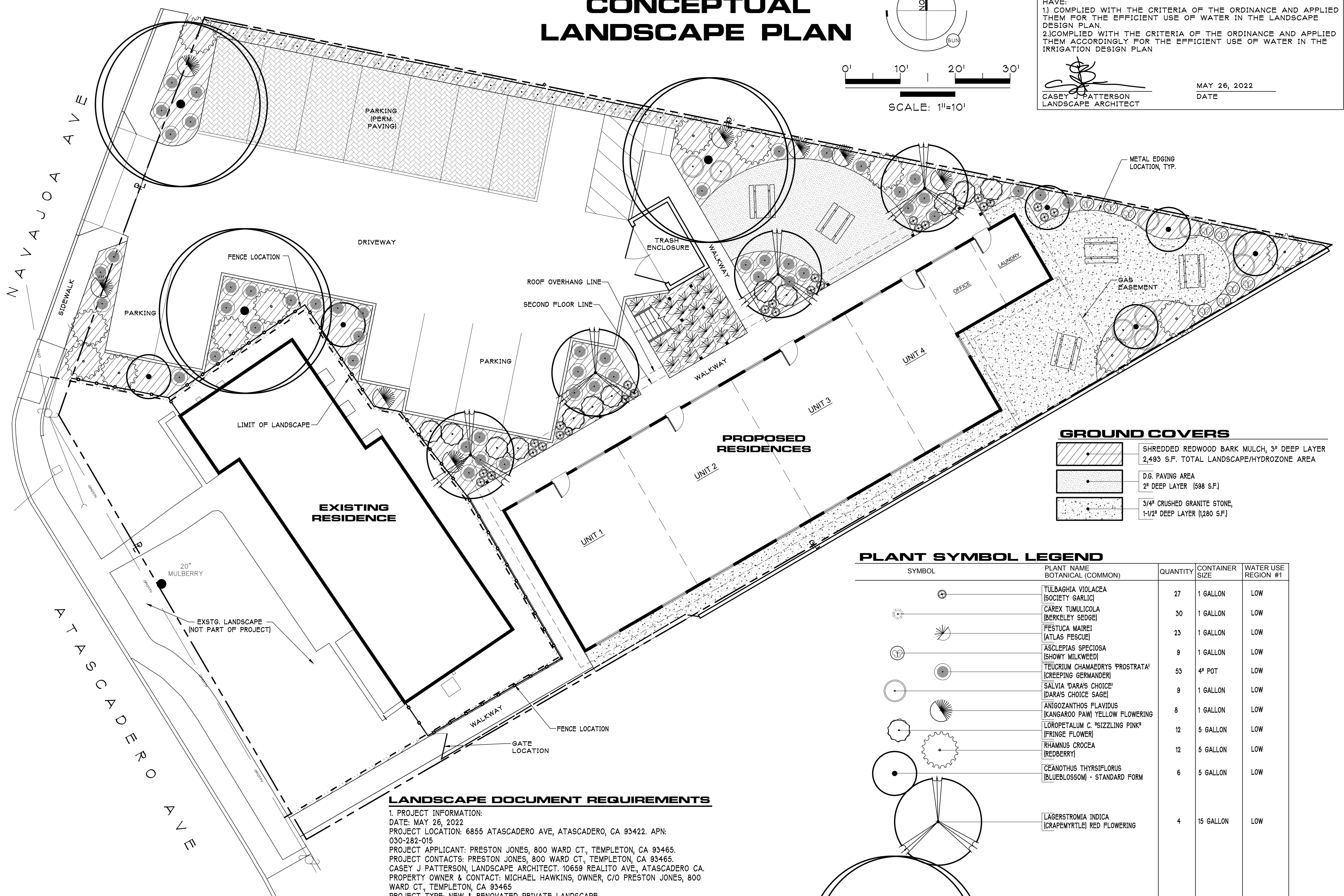
COMPLIANCE STATEMENT
I HAVE COMPLIED WITH THE REQUIREMENTS OF THE MWEL0 AND HAVE:
1) COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2) COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

CASEY J PATTERSON
LANDSCAPE ARCHITECT

MAY 26, 2022
DATE



PLANT IMAGES



GROUND COVERS

	SHREDDED REDWOOD BARK MULCH, 3" DEEP LAYER 2,493 S.F. TOTAL LANDSCAPE/HYDROZONE AREA
	D.G. PAVING AREA 2" DEEP LAYER (998 S.F.)
	3/4" CRUSHED GRANITE STONE, 1-1/2" DEEP LAYER (1280 S.F.)

PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME BOTANICAL (COMMON)	QUANTITY	CONTAINER SIZE	WATER USE REGION #1
	TULBAGHIA VIOLACEA (SOCIETY GARLIC)	27	1 GALLON	LOW
	CAREX TUMULICOLA (BERKELEY SEDGE)	30	1 GALLON	LOW
	FESTUCA MAIREI (ATLAS FESCUE)	23	1 GALLON	LOW
	ASCLEPIAS SPECIOSA (SHOWY MILKWEED)	9	1 GALLON	LOW
	TEUCRUM CHAMAEDRYS 'PROSTRATA' (CREEPING GERMANDER)	53	4" POT	LOW
	SALVIA 'DARA'S CHOICE' (DARA'S CHOICE SAGE)	9	1 GALLON	LOW
	ANIGOZANTHOS FLAVIDUS (KANGAROO PAW) YELLOW FLOWERING	8	1 GALLON	LOW
	LOROPETALUM C. 'SIZZLING PINK' (FRINGE FLOWER)	12	5 GALLON	LOW
	RHAMNUS CROCEA (REDBERRY)	12	5 GALLON	LOW
	CEANOTHUS THYRSIFLORUS (BLUEBLOSSOM) - STANDARD FORM	6	5 GALLON	LOW
	LAGERSTROMIA INDICA (CRAPEMYRTLE) RED FLOWERING	4	15 GALLON	LOW
	QUERCUS LOBATA (VALLEY OAK)	3	15 GALLON	LOW

