



CITY OF ATASCADERO

In accordance with City Council Resolution No. 2022-003 and the requirements of AB 361, the Design Review Committee Meeting will not be physically open to the public and Staff 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>

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, March 10, 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 JANUARY 27, 2022 DRAFT MINUTES



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



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

Scan This QR
Code with your
smartphone to
view DRC Website



DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF THE DEL RIO MARKETPLACE AT 1905 EL CAMINO REAL

The proposed project includes an Amendment to the previously approved Master Plan of Development for the North-End site of the Del Rio Road Commercial Area Specific Plan, and includes the following addresses/APN's:

049-102-075 (1825 El Camino Real), 049-102-051 (1745 El Camino Real), 049-102-031 (1831 El Camino Real), 049-102-048 (5510 Del Rio Rd), 049-102-045 (5700 Del Rio Rd), 049-102-056 (1905 El Camino Real)

The project proposes a mix of retail, office, light industrial, and residential uses. No exceptions are being requested at this time.

Recommendation: Staff requests the DRC review the proposed design concept. (AMND19-0063)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, March 24, 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.



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



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

Scan This QR
Code with your
smartphone to
view DRC Website





CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, January 27, 2022 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Vice Chairperson Funk called the meeting to order at 2:02 p.m.

ROLL CALL

Present:

By Teleconference

Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

Absent:

Chairperson Heather Newsom (excused)

Others Present:

By Teleconference - Recording Secretary, Annette Manier

Staff Present:

By Teleconference

Community Development Director, Phil Dunsmore
Deputy Community Development Director, Loreli Cappel
Senior Planner, Kelly Gleason
Associate Planner, Mariah Gasch
Assistant Planner, Bailey Sullivan
Associate Engineer, Lori Azeem

Others Present:

By Teleconference

Scott Mommer (Home Depot)
Janay Mommer (Home Depot)
Kevin Buffett (representative for 6501 Via Ave.)
Various members of the public

APPROVAL OF AGENDA

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

Motion passed 4:0 by a voice vote.

Ayes: Commissioners Baranek, Schmidt,
van den Eikhof, Vice Chairperson Funk

Noes: None

Abstain: None

Absent: Chairperson Newsom

PUBLIC COMMENT

None

Chairperson Newsom closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF THE DECEMBER 16, 2021 DRAFT MINUTES**

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

Motion passed by 4:0 by a roll call vote.

DEVELOPMENT PROJECT REVIEW**2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF NEW TOOL RENTAL CENTER (TRC) ADDITION AT THE HOME DEPOT AT 905 EL CAMINO REAL**

The proposed project includes an addition to create a new tool rental center at the Home Depot and identification of outdoor sales, rental and display areas.

Recommendation: Staff requests the DRC review the proposed design concept.
(AMND21-0094)

Deputy CD Director Cappel presented the project, and she and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Janay Mommer, Patricia (no last name given), Kevin Hokit, and Scott Mommer.

Home Depot representatives stated that there will be no cleaning or maintenance done onsite for equipment or trucks. New Home Depots are now being constructed with TRC's and they will move two lights, but no new lights will be installed.

Vice Chairperson Funk closed the Public Comment period.

The Committee agreed on the following recommendations:

Site Design, Architecture, and Neighborhood Compatibility

- The Committee agreed with site layout as proposed and recommended the applicant demonstration of equipment be inside, to mitigate noise.
- Seasonal sales/shed displays have no concerns at their current location, but should be formalized through the submittal of a seasonal sales, events and outdoor storage and display plan (to include locations and calendar).
- Encourage signage that states no idling trucks on the south side of the property. The use permit indicates trucks should idle at the back of the building where the loading takes place.
- Outdoor storage prohibited on the south side of the property, per the use permit.
- Building lighting should be conditioned to be fully shielded to limit light intrusion onto adjacent properties while providing for adequate perimeter safety
- City staff will work with the applicant to explore screening options at the south lower adjacent corner of the property to mitigate noise and lighting on impacted residential properties.
- Police Department and Fire Department to be observant on the private parcels and the open space area for homeless encampments and fire danger. Some open space areas may be exempt from abatement.

The Committee recommended that the applicant move forward to Planning Commission.

3. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW LANDSCAPE MATERIAL SALE AND EQUIPMENT RENTAL USE AT 6501 VIA AVE.

The proposed project includes a new business that includes outdoor sales of landscaping material and equipment.

Recommendation: Staff requests the DRC review the proposed design concept and direct the applicant to make any modifications to the site or building design as necessary. (USE21-0083)

Planner Gasch presented the project. Planner Gasch, Director Dunsmore and Associate Engineer Azeem answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Kevin Buffett. Mr. Buffett answered questions from the Committee.

Vice Chairperson Funk closed the Public Comment period.

The Committee agreed on the following recommendations:

Site design, Landscaping, Fencing, Screening, Lighting, and Conditions

- **The Committee added a condition that the grass area be replaced with native drought tolerant vegetation.**
- **The Committee recommended that the trash enclosure meet the CalGreen regulations.**

The Committee recommended that the applicant move forward to Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the Barrel Creek project will be coming to a future agenda soon, and gave an update on the El Camino Real/Del Rio area which will be anchored by Valley Fresh Market.

ADJOURNMENT – 4:13 p.m.

The next regular meeting of the DRC is scheduled for Thursday, February 10, 2022.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



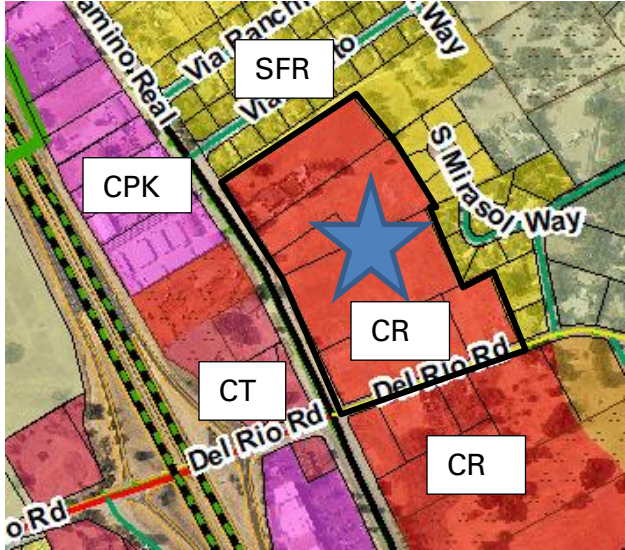
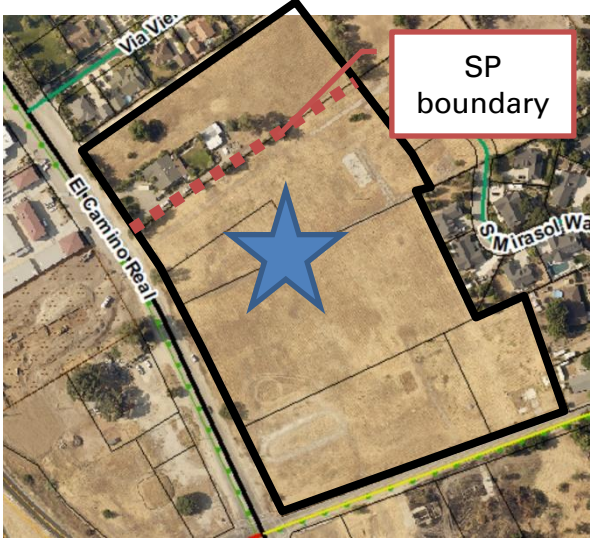
Atascadero Design Review Committee

Staff Report – Community Development Department Del Rio Marketplace

MEETING DATE	PROJECT PLANNER	APPLICANT		PROJECT NO.
03/10/22	Kelly Gleason	MP Annex, LLC		AMND19-0063
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
1745, 1835, 1905, 1955 El Camino Real	General Commercial (GC)	Commercial Retail / Specific Plan 2 (CR / SP2)	049-102-051, 075, 031, 056, 045	Approximately 11.1 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> 1. Review the preliminary project design components and provide feedback to the applicant related to site and building design and forward the project to the Planning Commission. The project is required to process a Conditional Use Permit application to establish a Master Plan of Development, consistent with the Del Rio Commercial Area Specific Plan. 				
PROJECT DESCRIPTION				
<p>The applicant proposes a retail and office center that includes a grocery store as the main tenant. Included at the periphery of the site are buildings that can accommodate office, residential and light industrial uses. The office buildings are envisioned to be 3 stories in height to accommodate expanded office uses or upstairs residential units depending on future demand.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero’s environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input checked="" type="checkbox"/> CEQA analysis required	<input checked="" type="checkbox"/> Prior CEQA Review: additional analysis may be required to assess traffic impacts	<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

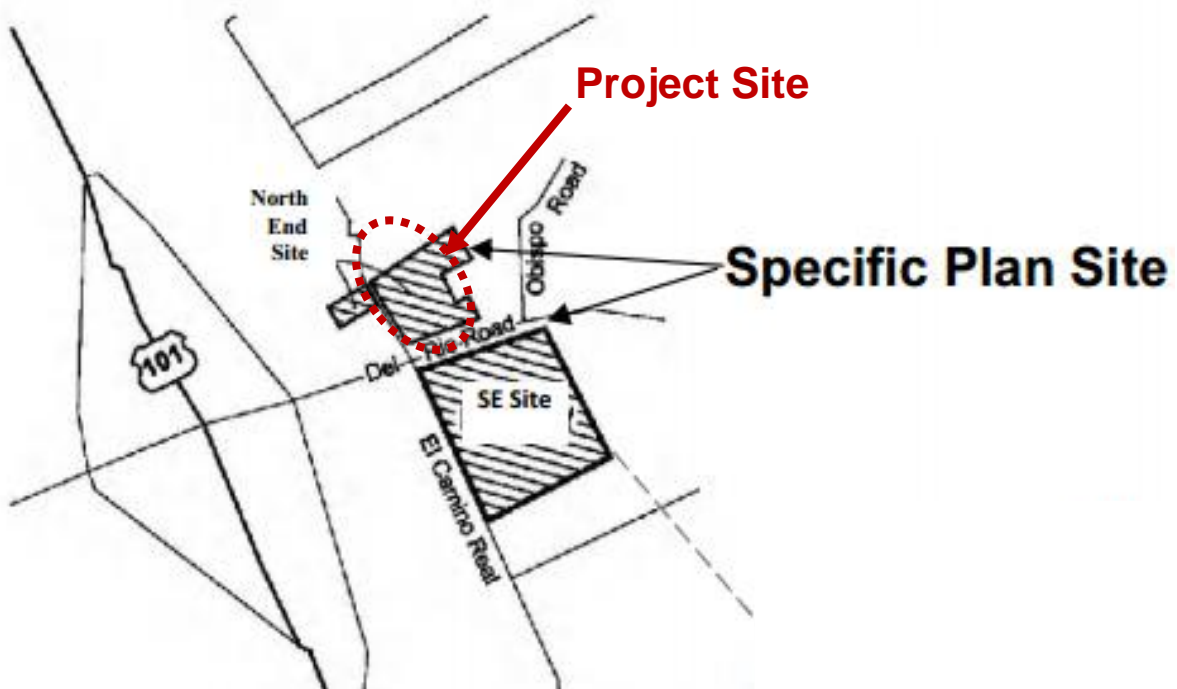
USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Retail / Office / Light industrial / Residential	<input checked="" type="checkbox"/> Allowed <input type="checkbox"/> Conditionally Allowed <input type="checkbox"/> Zone Change &/or GPA required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input type="checkbox"/> Paloma <input type="checkbox"/> Boulder
EXISTING USES			
Vacant, SFR on northern parcel			
ZONING AND LOCATION		2018 AERIAL	
			
SURROUNDING ZONING DISTRICTS AND USES			
North: RSF-X / PD17	South: CR / SP2	East: RSF-X / PD17	West: CT, CR, CPK
AVERAGE SLOPE		VEGETATION	
Less than 10%		Generally annual grasses	
APPROVAL PROCESS			
<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input checked="" type="checkbox"/> PC <input checked="" type="checkbox"/> CC			
DATE APPLICATION DEEMED COMPLETE			
N/A			



DISCUSSION:

Background

The Del Rio Area Specific Plan was adopted in 2012 and amended in 2020. The original plan envisioned the North-End development site as a commercial retail center. The City initiated an amendment in 2020 to modify traffic mitigation based on the formal withdrawal of Walmart permits. During that amendment, the list of allowed and conditionally allowed uses was modified to provide flexibility in land uses and expand light-industrial and business park uses while eliminating fuel stations, drive-through restaurants, and related high traffic generating uses. The site was marketed to regional tech and manufacturing companies in addition to office and grocery anchors. A local grocery store has currently signed on to anchor the site.