LANDSCAPE DOCUMENT REQUIREMENTS

- PROJECT INFORMATION:
DATE: MAY 26, 2022
PROJECT LOCATION: 6855 ATASCADERO AVE, ATASCADERO, CA 93422. APN: 030-282-015
PROJECT APPLICANT: PRESTON JONES, 800 WARD CT, TEMPLETON, CA 93465.
PROJECT CONTACTS: PRESTON JONES, 800 WARD CT, TEMPLETON, CA 93465.
CASEY J PATTERSON, LANDSCAPE ARCHITECT, 10659 REALITO AVE., ATASCADERO CA.
PROPERTY OWNER & CONTACT: MICHAEL HAWKINS, OWNER, C/O PRESTON JONES, 800 WARD CT, TEMPLETON, CA 93465
PROJECT TYPE: NEW & RENOVATED PRIVATE LANDSCAPE.
- MULCH ALL PLANTING BEDS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENT.
- ALL PLANTS USED FOR THE PLANTING AREAS OF THE SITE ARE IN THE VERY LOW TO "LOW" WATER-USE PLANT FACTOR CATEGORY (REGION 1) AS DETERMINED BY WUCOLS.
- THE PROJECT WILL INCORPORATE COMPOST AT A RATE OF 4 CY/1,000 S.F. MIXED TO A DEPTH OF 6", UNLESS SUPERSEDED BY SOIL TESTING.
- SOIL FERTILITY TESTING WILL BE COMPLETED AND INCORPORATED INTO THE LANDSCAPE CONSTRUCTION PLANS.
- P.O.C. FOR IRRIGATION SYSTEM WILL BE OFF A DEDICATED, LANDSCAPE WATER METER.
- IRRIGATION SYSTEMS WILL COMPLY WITH THE FOLLOWING:
(A) AUTOMATIC IRRIGATION CONTROLLERS WILL USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
(B) IRRIGATION CONTROLLERS WILL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
(C) PRESSURE WILL REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
(D) MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE P.O.C. OF THE WATER SUPPLY.
(E) ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
(F) AREAS LESS THAN 10' WIDE IN ANY DIRECTION WILL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

GREEN CODE REQUIREMENTS:

1. THIS LANDSCAPE DESIGN GROUPS ALL PLANTS IN HYDROZONES IN ACCORDANCE WITH THEIR RESPECTIVE WATER, CULTURAL (SOIL, CLIMATE, SUN AND LIGHT) AND MAINTENANCE NEEDS. EACH HYDROZONE IS CLEARLY DELINEATED ON THE IRRIGATION PLAN. ZONES SHOULD INCLUDE AT LEAST HIGH AND LOW ZONES. THE DESIGN INSTALLS SEPARATE IRRIGATION VALVES FOR DIFFERENT ZONES.
2. PLANTING BEDS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENTS.
3. CONSTRUCT RESOURCE EFFICIENT LANDSCAPES: * NO INVASIVE SPECIES LISTED BY CAL-IPC ARE TO BE PLANTED. * NO PLANT SPECIES TO REQUIRE SHEARING. * A MINIMUM OF 75% OF PLANTS ARE TO BE DROUGHT TOLERANT, CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES OR OTHER APPROPRIATE SPECIES * MINIMIZE TURF IN LANDSCAPE INSTALLED: * NO TURF BEING USED AND NO OVERHEAD SPRINKLERS BEING USED.
4. CAL GREEN MANDATORY MEASURES, TIER 1 REQUIREMENTS: THE FOLLOWING CAL GREEN CODE REQUIREMENTS HAVE BEEN MET AS SHOWN ON THESE LANDSCAPE PLANS. A. IRRIGATION CONTROLLERS: AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S).
3. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
B. INSTALL A LOW-WATER CONSUMPTION IRRIGATION SYSTEM WHICH MINIMIZES THE USE OF SPRAY TYPE HEADS
C. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE, SEE THIS SHEET.
D. PROVIDE WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT REDUCES THE USE OF POTABLE WATER; DOES NOT EXCEED 65 PERCENT OF ETO TIMES THE LANDSCAPE AREA.

PROJECT: HAWKINS ADDITION
MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]
SLA = 0
MAWA = 31,347.6

ETWU = (ETo) x (0.62) x [(PF) x (HA) + (E) x (SLA)]
Site Location: Atascadero
Site's ETo: 49
Irrigation Efficiency: 0.81 O.H. = .75 max
Drip = .81

Plant Factors

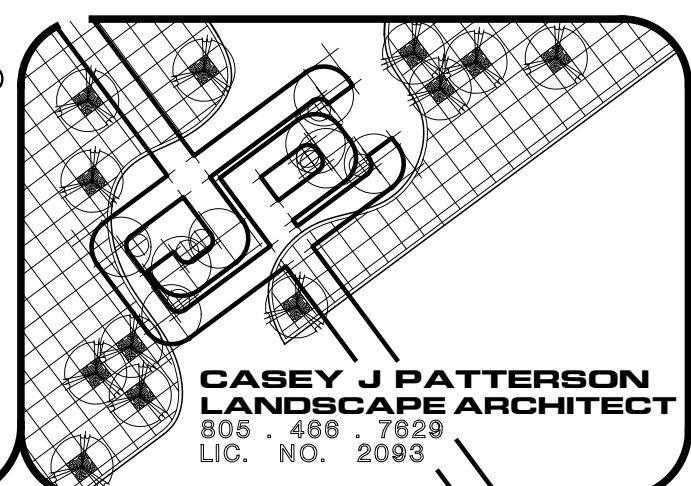
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
ETAF =	0.45

RES. = 0.55
COM. = 0.45

Hydrozone	Planting Type*	Plant Factor	Hydrozone Area	PFxHA(FT SQ)	ETWU	LOCATION
1,	Low	0.3	2,293	688	25,800	See Planting
		Sum:	2,293	688	25,800	TOTAL

*All Drip Irrigation (BUDGET)
MAWA = 31,348 gallons (ESTIMATED)
ETWU = 25,800 gallons
Project complies with MWEL0 (estimated is lower than budget)

WATER BUDGET CALCULATION



title: **CONCEPTUAL LANDSCAPE PLAN**

project: **HAWKINS ADDITION
6855 ATASCADERO AVE.,
ATASCADERO, CA**

scale: **1" = 10'-0"** sheet: **L-1**

date: **5/26/22**

1 of 1

NOTES

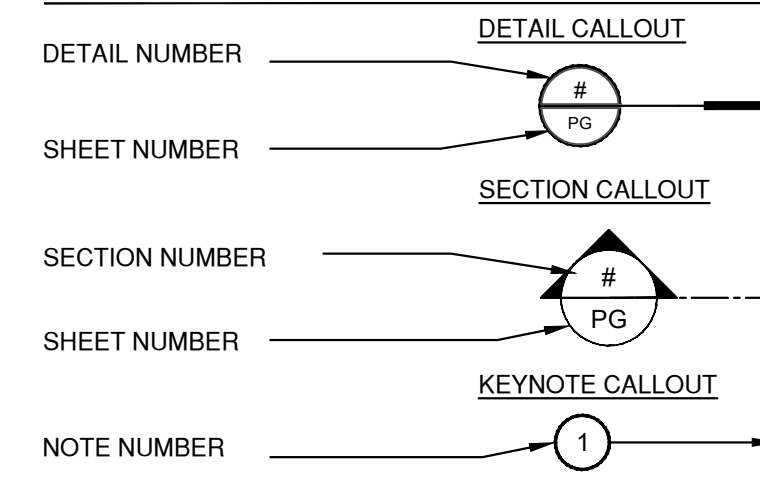
SCHEDULE NOTES: GENERAL:

1. WINDOW AND DOORS ARE APPROXIMATE ONLY. VERIFY ALL SIZES AND TYPES PRIOR TO ORDERING.
2. TEMPERED GLASS SHALL BE PROVIDED WHERE NEW GLASS IS REQUIRED AT ALL HAZARDOUS LOCATIONS INCLUDING INGRESS AND EGRESS DOORS, PANELS IN SLIDING OR SWINGING DOORS, DOORS AND ENCLOSURE FOR BATH TUB & SHOWER AND IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOORS AND WITHIN 5 FEET OF STANDING SURFACE.
3. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY A RABBETED JOINT TO THE JAMB.
4. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED, SHALL HAVE NON-REMOVABLE HINGE PINS.
5. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROTECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
6. DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
7. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/8".
8. A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
9. INTERIOR AND EXTERIOR DOORS TO BE 1 3/4" THICK MIN. WITH SOLID CORE CONSTRUCTION, UNLESS NOTED OTHERWISE.
10. GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS.
11. ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DUAL-GLAZED WITH INSULATED GLASS ASSEMBLIES. SAFETY GLAZING WILL BE USED FOR ASSEMBLIES WHERE REQUIRED. ALL NEW GLAZING SHALL BE LOW-E; U-FACTOR 0.75 OR LOWER, AND SHGC .40 OR LOWER, DUAL GLAZED ASSEMBLY.
12. WINDOW AND DOOR LIGHTS WITHIN 40° OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED OR LAMINATED GLASS.
13. ALL GLAZING IN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 MUST BE TEMPERED AND PERMANENTLY LABELED IN ACCORDANCE WITH APPLICABLE STANDARDS.
14. SAFETY GLAZING TO BE PROVIDED IN ALL DOORS AND ADJACENT PANELS, IN BATH AND SHOWER DOORS AND ENCLOSURES, WITHIN 12" OF A DOOR IN THE CLOSED POSITION, AND IN ALL PANELS IN EXCESS OF 6 S.F. AND WHOSE LOWEST EDGE IS LESS THAN 18" TO THE FINISH FLOOR OR WITHIN 36" OF A WALKING SURFACE.
15. ALL SLIDING GLASS DOOR ASSEMBLIES, SHOWER DOORS AND ENCLOSURES, AND ALL OTHER SAFETY GLAZING SHALL BE A MINIMUM OF 3/8" THICK.
16. EMERGENCY ESCAPES: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE. THESE EMERGENCY ESCAPE WINDOWS OR DOORS MUST PROVIDE A FULL CLEAR OPENING AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL TOOLS. ALL EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES. THE SILL HEIGHT OF EMERGENCY ESCAPE WINDOWS SHALL NOT BE MORE THAN 3'-8" (44 INCHES) ABOVE THE INTERIOR FLOOR.

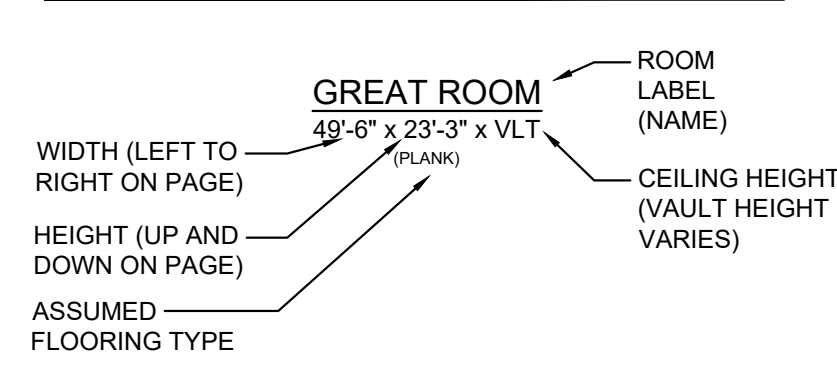
FLOORPLAN NOTES

1. ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 6 x 12 #1 DF UNLESS OTHERWISE NOTED. INTERIOR HEADER SHALL BE 4 x 8 #2 DF UNLESS NOTED.
2. ALL INTERIOR PLUMBING WALLS RECOMMENDED TO BE 2 x 6 STUDS @ 16" O.C.
3. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILINGS AND FLOORS AND IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
4. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 72" ABOVE DRAIN INLET.
5. FIBER-CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB AND SHOWER AREAS AS WELL AS PANELS IN SHOWER AREAS.
6. ALL FIREPLACES SHALL HAVE APPROVED COLLAPSIBLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR. OUTSIDE COMBUSTION AIR IS NOT REQUIRED ON INTERIOR FIREPLACES INSTALLED OVER CONCRETE SLAB ON GRADE. MANUFACTURER'S INSTALLATION GUIDE TO BE ON-SITE FOR INSPECTION.
7. FLOOR DAMPER TO BE PERMANENTLY BLOCKED OPEN IF A GAS LOG LIGHTER IS PROPOSED. CMC
8. FLOOR LEVEL CHANGE AT DOORS NOT TO EXCEED 1/2".
9. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1 1/2" x 1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST. CBC
10. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. THE NET FREE AREA OF THE ARRESTOR SHALL NOT BE LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY FLUE IT SERVES. THE ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12 GA WIRE, 19 GA GALVANIZED STEEL OR 24 GA STAINLESS STEEL. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIA. GREATER THAN 1/2" NOR BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER LESS THAN 3/8".
11. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING SHALL NOT BE LESS THAN 5.7 SQ. FT. MIN. NET OPENING HEIGHT DIMENSION, 24" CLEAR, MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR.
12. PENETRATION OF FIRE-RETARDANT WALLS, FLOOR-CEILINGS AND ROOF SHALL BE FIELD VERIFIED DURING CONSTRUCTION. ASSEMBLIES SHALL BE PROTECTED PER CBC SECTION 713.3 & 713.4
13. ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 5 INCHES IN HEIGHT, 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. (FIELD VERIFY)
14. A MINIMUM VENT AREA OF NOT LESS THAN 1/150 SHALL BE PROVIDED IN ATTIC OR ENCLOSED RAFTER SPACE. THIS MAY BE REDUCED TO 1/300 OF THE ATTIC AREA PROVIDED THAT A CLASS 1 OR 11 VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION OR AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENT AREA LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