Project Summary

The applicant is proposing a mixed-use commercial center that includes retail, office, light-industrial, and residential opportunities. The current proposal includes a 32,400 square-foot grocery anchor tenant with 31,700 square-feet of ancillary retail/commercial uses, 18,600 square-feet of light-industrial space, and 31,500 square-feet of ground floor office space with options for second and third floor office or residential uses. Should the upper floors of the office buildings develop as residential, there would be up to an estimated 82 units.

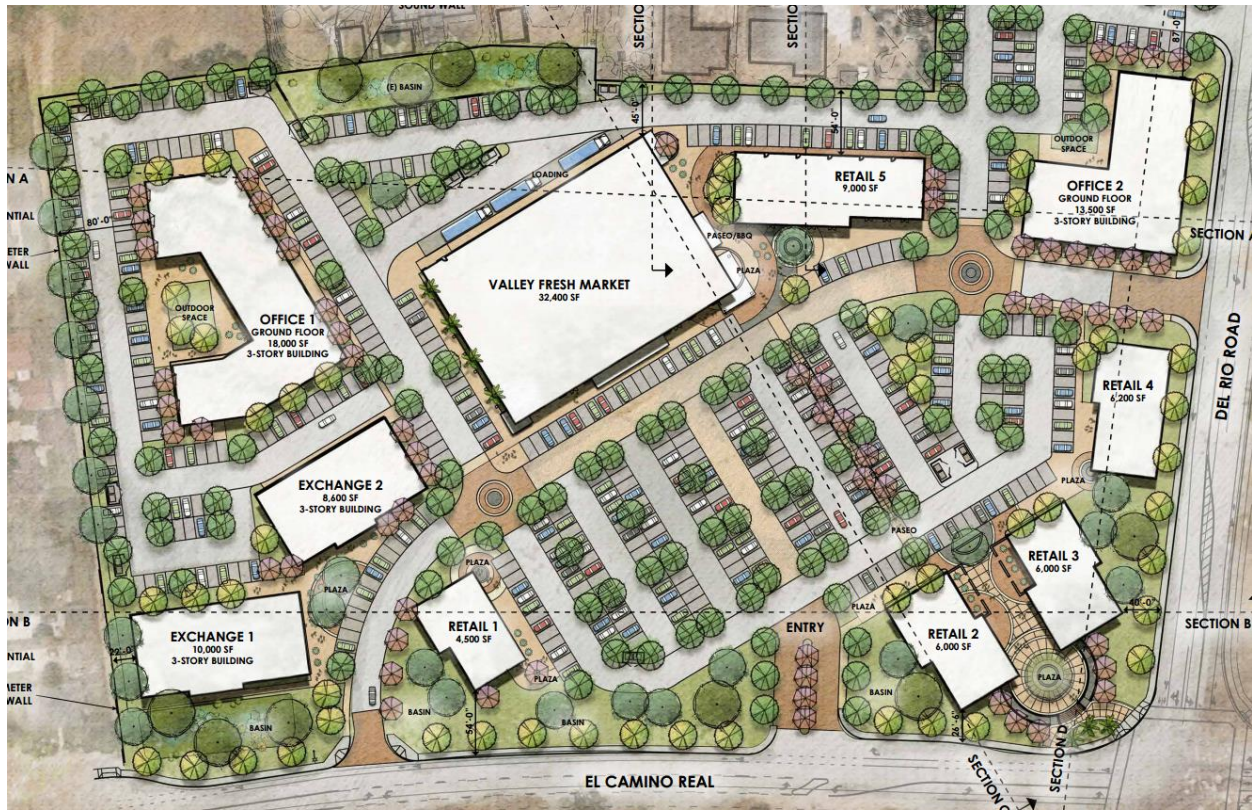
The project approval will establish a Master Plan of Development for the site and provide a “worst case” traffic analysis to determine required mitigation, consistent with the Del Rio



Road Commercial Area Specific Plan EIR. Per the adopted Specific Plan, the Master Plan of Development will be approved by City Council.

ANALYSIS:

Site Design:



The site concept includes an angled design to activate the corner of Del Rio and El Camino Real and to provide sight lines from the intersection into the center. A plaza space is included at the corner of the site to allow for outdoor oriented uses and to create visual interest. The Northern portion of the site is envisioned for office and light industrial uses to create a consolidated business park component. It is important to note that the most northern parcel included in the development plan is outside the specific plan area, but is under the same ownership as the adjacent parcels and is included in the overall site design to provide shared parking and access. The Specific Plan required shared access to this parcel, which this design accommodates. The proposed development plan will require a lot line adjustment and shared access and parking easements will be required to ensure continued functionality of the center as one development.





The main entrance to the site would be provided by a vehicular driveway from El Camino Real. This driveway is limited to right-in, right-out only to limit traffic conflicts on El Camino. One other driveway located along the El Camino frontage will align with the Home 2 Suites driveway allowing vehicles to turn both directions while exiting. An additional driveway will be located on Del Rio Road and is envisioned to align with the proposed main commercial driveway for the Del Rio Ranch project to the south. Road and frontage improvements will be consistent with the adopted City traffic concept plans (concept plans are termed “plan line”) with minor modifications as needed to accommodate site design specifics.

The envisioned office buildings with potential for second and third floor residential units have been sited toward the eastern edges of the property to provide a transition between the commercial uses and the existing adjacent single-family uses, thus enhancing neighborhood compatibility. The plan has incorporated a sound wall along portions of the eastern property line per the standards of the Specific Plan. The grocery anchor is sited at an angle to provide for a unique site design and enhanced sight line into the center from the Del Rio Road / El Camino real intersection. At the closest point to the rear property line, the grocery building will be 45-feet from the adjacent residential property. The rear loading area for the market faces the new residential development under the same ownership as this property. In some locations, the grocery building pad is at a lower elevation than the surrounding residential parcels, further reducing the visual impact of the building.

Landscaping is included along all development edges and throughout the parking lot. Landscape screening is provided along the eastern edge adjacent to the existing residential properties to support neighborhood compatibility. The northern property is outside of the formal Specific Plan boundary; however, attention has been given to the interface between the development and adjacent residential properties. The proposed office / mixed-use building is setback approximately 80-feet from the property line with parking between the building and property boundary. The property directly to the north is a flag lot consisting of a driveway to a single-family residence, providing an additional buffer to the housing development farther north. Ample room for trees and dense shrubs is provided with a solid wall or fence proposed as required by code.

A condition has been added to provide dense evergreen landscaping at the project edges to the greatest extent feasible.

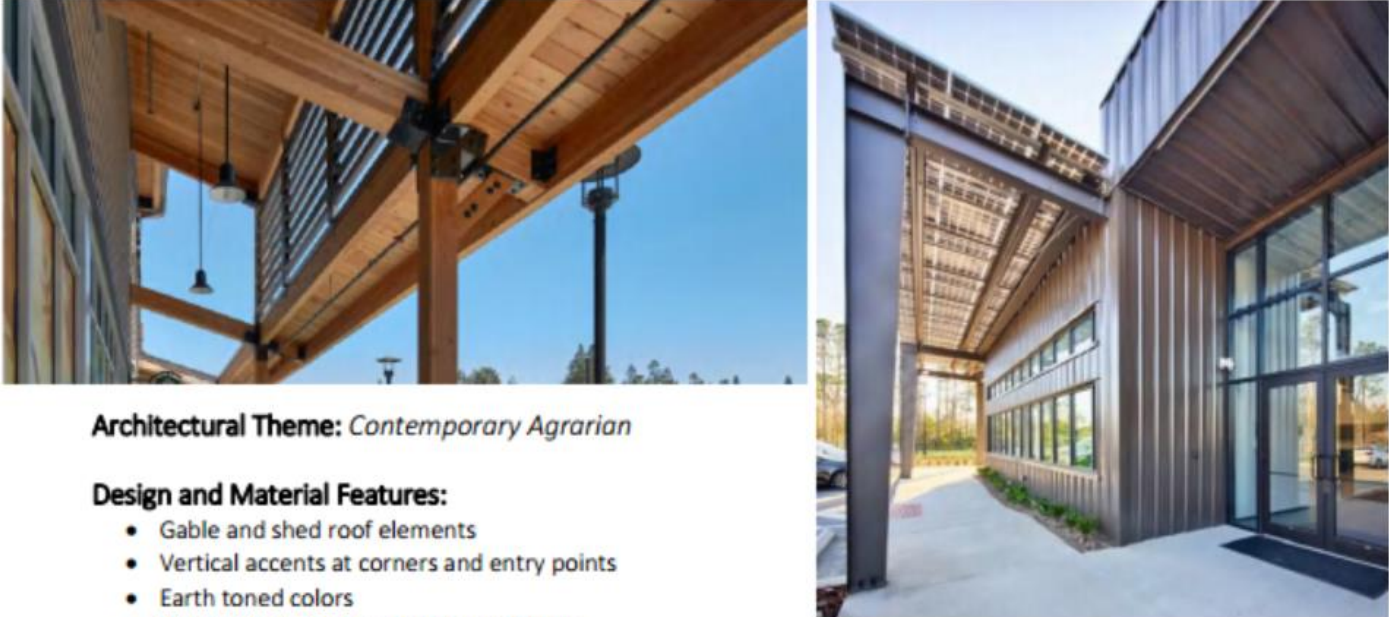


The El Camino frontage has been reserved for drainage improvements which will also allow ample landscaping and accentuation of the streetscape.

Trash enclosures are placed throughout the site providing accessible locations for all tenants. Plaza spaces are included adjacent to the retail buildings to provide outdoor use opportunities and specifically cater to restaurants, coffee shops, micro-breweries, and similar uses. A condition has been included to ensure that these spaces include decorative pavement to highlight these areas.

Architecture:

The Del Rio Commercial Area Specific Plan includes architectural design standards for properties with the Specific Plan area that focus on contemporary agrarian themes. This theme allows for a variety of building features and roof forms creating cohesiveness throughout the area while allowing for unique design features and tenant identity.



Architectural Theme: *Contemporary Agrarian*

Design and Material Features:

- Gable and shed roof elements
- Vertical accents at corners and entry points
- Earth toned colors
- Mix of metal, wood, concrete, and glass
- Large openings and windows
- Geometric form
- Overlapping horizontal and vertical elements
- Layered façade elements

The proposed elevations for the grocery store include vertical wood-look siding, board and batten elements, metal roofing, and metal awnings, consistent with an agrarian theme. Black storefront window and door systems are proposed facing the parking lot and adjacent plaza spaces. The main building is 35-feet in height with architectural tower and roofline features reaching 45-feet in height, as allowed by the Specific Plan.





The other buildings are still conceptual in nature to allow for changes based on tenant needs but include similar elements such as metal siding, exposed rafter tails, and metal trellises and awnings. A condition is included to require that these buildings incorporate complimentary agrarian design elements as proposed and as consistent with the Specific Plan.

Signage

The Del Rio Road Commercial Area Specific Plan includes a sign program for development within the Specific plan boundaries. The plan allows for wall mounted signage in addition to awning and projecting signs. The maximum area permitted for wall signs is 1 square-foot per linear foot of tenant building frontage and must be proportional to the building in terms of letter size and location. Valley Fresh is the only tenant identified at this time. The tenant space includes one larger main sign above the building's main entrance areas and 2 smaller signs above awnings to the side ("deli" and "bakery"). The main Valley Fresh sign is comprised of internally illuminated channel letters, consistent with the Specific Plan sign program. The Valley Fresh tenant space is 216-feet in length allowing for up to a 216 square-foot sign. The building is located toward the rear of the site, necessitating a larger sign for visibility. The sign location and size are proportional and compatible with the building architecture.

The project also proposes a center identification sign located at the intersection of El Camino Real and Del Rio Road. The sign is envisioned to be individual letters mounted on an entry trellis feature above the corner plaza. A condition has been added that this sign be backlit or eternally illuminated to minimize glare from internally illuminated letters and enhance the sense of place at the corner.