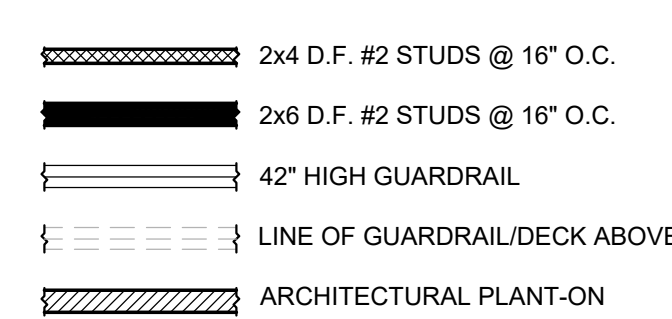
SYMBOL LEGEND



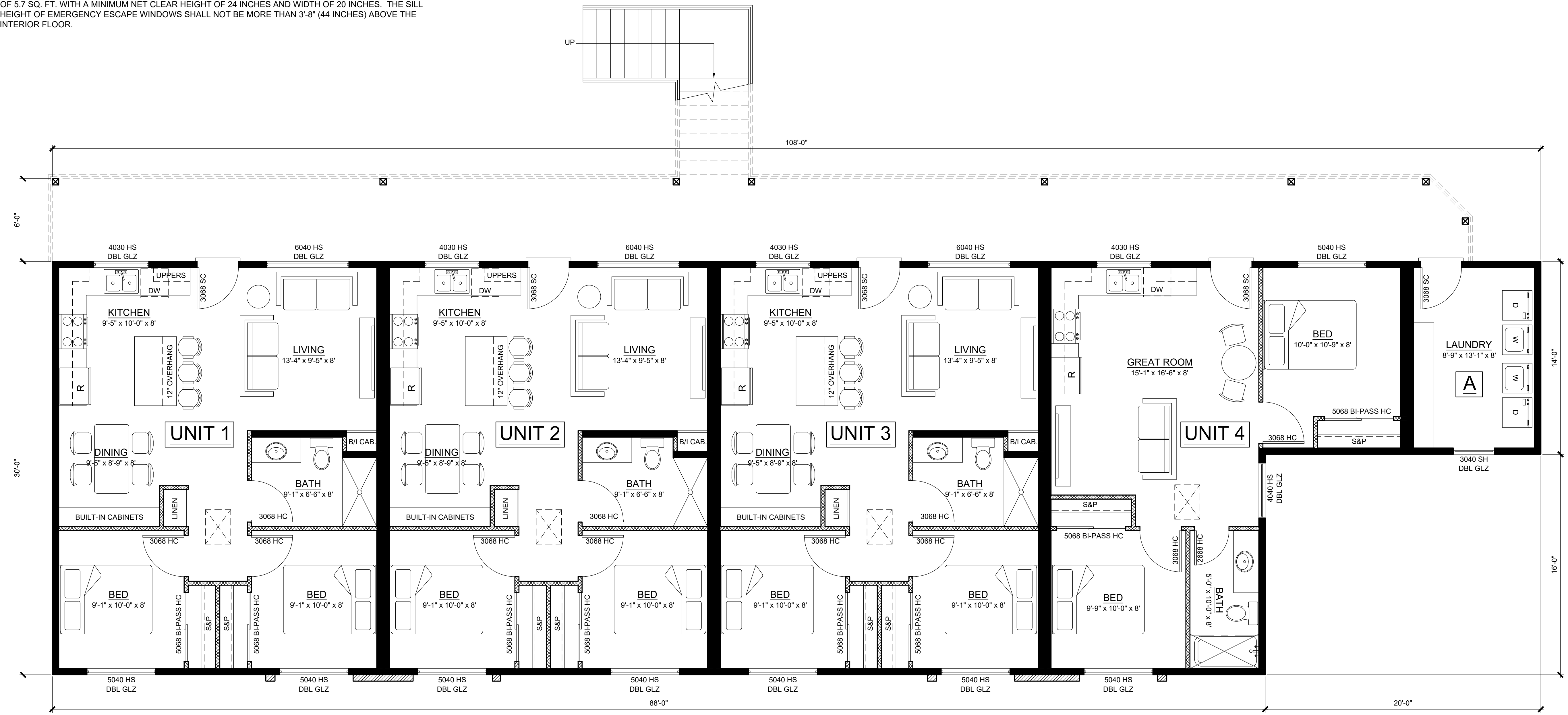
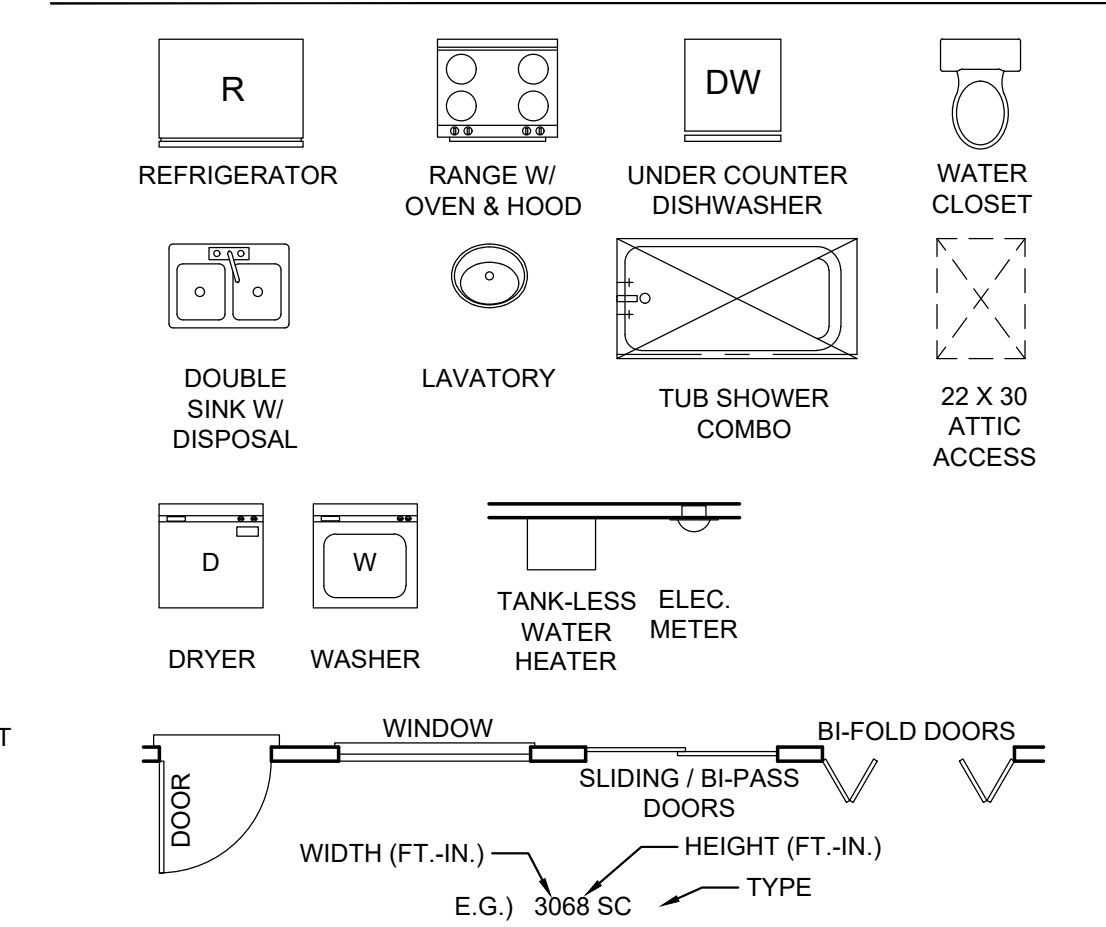
ROOM LEGEND