Residential Density

The project site is zoned Commercial Retail with a majority of the site also residing within the boundaries of the Specific Plan. The Specific plan allows for all uses listed in the City's CR zoning district (with some restrictions for high traffic generating uses) and therefore, allows for residential uses on the upper floors of commercial and office buildings. The applicant does not have office tenants lined up for the proposed buildings yet and wants to remain flexible to allow second and third floor office space as needed. However, if an office user is not found for the upper floors, the applicant is proposing to include residential units in these locations. The project area is 11.1 acres allowing for up to 266 residential units on the project site. The applicant envisions 82 units in the areas designated for mixed-use, far below the maximum allowable base density. The project will be conditioned with a cap on the number of allowable units based on traffic analysis.

Specific Plan Compliance

All Master Plans of Development are required to be consistent with the Del Rio Road Commercial Area Specific Plan. The Specific Plan policies ensure cohesive development throughout the Specific Plan area in addition to incorporating standards related to neighborhood compatibility.

The Specific Plan requires buildings to be articulated on all elevations and use materials and colors compatible with the Specific Plan design theme. The design should include at least two main materials and one accent material. Appropriate materials include block, stucco, wood, concrete, and/or decorative veneer. Large, unarticulated elevations are prohibited.

The proposed architecture for the Del Rio Marketplace is consistent with the design standards listed in the Specific Plan.

NEXT STEPS:

In accordance with the adopted Specific Plan, the DRCs recommendation will be forwarded to the Planning Commission for recommendation and City Council for final action. Prior to Planning Commission and City Council review, additional environmental analysis including analysis of traffic impacts will be completed. DRC recommendations will be incorporated into the project design.

DRC REVIEW ITEMS:

1. Site Design
2. Landscape Design
3. Architecture



ATTACHMENTS:

1. DRC Notice of Action
2. Applicant Design Package



Attachment 1: DRC Notice of Action
AMND19-0063



CITY OF ATASCADERO

Community Development Department

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

DRC Action Form

Project #: AMND19-0063
Project Title: Del Rio Marketplace
Planner/ Project Manager: Kelly Gleason
DRC Review Date(s): March 10, 2022

Final Action: DRC PC CC

Conditions & Recommendations:

1. Sound walls shall be a solid material and shall be designed to be compatible with the commercial center. Walls shall be earth toned in color.
2. Wood fencing shall be high quality and shall include a top rail. No dog-eared fencing will be permitted.
3. Evergreen landscaping shall be included along project edges adjacent to residentially zoned parcels to the greatest extent feasible. Landscape materials shall include trees and shrubs that provide visual screening above the fence/wall line.
4. Landscaping along El Camino Real shall include London plane street trees at a spacing of 30-feet on-center. Additional landscaping shall include accent trees and native grasses.
5. Del Rio landscaping shall incorporate street trees at a ratio of 1 tree per 30-feet of frontage but may be grouped along the eastern portion of the frontage to transition to a more rural character.
6. Plaza spaces shall include decorative pavement such as stamped and/or colored concrete.
7. Future buildings shall be approved by planning staff prior to permit issuance and shall incorporate design elements consistent with a contemporary agrarian design theme, consistent with the specific Plan and this Master Plan of development. Buildings shall compliment the grocery anchor building in color and style.
8. All trash enclosures shall be constructed of dark color split face block or similar and shall include high quality solid metal doors.
9. The center identification sign shall be backlit or eternally illuminated.



Attachment 2: Project Design Package
AMND19-0063

See Following





DEL RIO MARKETPLACE

PERSPECTIVE VIEW - Location Description

VICINITY MAP



PLANNING AREA

"NORTH END PROJECT SITE" WITHIN THE DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN

PROJECT DESCRIPTION

THIS PROJECT CREATES A MIXED-USE CENTER FOR BUSINESS AND COMMERCIAL TENANTS, WITH RESIDENTIAL UNITS IN UPPER FLOORS OF THE MULTI-STORY BUILDINGS. THE DEL RIO MARKETPLACE WILL BE ACCESSIBLE FROM BOTH EL CAMINO AND DEL RIO, WITH A SITE DESIGN THAT CREATES PRACTICAL BUSINESS SPACE WITHIN A CREATIVE, INTERCONNECTED ENVIRONMENT. THE ONSITE CIRCULATION AND PARKING PLAN ACCOMMODATES NEEDS FOR BUSINESS VIABILITY, ENHANCED BY PEDESTRIAN WALKWAYS AND OUTDOOR GATHERING AREAS WITH LANDSCAPING AND SHADE TREES THROUGHOUT.

THIS APPLICATION PROPOSES A MASTER PLAN FOR FULL BUILD-OUT, WITH VALLEY FRESH MARKET IN THE FIRST PHASE OF DEVELOPMENT.

PROJECT DIRECTORY

OWNER: MADONNA ENTERPRISES, LLC
284 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: CLINT PEARCE
PHONE: (805) 543-0300
EMAIL: CLINT@MADONNAPROPERTIES.COM

PLANNER: WHELEN CONSULTING
P.O. BOX 5021
SAN LUIS OBISPO, CA 93403
CONTACT: PATTI WHELEN
PHONE: (805) 503-9747
EMAIL: PATTI@WHELENCONSULTING.COM

ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: SCOTT MARTIN
PHONE: (805)-543-1794
EMAIL: SAMARTIN@RRMDESIGN.COM

CIVIL: CANNON | ENGINEERING CONSULTANTS
1050 SOUTHWOOD DRIVE
SAN LUIS OBISPO, CA 93401
CONTACT: SUSAN ROBERTS
PHONE: (805)-544-7407
EMAIL: SUSANR@CANNONCORP.US

LANDSCAPE: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: DUFOR, CHRIS
PHONE: (805)-543-1794
EMAIL: CDUFOR@RRMDESIGN.COM

PROJECT ADDRESS: EL CAMINO REAL AND DEL RIO ROAD
ATASCADERO, CA

APN: 049-102-020 (PORTION)
049-102-031
049-102-032 (PORTION)
049-102-033
049-102-045
049-102-048
049-102-050
049-102-051
049-102-056

PROJECT STATISTICS

ZONING: CR - COMMERCIAL RETAIL
PROJECT AREA: 12 ACRES (+/-522,000 SF)

BUILDING GROSS AREA: 214,400 SF
GROUND FLOOR: 114,200 SF

MINIMUM LANDSCAPE COVERAGE: 10%
PROPOSED LANDSCAPE COVERAGE: XX%

MAX. ALLOWED HEIGHT: OCCUPIED 35'-0" FT.
NON-OCCUPIED FEATURES 45'-0"
MAX. PROPOSED HEIGHT: VARIES, REFER TO BUILDING ELEVATIONS

YARD SETBACKS	REQUIRED	PROPOSED
FRONT	10 FT	10 FT (RETAIL 4)
SIDE	10 FT	N/A
REAR	0 FT	N/A
ADJACENT RESIDENTIAL PROPERTY	30 FT	22' (EXCHANGE 1) 45' (VALLEY FRESH)

AREA:

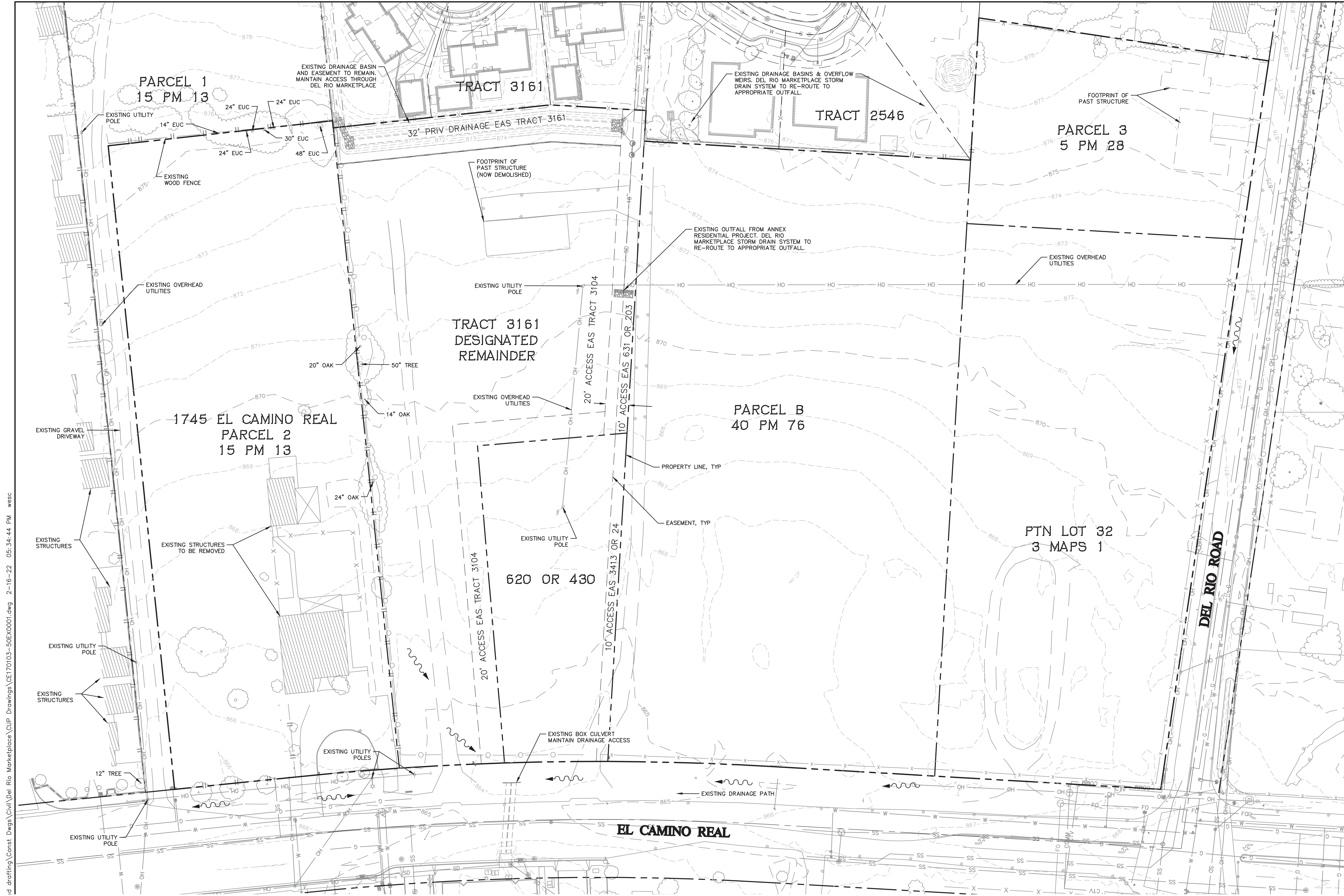
VALLEY FRESH MARKET	32,400 SF
RETAIL/SERVICE	31,700 SF
OFFICE	31,500 SF
LIGHT INDUSTRIAL/OFFICE	18,600 SF
RESIDENTIAL	100,200 SF & 92 TOTAL UNITS

PARKING

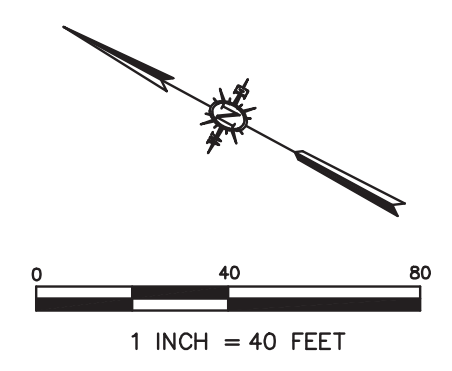
AUTO PARKING	CALCULATION	SPACE COUNT
COMMERCIAL PARKING REQUIRED:		
GROCERY STORE	32,400 SF X (1/300)	108
RETAIL 1	4,500 SF X (1/250)	18
RETAIL 2	6,000 SF X (1/250)	24
RETAIL 3	6,000 SF X (1/250)	24
RETAIL 4	6,200 SF X (1/250)	25
RETAIL 5	9,000 SF X (1/250)	36
EXCHANGE 1	10,000 SF X (1/400)	25
EXCHANGE 2	8,600 SF X (1/400)	22
OFFICE 1	18,000 SF (1/400)	45
OFFICE 2	13,500 SF (1/400)	34
TOTAL COMMERCIAL	114,200 SF	361
RESIDENTIAL PARKING REQUIRED:		
1-BED	46 X (1.5/UNIT)	69
2-BED	46 X (2/UNIT)	92
GUEST	(1/5 UNITS) X (92 TOTAL UNITS)	18
TOTAL RESIDENTIAL		179
TOTAL REQUIRED FOR PROPOSED		540
PARKING REQUIRED	TOTAL REQUIRED FOR PROPOSED - REDUCTIONS	564
PARKING PROVIDED		580

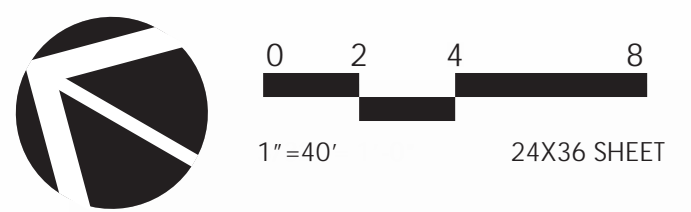
SHEET INDEX

T1	TITLE SHEET
A2	EXISTING SITE SURVEY
A3	PROPOSED ARCHITECTURAL SITE PLAN
A4	VALLEY FRESH MARKET FLOOR PLAN
A5	SITE SECTIONS
A6	VALLEY FRESH MARKET ELEVATIONS
A7	VALLEY FRESH MARKET COLOR AND MATERIALS
A8	COLOR AND MATERIALS
A9	PERSPECTIVE 1
A10	CHARACTER PERSPECTIVE 2
A11	CHARACTER PERSPECTIVE 3
C1	CIVIL GRADING AND DRAINAGE
C2	CIVIL SITE CROSS SECTIONS
L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENT
L2	LANDSCAPE SITE INSPIRATION
L4	LANDSCAPE MATERIALS
L5	LANDSCAPE MATERIAL INSPIRATION
L6	MONUMENT SIGNAGE



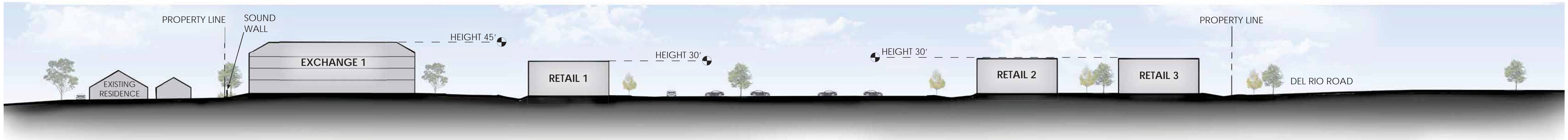
id drafting_Const Dwg Del Rio Marketplace\CDP Drawings\CE170103-50EX0001.dwg 2-16-22 05:34:44 PM wesc



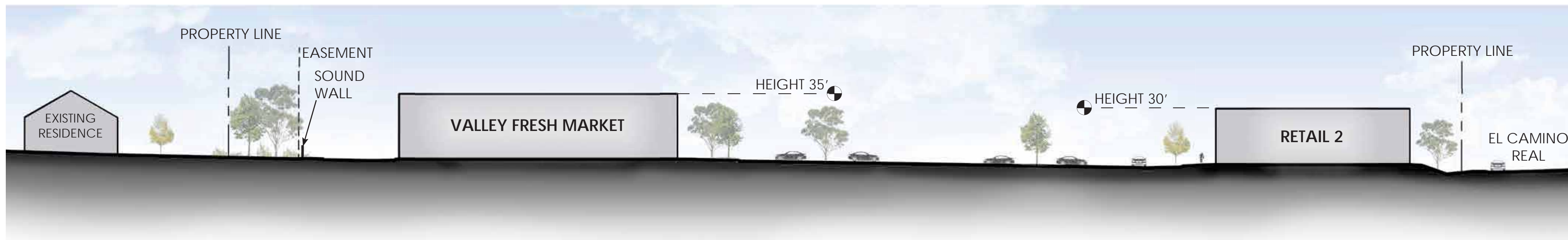




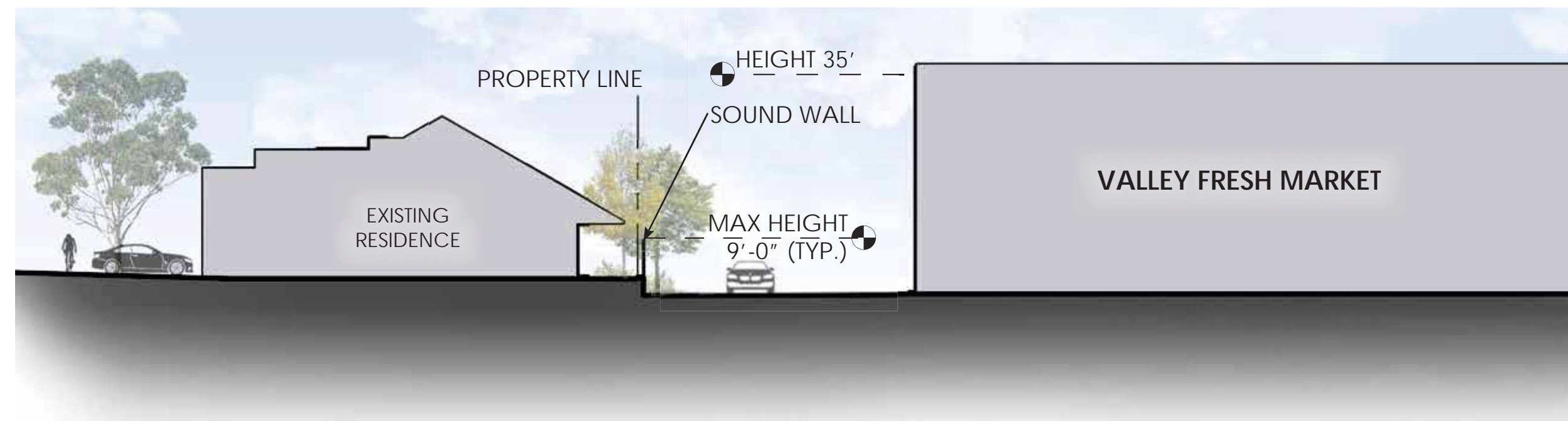
1 SECTION A
1"=40' (24 X 36 SHEET)



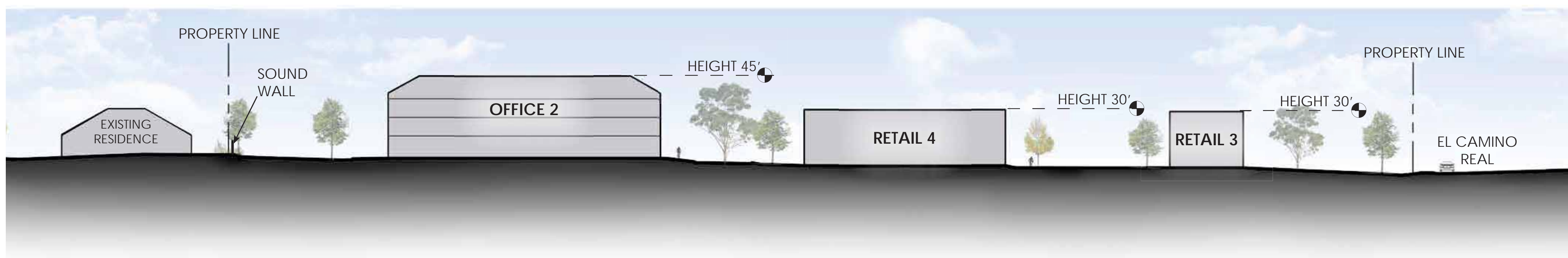
2 SECTION B
1"=40' (24 X 36 SHEET)



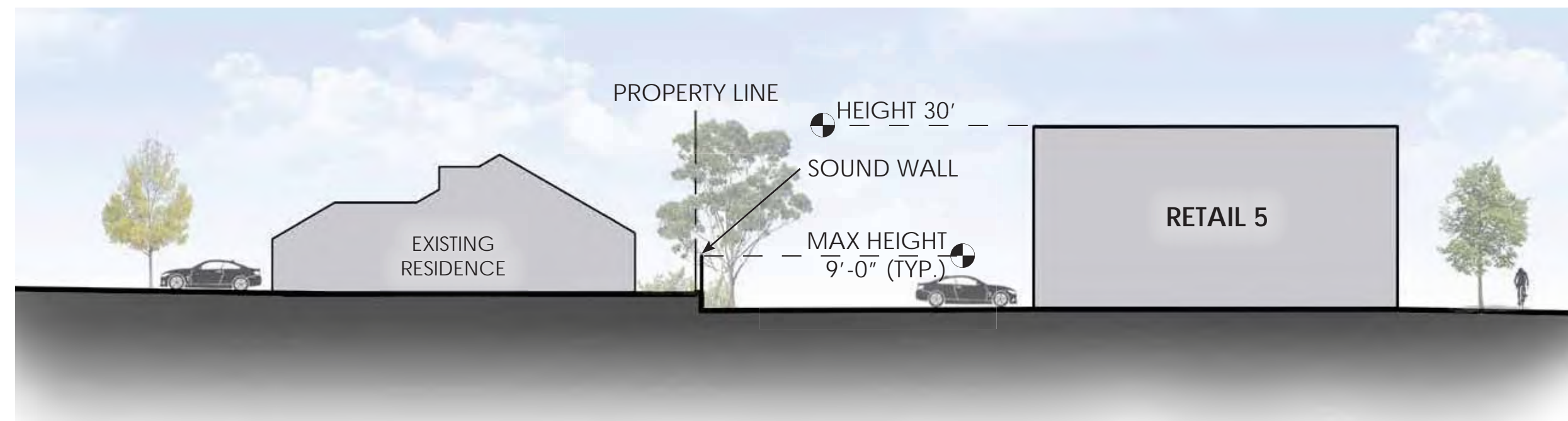
3 SECTION C
1"=40' (24 X 36 SHEET)



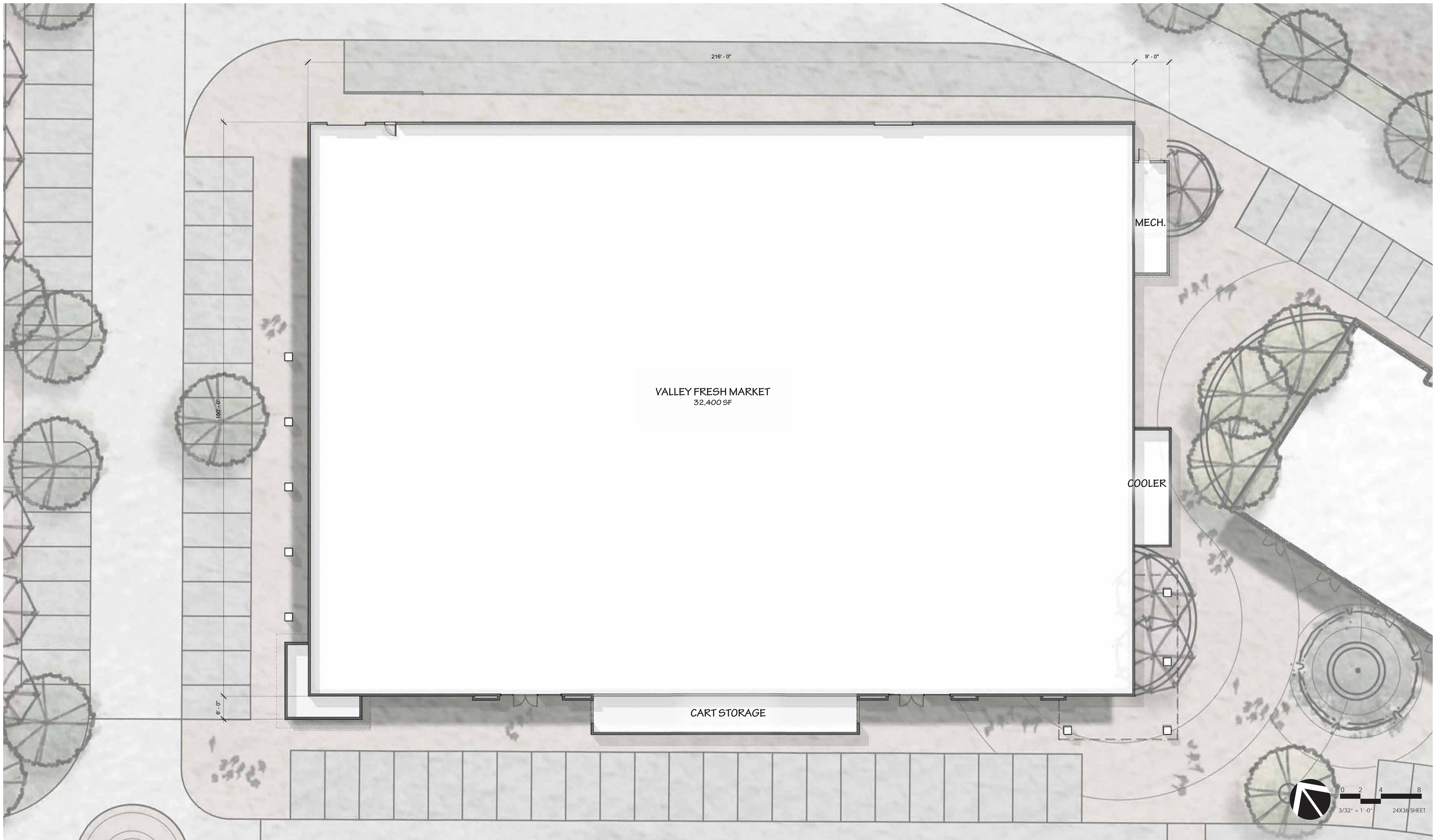
4 SECTION E
1"=20' (24 X 36 SHEET)