WALL LEGEND

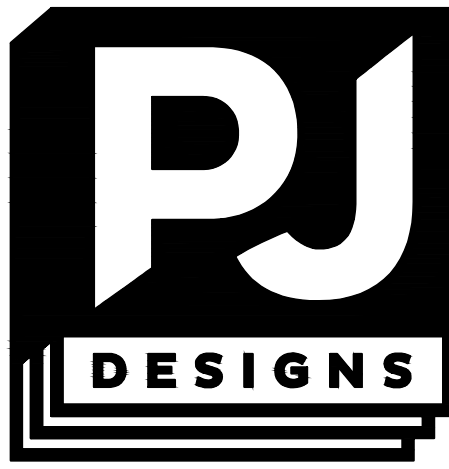


LEGEND



LOWER FLOOR PLAN

1/4" = 1'-0"



Preston J. Jones

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General Building Designer
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Project

**HAWKINS
MULTIFAMILY
RESIDENCE**

6855 ATASCADERO AVE.
ATASCADERO, CA 93422

Jurisdiction
CITY OF ATASCADERO, CA

APN
030-282-015

Job No. 22012

Sheet Title

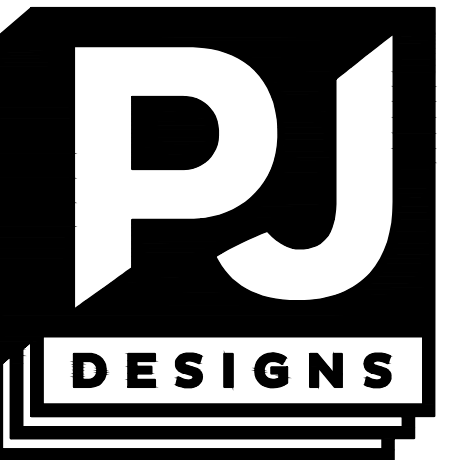
**LOWER
FLOOR PLAN**

PMTR-0000-0000

Plan Set	
Preliminary	2.24.2022
DRC Submit	5.30.2022
DRC Revisions	8.15.2022

Sheet Number

A-1.1



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Project

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ATASCADERO, CA 93422

Jurisdiction
CITY OF ATASCADERO, CA

APN
030-282-015

Job No. 22012

Sheet Title

UPPER FLOOR PLAN

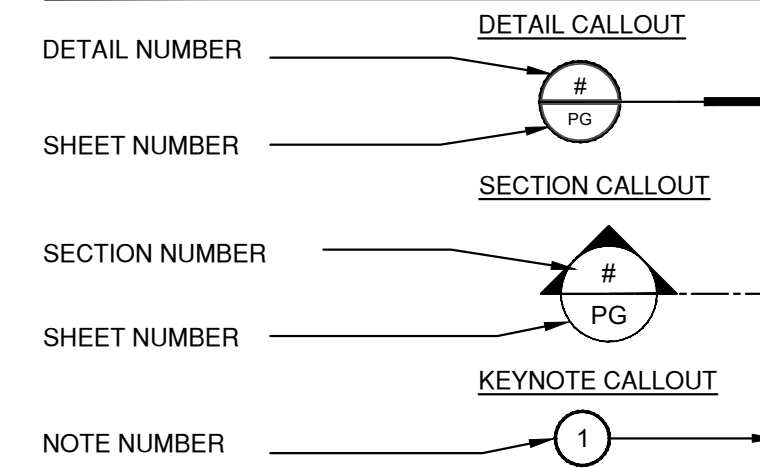
PMTR-0000-0000

Plan Set	
Preliminary	2.24.2022
DRC Submit	5.30.2022
DRC Revisions	8.15.2022

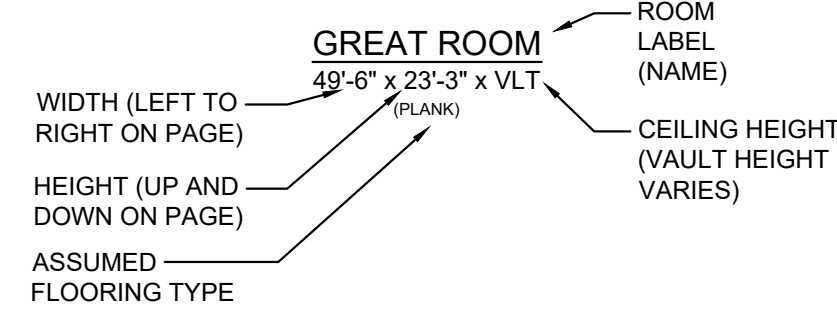
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A-1.2