5 SECTION D
1"=40' (24 X 36 SHEET)



6 SECTION F
1"=20' (24 X 36 SHEET)





1 FRONT (SOUTH) ELEVATION
3/32" = 1'-0" (24 X 36 SHEET)

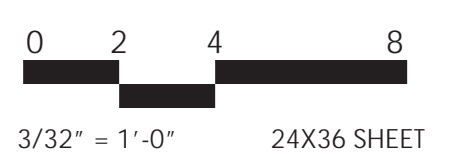


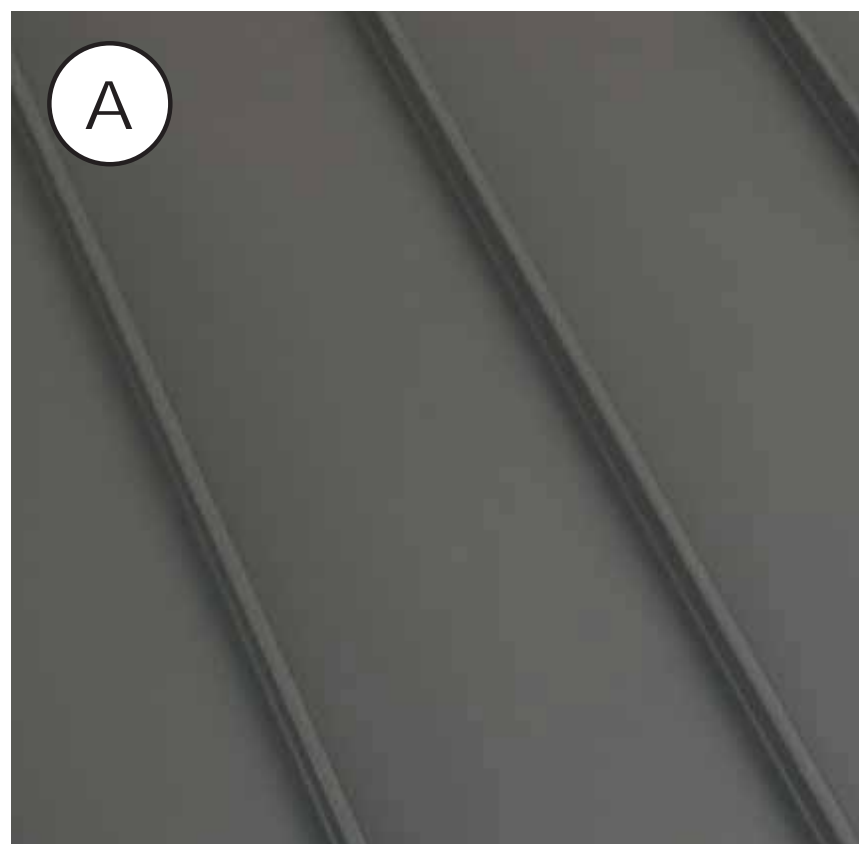
2 LEFT (WEST) ELEVATION
3/32" = 1'-0" (24 X 36 SHEET)

3 RIGHT (EAST) ELEVATION
3/32" = 1'-0" (24 X 36 SHEET)

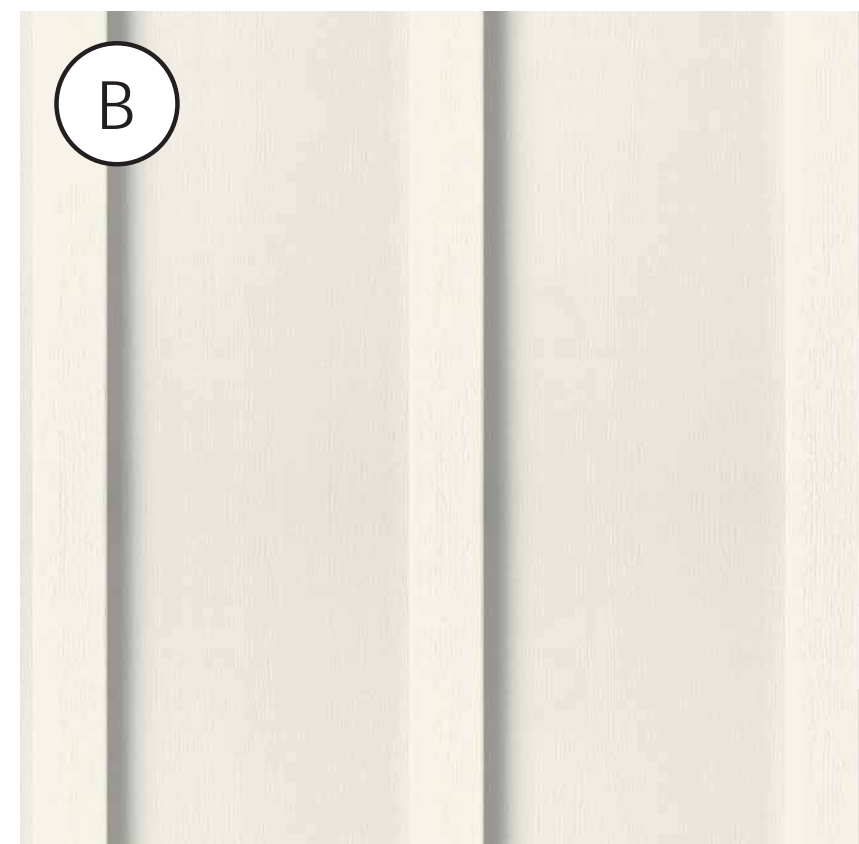


4 BACK (NORTH) ELEVATION
3/32" = 1'-0" (24 X 36 SHEET)

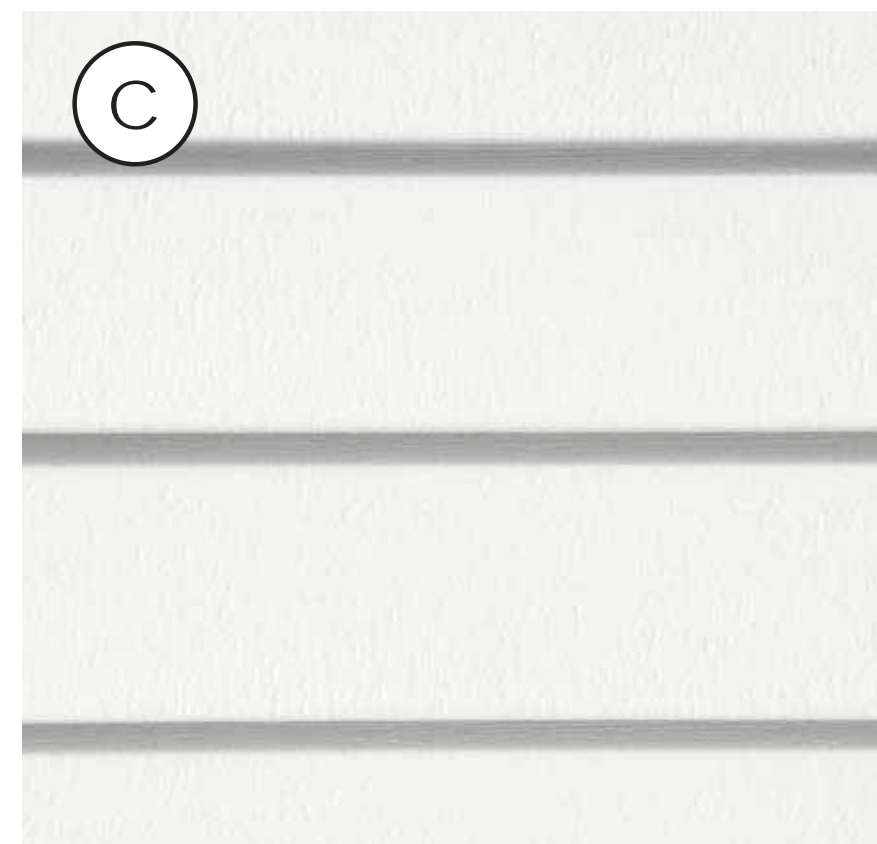




A
METAL ROOFING
 STANDING SEAM GRAY



B
BOARD AND BATTEN
 FIBER CEMENT SIDING



C
HORIZONTAL SIDING
 FIBER CEMENT SIDING



D
VERTICAL SIDING
 FIBER CEMENT WOOD LOOK



E
CONCRETE MASONRY UNIT
 BLOCK WALL



F
NAMED MATERIAL
 DESCRIPTION



G
NAMED MATERIAL
 DESCRIPTION

DESIGN GUIDELINES

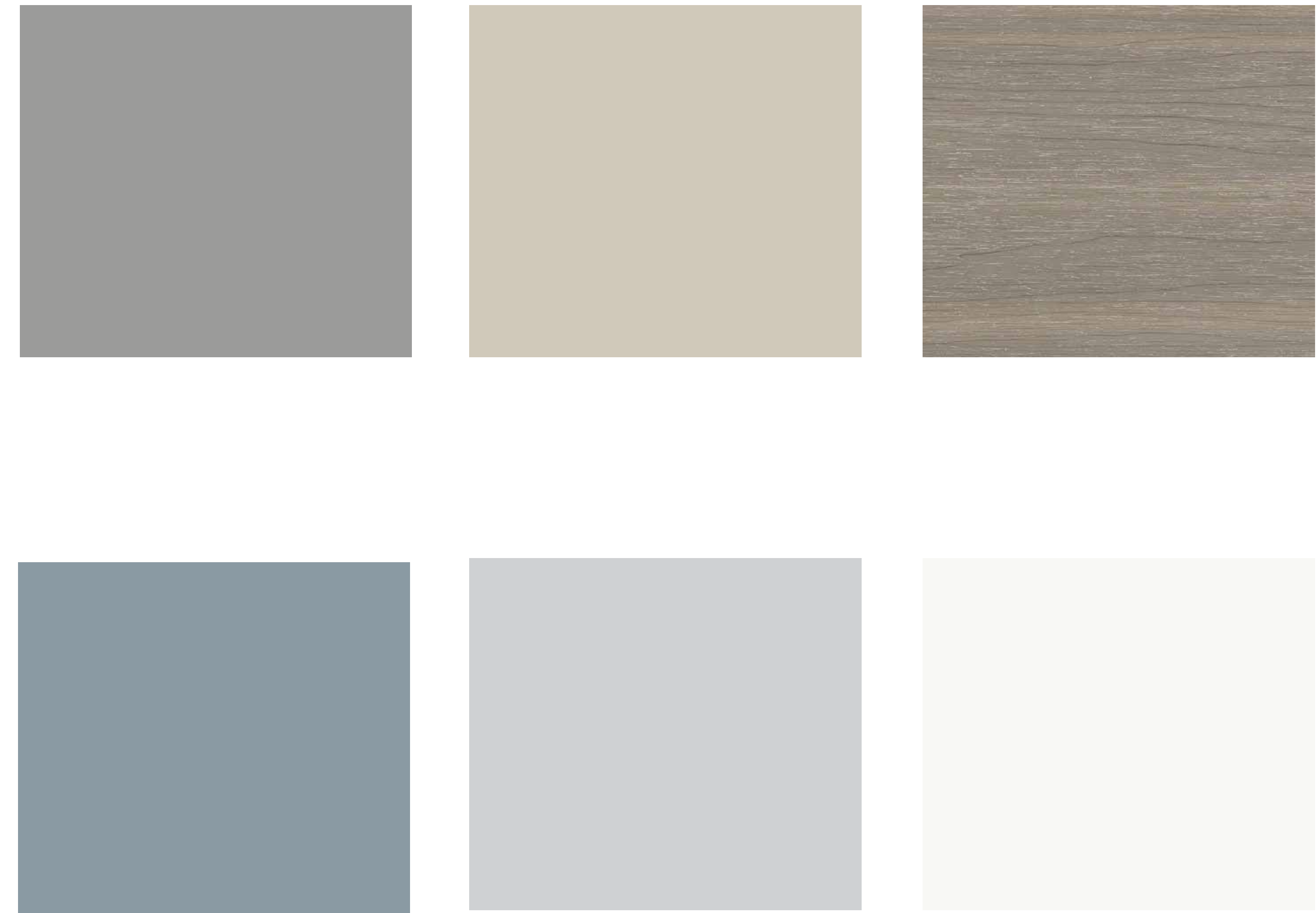


Architectural Theme: *Contemporary Agrarian*

Design and Material Features:

- Gable and shed roof elements
- Vertical accents at corners and entry points
- Earth toned colors
- Mix of metal, wood, concrete, and glass
- Large openings and windows
- Geometric form
- Overlapping horizontal and vertical elements
- Layered façade elements

Figure 5-4: Architectural Design Concept – Architectural Theme Elements



GENERAL PAINT PALLET
RETAIL AND OFFICES

APPROVED THROUGH SPECIFIC PLAN
VARIOUS MATERIALS



CORRUGATED METAL
GREY



STANDING SEAM
BLACK



STUCCO
WHITE



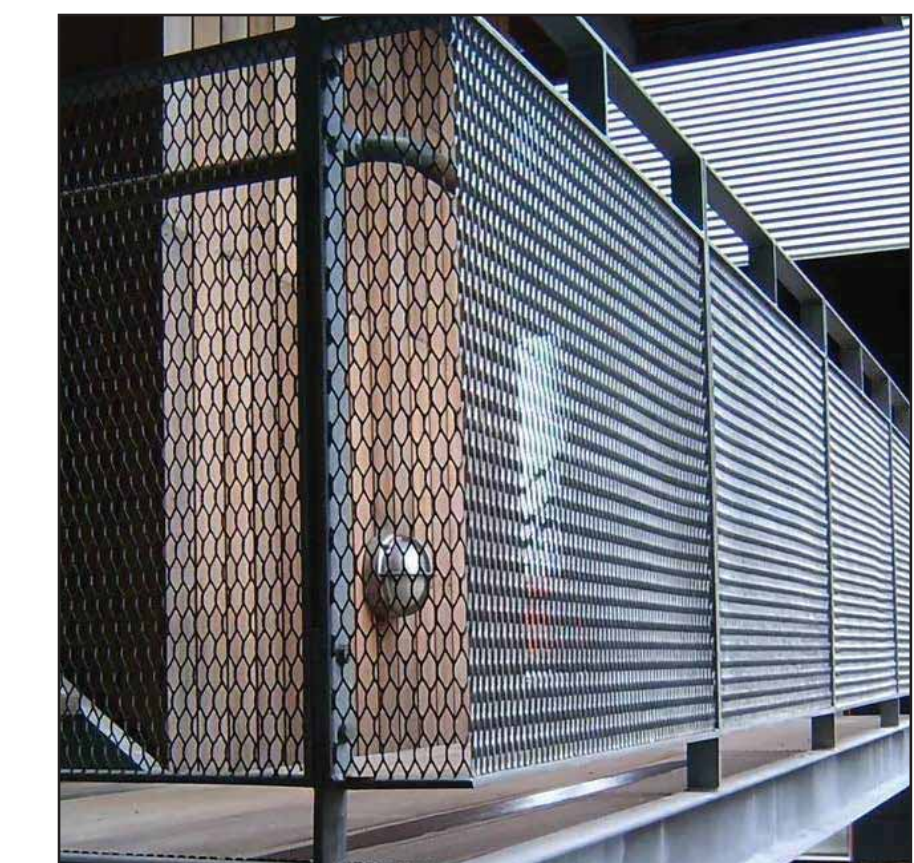
STUCCO
GREY



LEDGE STONE BASE
"WHITE BARK"



WOOD RAILING



METAL RAILING

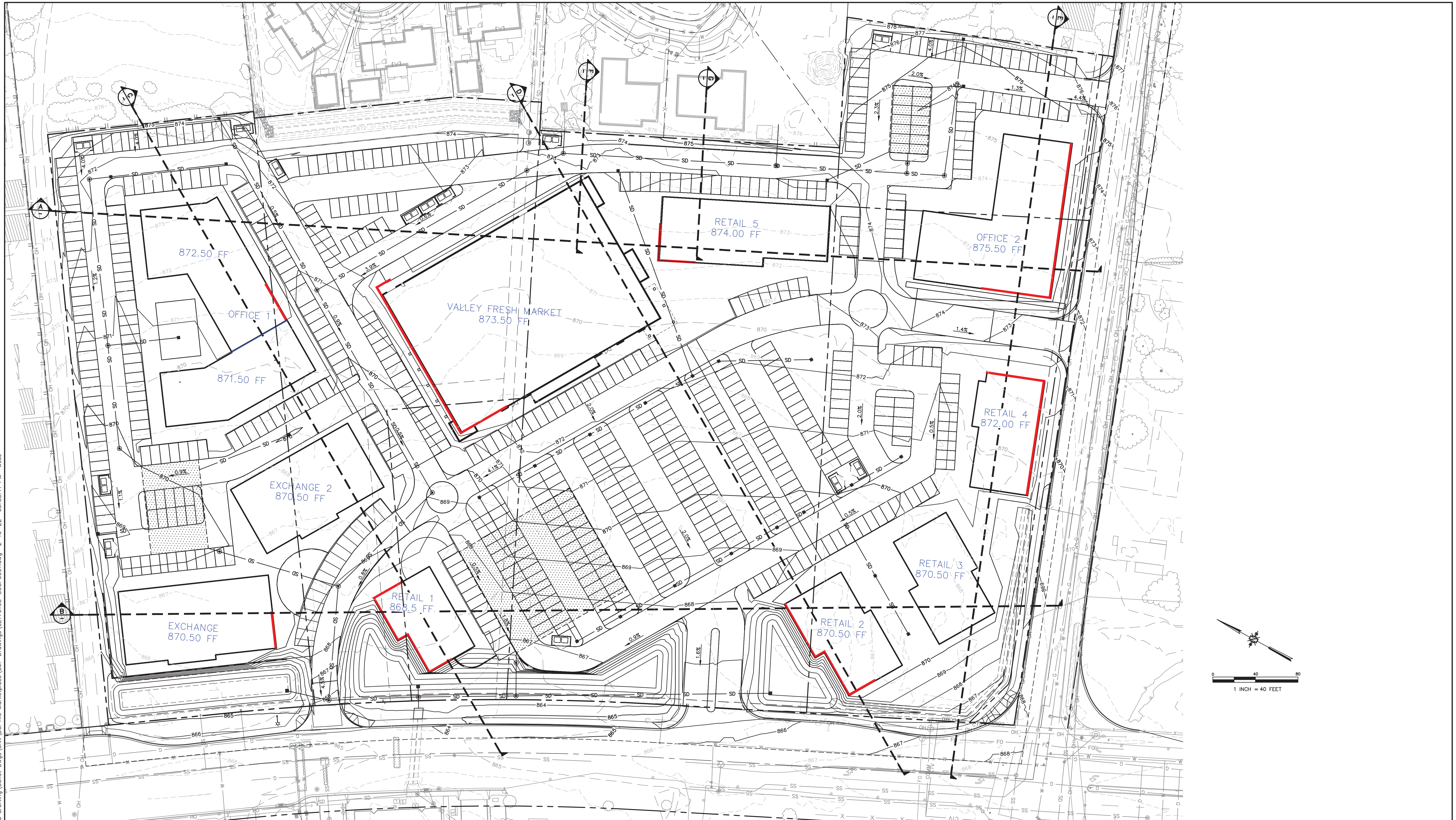
GENERAL MATERIAL PALLET
RETAIL AND OFFICES

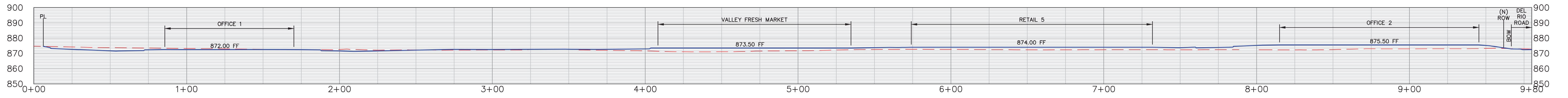




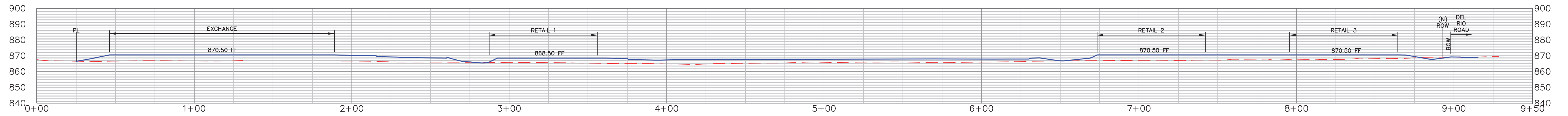


d:\drafting\Const. Dwg\Del Rio Marketplace\CUP Drawings\CE170103-506P0001.dwg 2-16-22 05:35:11 PM wesc

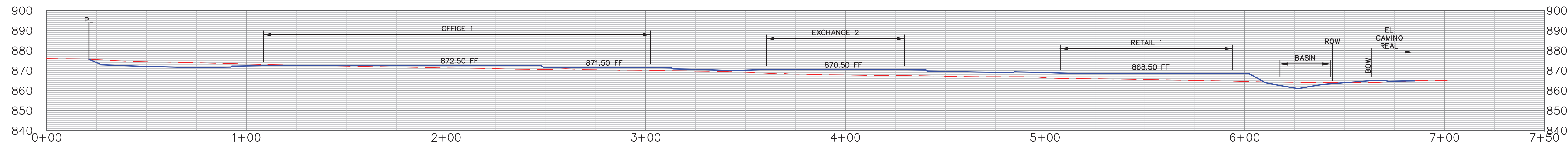




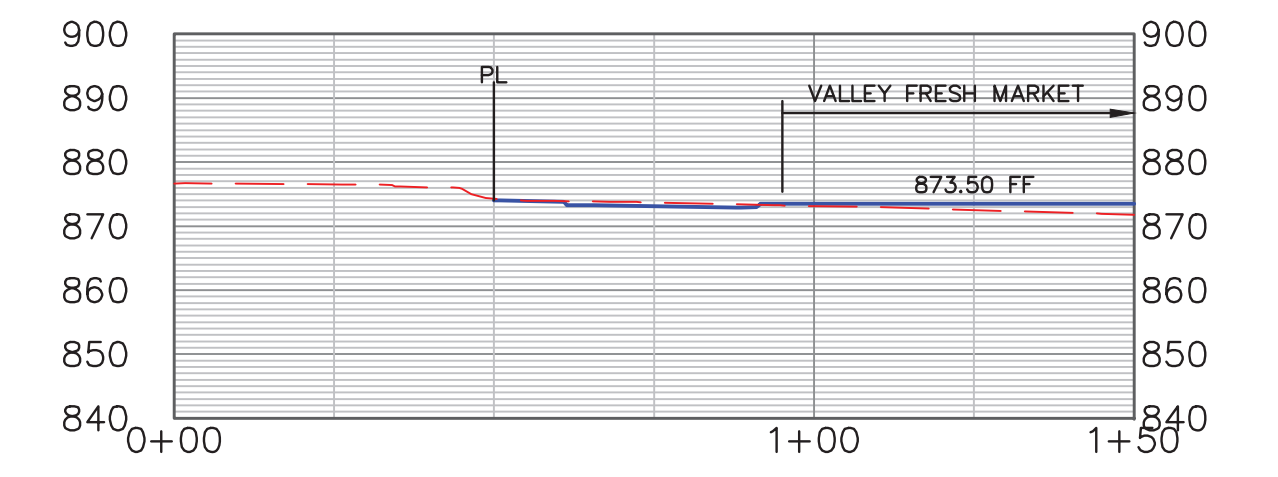
SECTION A
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