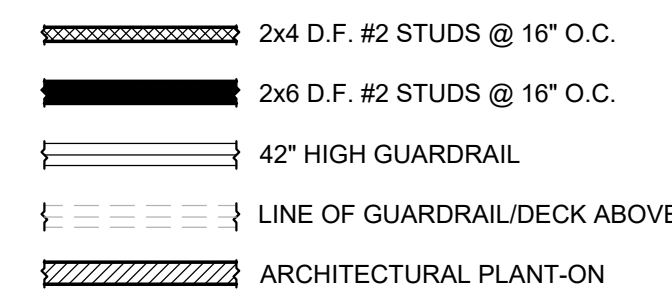
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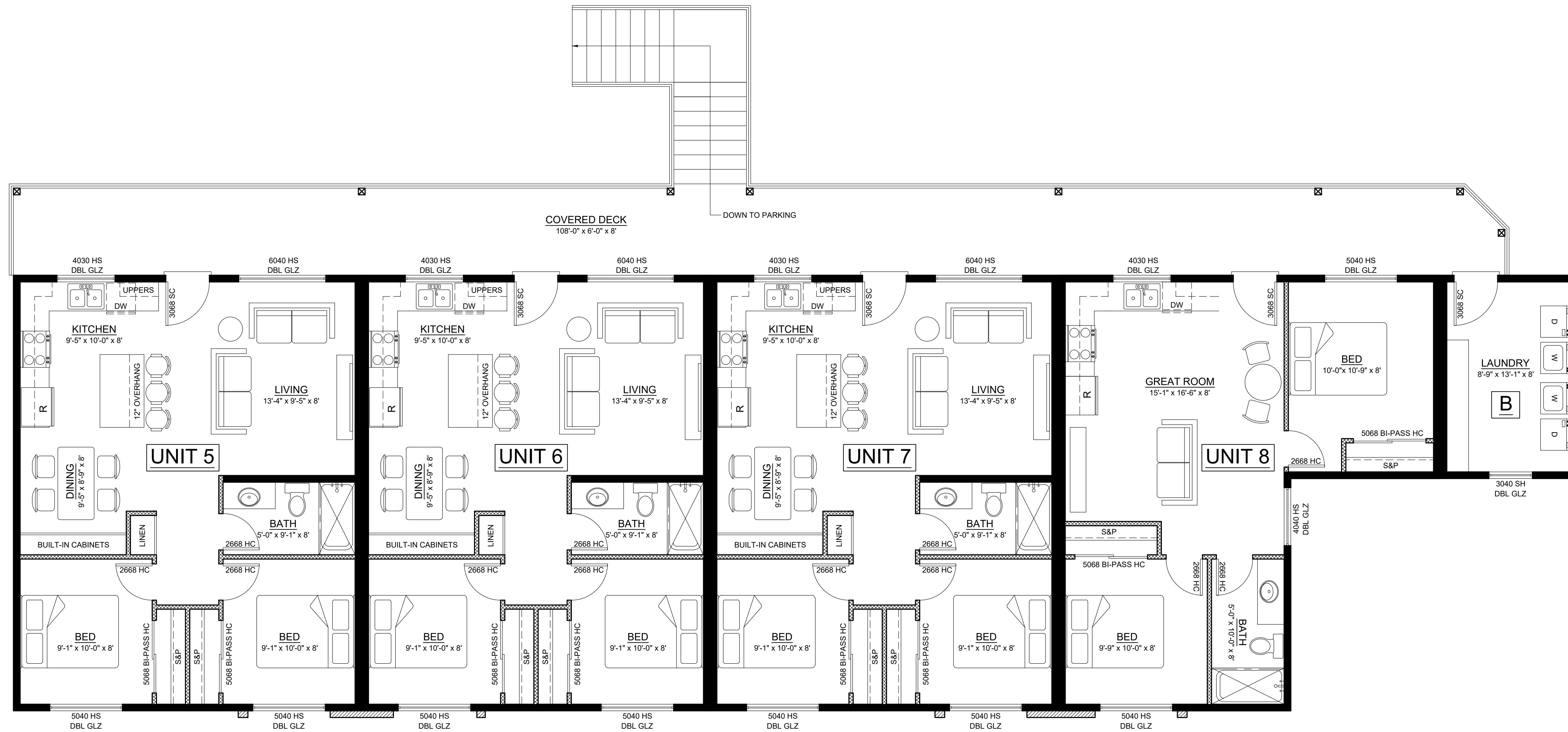
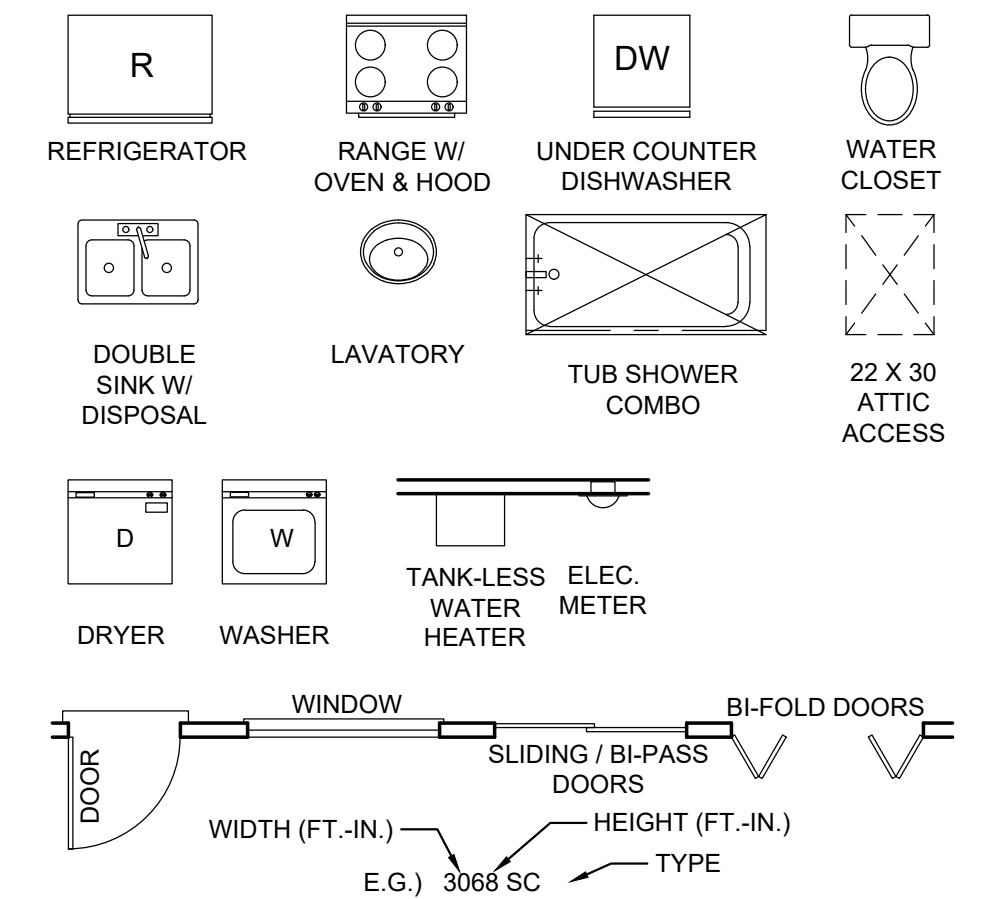
ROOM LEGEND