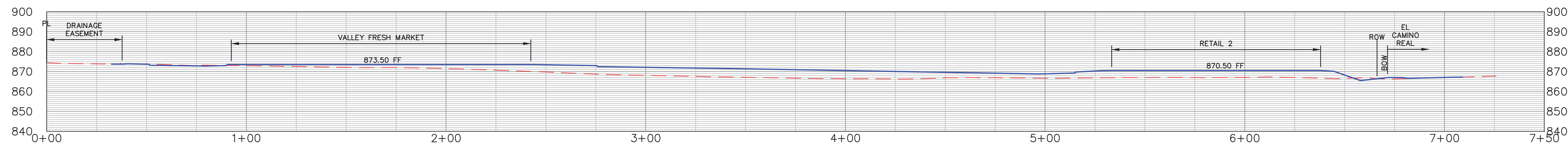
SECTION B
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



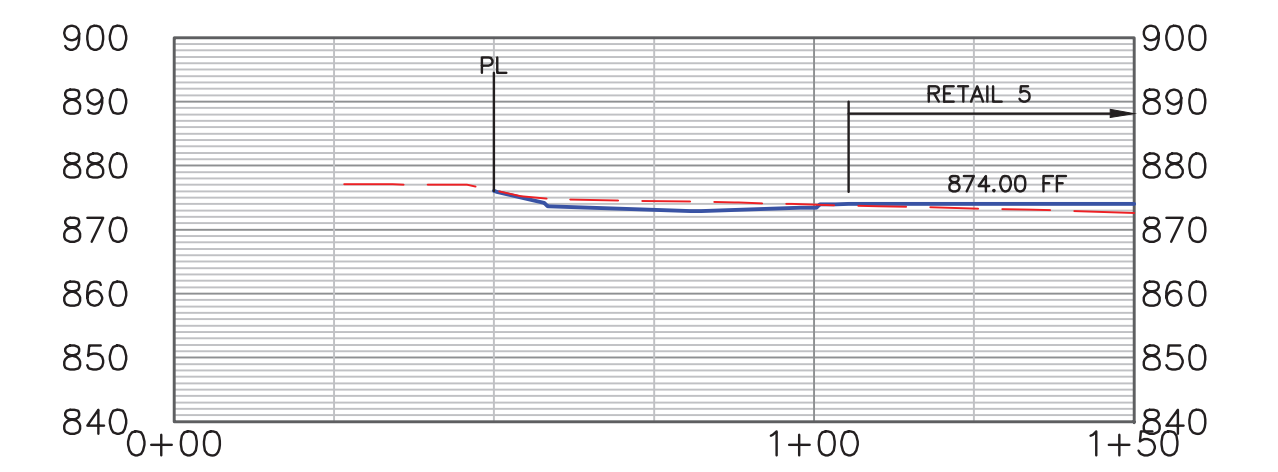
SECTION C
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



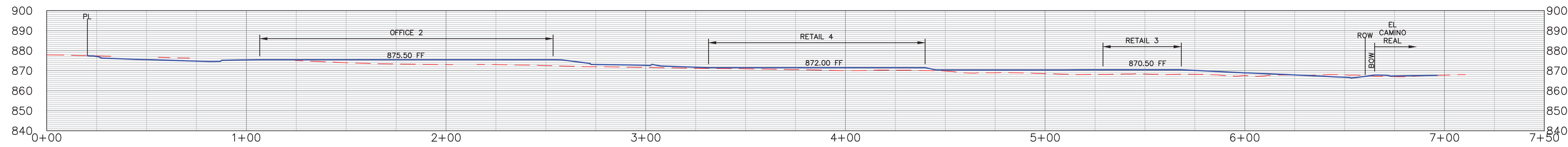
SECTION F
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



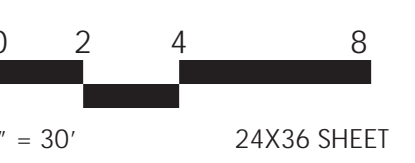
SECTION D
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



SECTION G
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'






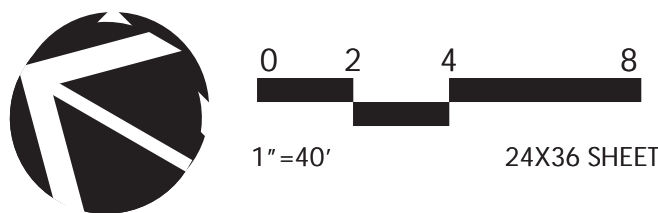
SECTION E
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'





KEY

- 1. Entry Monument Signage
- 2. Entry Landscape
- 3. Plaza
- 4. Bioretention Basin
- 5. Pedestrian Paseo
- 6. Specialty Paving
- 7. Permeable Vehicular Paving
- 8. Trash Enclosure
- 9. Roundabout
- 10. Outdoor Seating
- 11. Pedestrian Crossing
-  Bicycle Racks
-  Electric Vehicle Charging Station
-  Grocery Cart Storage





MONUMENT SIGNAGE PILASTER





SPECIMEN TREE



PATIO DINING

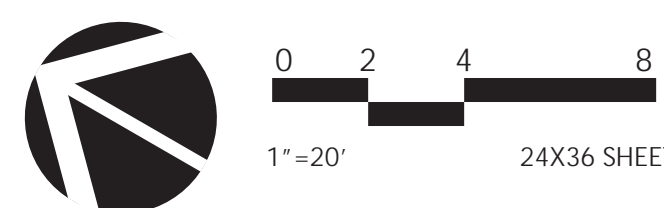


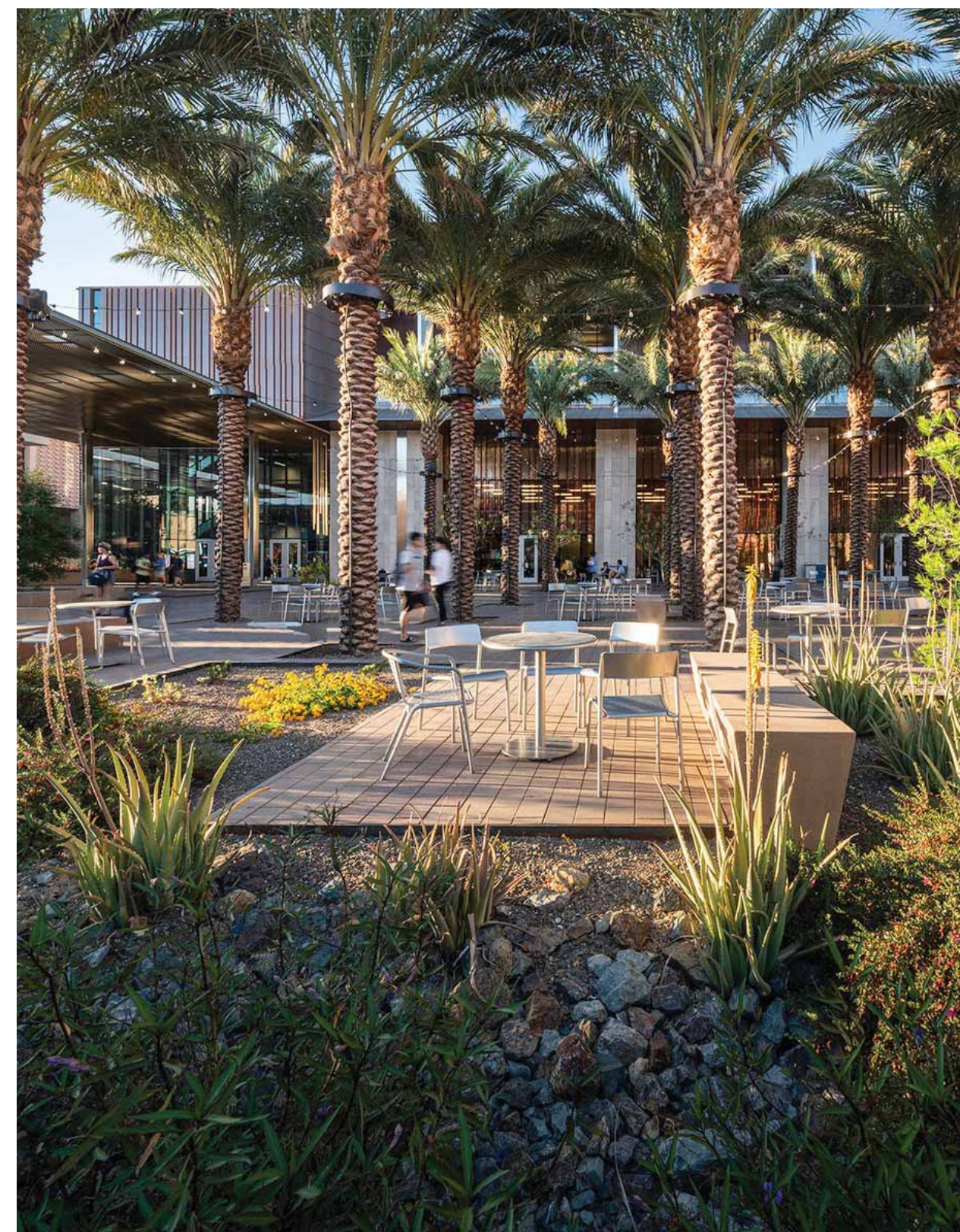
KEY

- 1. Specimen Tree
- 2. Entry Landscape
- 3. Flowering Tree Allee
- 4. Overhead Monument Sign
- 5. Stone Pilasters
- 6. Patio Dining
- 7. Perimeter Seatwall
- 8. Pedestrian Promenade
- 9. Permeable Paving
- 10. Bioretention Basin
- 11. Pedestrian Connections
- 12. ADA Ramp
- 13. Steps
-  Bicycle Racks
-  Electric Vehicle Charging Station



PAVEMENT PATTERNS





CONCEPTUAL PLANT PALETTE

TREES

ARBUTUS X 'MARINA'
 ARCHONTOPHEONIX CUNNINGHAMIANA
 BRACHYCHITON DISCOLOR
 BRAHEA ARMATA
 CEDRUS DEODORA
 CEIBA SPECIOSA
 CERCIDIUM X 'DESERT MUSEUM'
 CHAMAEROPS HUMILIS
 CHILOPSIS LINEARIS
 CINNAMOMUM CAMPHORA
 CITRUS X LIMON
 CITRUS X SINENSIS 'DWARF VALENCIA'
 COTINUS COGGYRRIA 'ATROPURPUREA'
 FEIJOA SELLOWIANA
 FREMONTODENDRON X 'CALIFORNIA GLORY'
 JACARANDA MIMOSIFOLIA
 OLEA EUROPAEA 'SWAN HILL'
 PHEONIX DACTILIFERA
 PINUS PINEA
 PLATANUS RACEMOSA
 QUERCUS SPP.
 RHAPIS HUMILIS
 X CHITALPA TASHKENTENSIS

BIOSWALE SHRUBS

ACHILLEA MILLEFOLIUM
 AGROSTIS PALLENS
 CHONDROPETALUM TECTORUM 'EL CAMPO'
 JUNCUS EFFUSUS
 JUNCUS PATENS
 LEYMUS CONDENSATUS 'CANYON PRINCE'
 EYMUS TRITICOIDES 'LAGUNITA'
 MUHLENBERGIA RIGENS
 SOLIDAGO CALIFORNICA

SHRUBS

ACHILLEA FILIPENDULINA
 ADENANTHOS X CANNINGHAMII
 AGAVE AMERICANA 'VARIEGATA'
 AGAVE X 'BLUE FLAME'
 ALOE ARBORESCENS
 ALOE PLICATILIS
 ANIGOZANTHOS X 'HARMONY'
 ARCTOSTAPHYLOS SPP.
 ASTERISCUS MARITIMUS
 BANKSIA BLECHNIFOLIA
 BANKSIA SPECIOSA
 BOUTELOUSA GRACILIS 'BLONDE AMBITION'
 BULBINE FRUTESCENS 'HALLMARK'
 CARPINTERIA CALIFORNICA
 CEANOTHUS X 'DARK STAR'
 COMMON YARROW
 SEASHORE BENTGRASS
 SMALL CAPE RUSH
 SOFT RUSH
 CALIFORNIA GREY RUSH
 GIANT WILD RYE
 WILD RYE
 DEER GRASS
 CALIFORNIA GOLDENROD
 FERNLEAF YARROW
 WOOLYBUSH
 CENTURY PLANT
 BLUE FLAME AGAVE
 TORCH ALOE
 FAN ALOE
 YELLOW KANGAROO PAW
 MANZANITA
 GOLD COIN DAISY
 GROUND BAKSIA
 SHOWY BAKSIA
 BLUE GRAMA GRASS
 STALKED BULBINE
 BUSH ANEMONE
 CALIFORNIA WILD LILAC

SHRUBS

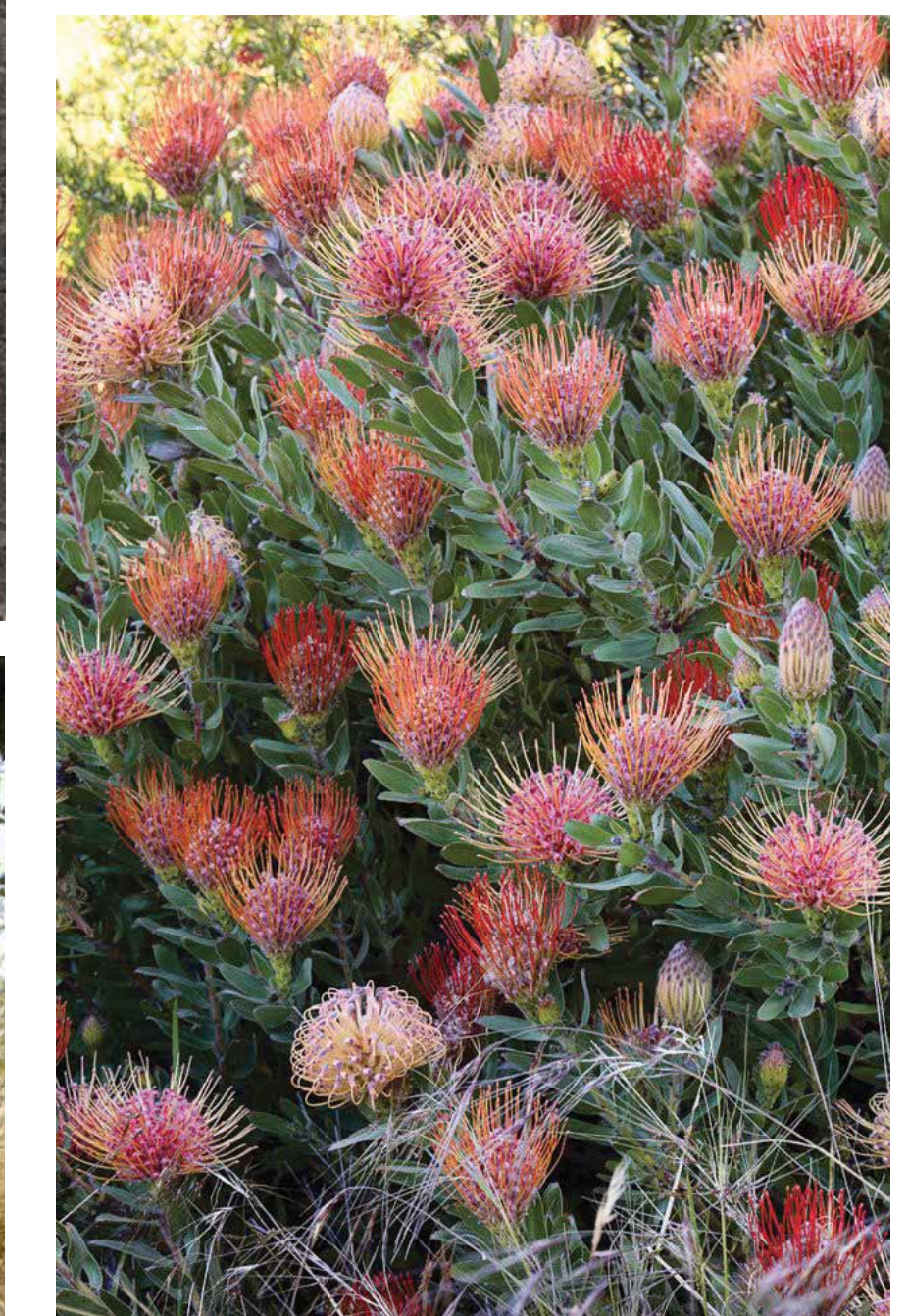
DIANELLA REVOLUTA 'VARIEGATED'
 DODONEA VISCOSA 'PURPUREA'
 ERIOGONUM FASCICULATUM 'THEODORE PAYNE'
 EUPHORBIA CHARACIAS WULFENII
 EUPHORBIA MYSINITES
 FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'
 FESTUCA IDAHOENSIS
 GREVILLEA X 'MOONLIGHT'
 HEUCHERA MAXIMA
 HYDRANGEA QUERCIFOLIA
 KNIPHOFIA X 'MANGO POPSCICLE'
 LAVANDULA ANGUSTIFOLIA
 LEPECHINIA FRAGRANS
 LOMANDRA LONGIFOLIA 'BREEZE'
 LOROPETALUM CHINENSE
 MELIANTHUS MAJOR
 MISCANTHUS SINENSIS 'ADAGIO'
 MUHLENBERGIA CAPILLARIS
 MUHLENBERGIA DUBIA
 PENNISETUM MESSIACUM 'RED BUNNY TAILS'
 PENNISETUM SPATHIOLATUM
 PENSTEMON PALMERI
 PHORMIUM TENAX
 POLYSTICHUM CALIFORNICUM
 POLYSTICHUM MUNITUM
 RHAMNUS CALIFORNICA
 RHUS OVATA
 RIBES VIBURNIFOLIUM
 ROMNEYA COULTERI
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
 SALVIA SPP.
 SANTOLINA CHAEMAECYPARISSUS
 SARCOCCA RUSCIFOLIA
 SEDUM X 'AUTUMN JOY'
 VERBENA LILACINA 'DE LA MINA'
 WESTRINGIA FRUTICOSA
 YUCCA FILAMENTOSA

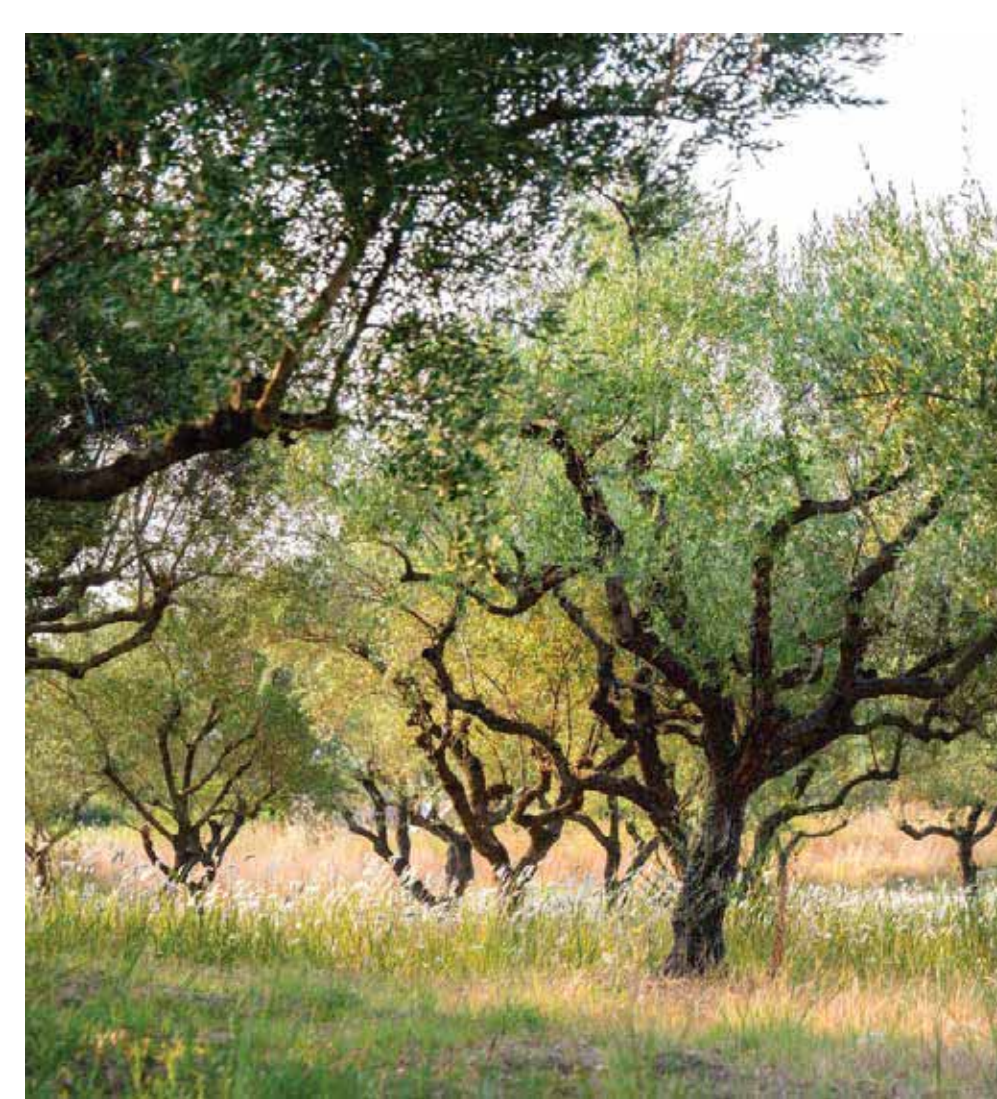
VINES

CLEMATIS ARMANDII
 CLYTOSTOMA CALLISTEGIODES
 DISTICTUS BUCCINATORIA
 FICUS PUMILA
 MACFADYENA UNGUS-CATI
 PARTHENOCISSUS X 'HACIENDA CREEPER'
 PASSIFLORA INCARNATA
 VITIS CALIFORNICA 'ROGER'S RED'

FLAX LILY
 PURPLE HOP BUSH
 CALIFORNIA BUCKWHEAT
 EVERGREEN SPURGE
 MYRTLE SPURGE
 CALIFORNIA FESCUE
 IDAHO FESCUE
 MOONLIGHT GREVILLEA
 ISLAND ALUM ROOT
 OAKLEAF HYDRANGEA
 HOT POKER
 ENGLISH LAVENDER
 ISLAND PITCHER SAGE
 BREEZE MAT RUSH
 CHINESE FRINGE FLOWER
 HONEY BUSH
 ADAGIO EULALIA GRASS
 PINK MUHLY GRASS
 PINE MUHLY
 FOUNTAIN GRASS
 RYE PUFFS
 PALMER'S PENSTEMON
 NEW ZEALAND FLAX
 CALIFORNIA FERN
 WESTERN SWORD FERN
 CALIFORNIA COFFEEBERRY
 SUGAR BUSH
 EVERGREEN CURRANT
 MATILIA POPPY
 ROSEMARY
 SAGE
 LAVENDER COTTON
 FRAGRANT SARCOCCOCCA
 AUTUMN JOY SEDUM
 LILAC VERBENA
 COAST ROSEMARY
 ADAM'S NEEDLE

EVERGREEN CLEMATIS
 VIOLET TRUMPET VINE
 TRUMPET VINE
 CREEPING FIG
 CAT CLAW VINE
 HACIENDA CREEPER
 PASSION FLOWER VINE
 CALIFORNIA WILD GRAPE







LATTICE GIRDER



WOOD + STONE



POSTS



RAISED LETTERING



PAINTED METAL



RECLAIMED WOOD