WALL LEGEND



LEGEND



UPPER FLOOR PLAN

1/4" = 1'-0"



VIEW FROM PARKING LOT

NTS

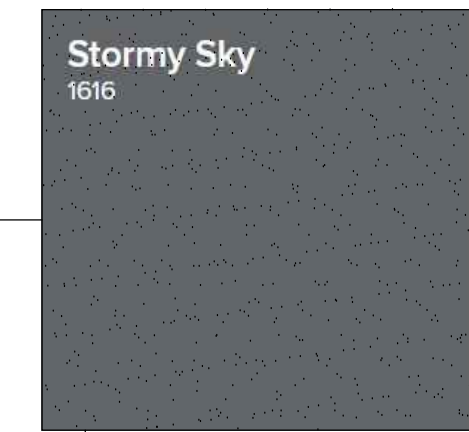


REAR VIEW

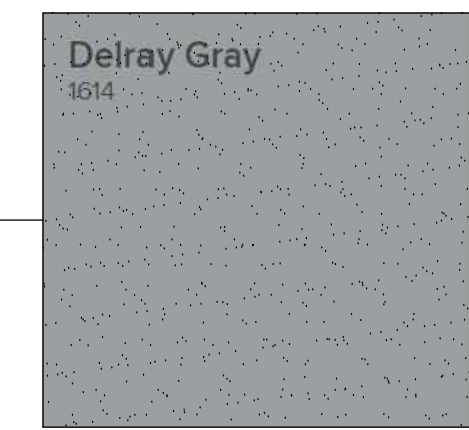
NTS



Country Gray
PRESIDENTIAL
COMPOSITION
ROOF MATERIAL



Stormy Sky
1616
SMOOTH
STUCCO EXTERIOR



Delray Gray
1614
SMOOTH
STUCCO EXTERIOR



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Project
**HAWKINS
MULTIFAMILY
RESIDENCE**

6855 ATASCADERO AVE.
ATASCADERO, CA 93422

Jurisdiction
CITY OF ATASCADERO, CA

APN
030-282-015

Job No. 22012

Sheet Title

**CONCEPTUAL
RENDER
& MATERIALS**

PMTR-0000-0000

Plan Set	
Preliminary	2.24.2022
DRC Submit	5.30.2022
DRC Revisions	8.15.2022

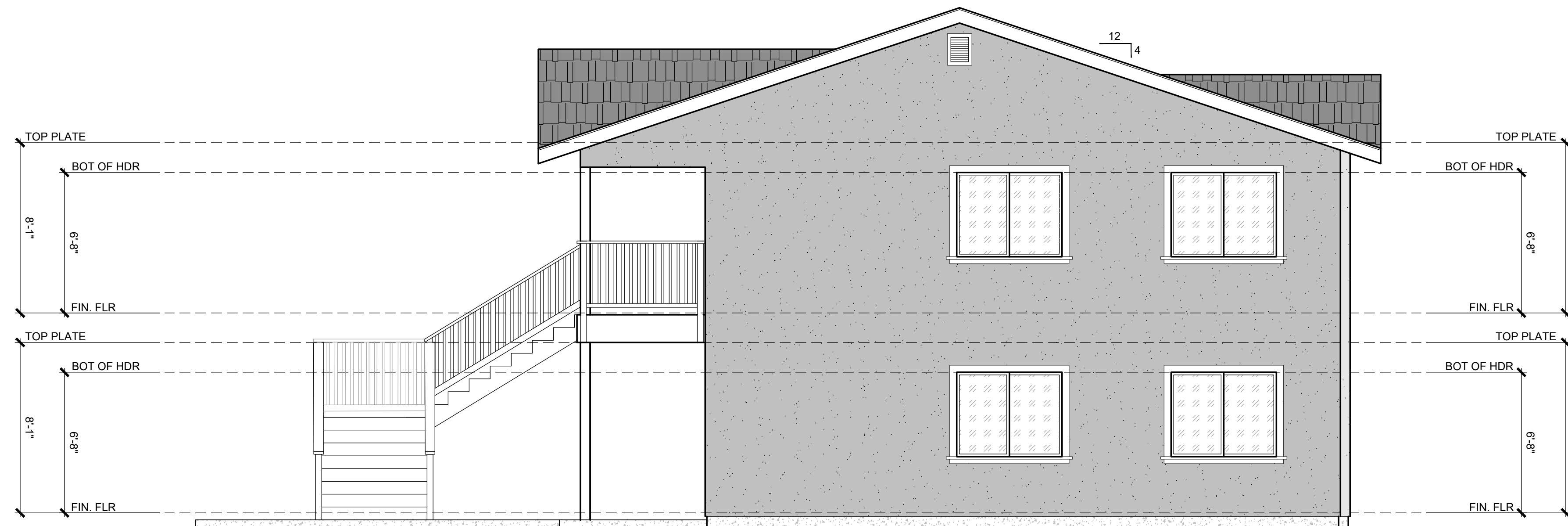
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A-2.0



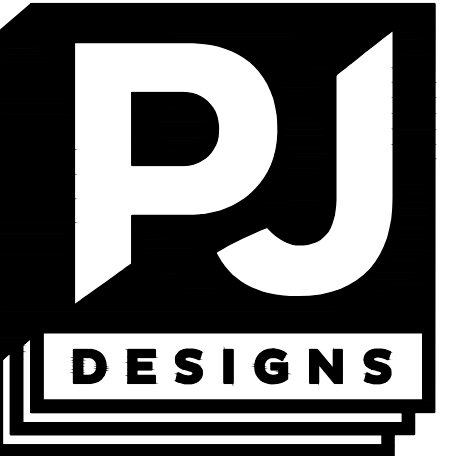
WEST ELEVATION (FACING NAVAJOA AVE & DRIVEWAY/PARKING AREA)

1/4" = 1'-0"



SOUTH ELEVATION (FACING ATASCADERO AVE.)

1/4" = 1'-0"



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6855 ATASCADERO AVE.
ATASCADERO, CA 93422

Jurisdiction
CITY OF ATASCADERO, CA

APN
030-282-015

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Sheet Title

ELEVATIONS

PMTR-0000-0000	
Plan Set	
Preliminary	2.24.2022
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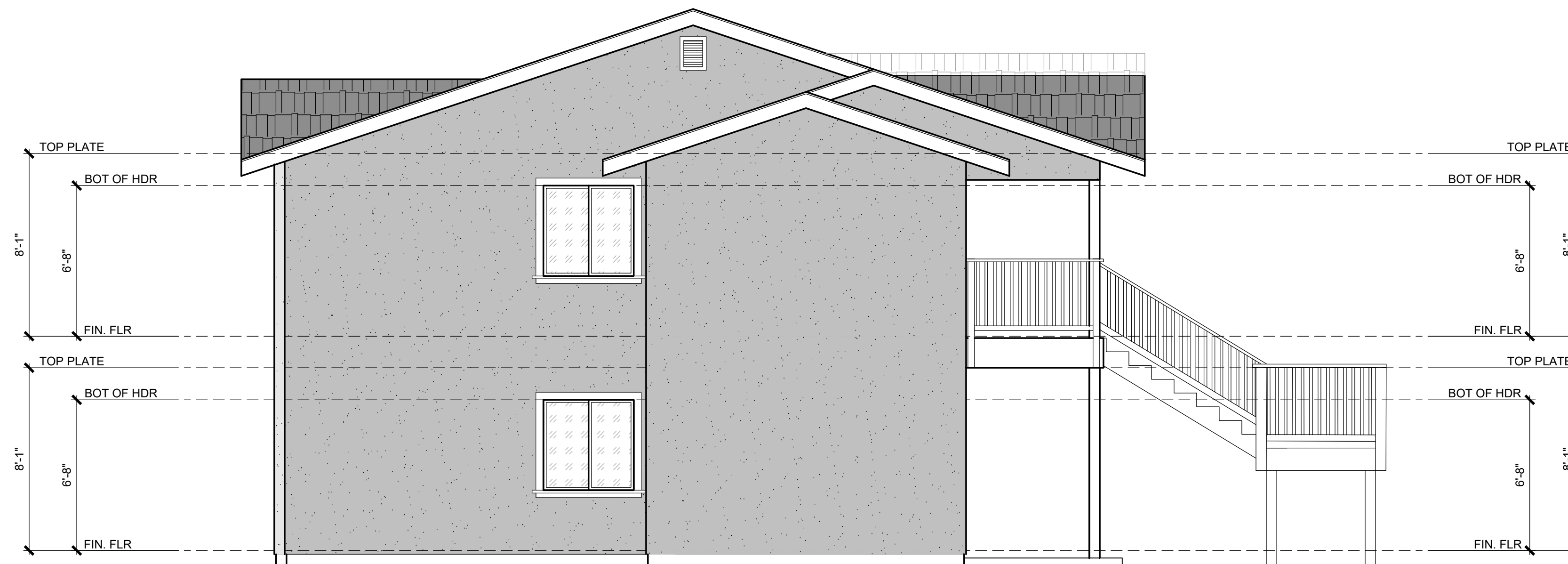
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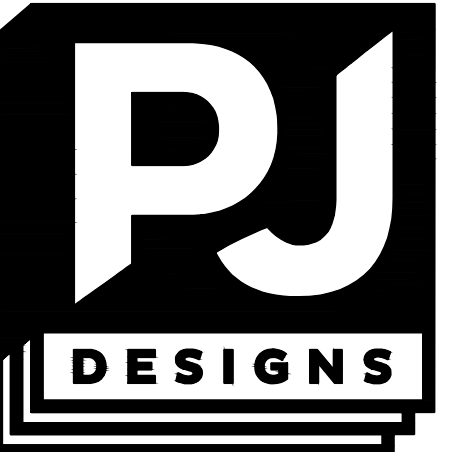
EAST ELEVATION (FACING REAR COMMON AREA)

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



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Project

**HAWKINS
MULTIFAMILY
RESIDENCE**

6855 ATASCADERO AVE.
ATASCADERO, CA 93422

Jurisdiction
CITY OF ATASCADERO, CA

APN
030-282-015

Job No. 22012

Sheet Title

ELEVATIONS

PMTR-0000-0000	
Plan Set	
Preliminary	2.24.2022
DRC Submit	5.30.2022
DRC Revisions	8.15.2022

Sheet Number

A-2.2



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Attachment 2: Updated Project Renderings
PRE22-0056





CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT





CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Attachment 3: DRAFT DRC Notice of Action
PRE22-0056



CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: PRE22-0056
Project Title: Atascadero Ave Multi-Family
Planner/ Project Manager: Kelly Gleason
DRC Review Date(s): 8/25/22

Final Action: DRC PC CC

Conditions & Recommendations:

1. Parking Spaces shall be reduced in length to 15-feet as allowed by the Atascadero Municipal Code. Landscaping within the 3-foot overhang area shall be low growing plant materials.
2. Street trees shall be provided along Atascadero Ave and Navajoa Ave. Existing trees may count toward this requirement.
3. Shade trees shall be located adjacent to parking areas and within open space areas. All landscaping shall be low-water rated and meet all requirements of the State's water efficiency standards.
4. Narrow shrubs or vines shall be installed along the southern property line that extend beyond the top of the fence line when mature.
5. Frontage improvements shall be installed per the requirements of the municipal code.
6. Solid fencing shall be installed around the perimeter of the site. Fencing shall meet AMC standards for height. Fencing shall be high quality and include a top rail. No dog-eared fencing is permitted.
7. Landscaping shall be installed along Atascadero Ave in the front yard area of the existing residence.