A.1 NEIGHBORHOOD VISION

The vision for the Eagle Ranch Specific Plan area is not only to create a neighborhood with definable character, but one that possess the unique qualities of Atascadero and is an identifiable part of the City. It is important to create an environment consistent with what Atascadero residents and the City General Plan call “elbow room.” This is a general term used to define quiet residential neighborhoods where homes are generally spaced far enough apart to allow for privacy and a sense of rural character. However, when designing a new neighborhood, social and aesthetic qualities are also important. Eagle Ranch will be a place where people know their neighbors, homes posses an eclectic variety of architecture, there is access to open space areas, there is access to a Village Center that serves as a central hub for socializing over coffee or a sandwich, and where a public park serves as a focal point of neighborhood life.

A.1.1 Purpose of Design Guidelines

The purpose of the design guidelines is to provide tools to evaluate potential projects beyond the regulatory requirements contained in the objectives, policies, and standards contained in the Specific Plan. The design guidelines also guide design, development, and implementation of projects by design professionals, builders/developers, or a property owner. They encourage architectural variety, promote quality development, and help ensure that new development:

- Is attractive and is an asset to the neighborhood by incorporating architectural detail on all sides of the home (360 degree architecture).
- Protects the natural features of a home site.
- Incorporates quality building articulation, multiple building forms, desirable building details, a variety of materials, and other elements that display excellence in design.
A.1.2 Design Guideline Users

These design guidelines are intended for a variety of users, as described below.

**Builders/Property Owners**
A great place to start when beginning the design process, these design guidelines provide design expectations for property owners. These design guidelines broaden the scope of the design process beyond basic development standards and takes the attention to detail, quality, and architectural character to a higher level. Property owners should review the Eagle Ranch Character Section (A.2) and Architectural Styles Section (A.3) to select a desired character.

**Architects and Other Design Professionals**
The design guidelines provide direction for new construction. Images of desired architecture are provided as design inspiration. The design guidelines serve as an information tool that can provide a link between the property owner and the designer or developer and will clarify the aspects of quality design. Architects, landscape architects, civil engineers, and other design professionals should review the design guidelines and apply them to their projects. Designers should keep in mind that reviewing bodies will evaluate the development proposal in the context of design guidelines to help determine whether the project meets the Specific Plan regulations.

**City Staff**
As appropriate, City staff will use the guidelines to assist applicants and their representatives with all discretionary permitting aspects of project development including site planning, building orientation, building massing and articulation, architectural themes, and landscaping. The guidelines serve as the basis for evaluating proposals for quality design. City staff will also use these guidelines when working with the City Design Review Committee and Planning Commission.

**City Design Review Committee (DRC)**
These design guidelines provide the City Design Review Committee with a basis for evaluating proposals for quality of design.

**Home Owners Association Architectural Review Committee (HOA ARC)**
These design guidelines provide the Eagle Ranch Home Owners Association Architectural Review Committee with a basis for evaluating single family residential proposals for quality of design, conformance with the Eagle Ranch vision, and conformance with the Eagle Ranch architectural character options.
A.2 EAGLE RANCH CHARACTER

The desired character for the Eagle Ranch Specific Plan area draws its inspiration from the beauty of the existing ranch, the surrounding residential fabric, and the historic ranching activities that have continued to the present day.

The Eagle Ranch Specific Plan area will honor the Atascadero legacy by encouraging and enhancing the experience of living in the country. Residential homesites nestled within the oaks, with views of rolling hills and meadows dotted with cattle, help frame the setting and character of rural elegance. Rural in the sense that residential lots are larger than typical tract subdivisions, that road improvements are designed without curbs and formal planting strips, and landscaping that incorporates informal plantings with clusters of plantings vs. formal rows. Elegant in the sense that high-quality materials and fixtures should be used in streetscape improvements. These improvements include fencing, lighting, paving materials, street furnishings, signage, gateways, and landscaping.

Development will be proposed within the framework of the development standards and design guidelines identified in this Specific Plan. In addition, residential architecture should reflect the historic vernacular of Atascadero including craftsman homes, California mission/early California homes, Southern European, and ranch homes. A wide variety of architectural treatments within these vernacular styles should be used in order to create an eclectic mix of homes that appear to have been developed over time, where no two homes are exactly alike.

Architectural elements that work with natural character of the site.
A.3 ARCHITECTURAL STYLES

A.3.1 Introduction

These design guidelines are intended as a resource for developing design strategies for residential homes in the Eagle Ranch Specific Plan area.

A.3.2 Encouraged Architectural Styles

The neighborhood character of Eagle Ranch should encompass a variety of architectural styles.

All development should incorporate a high level of detail and craftsmanship with special attention to massing and composition, materials, and colors. These elements create the patterns and variety of façades that face the streetscape. The character of wraparound architecture or 360-degree architecture enhances the quality of the streetscape by extending visually interesting elements around the sides of the home.

The following architectural “styles” are encouraged:

- Ranch
- Craftsman
- Southern European
- Early California/California Mission
- Modern/Contemporary Ranch

Modern interpretations of Ranch, Craftsman, Early California/California Mission are permitted as long as the home design incorporates forms true to the traditional style and that the facade is easily recognizable as one of the above styles.

Elements with an * are subject to review by Atascadero Fire Department to assure “fire safe” design elements are incorporated.

The following pages include elements that are encouraged for the architectural styles described above.
Encouraged “Ranch” Architectural Elements

- Wide, horizontal forms (referring to roof forms and wall planes - roof forms and wall planes should continue to be articulated and varied)
- Gabled roofs
- Multiple roof planes (no flat roofs)
- Exposed roof beams*
- Gabled dormer
- Large front porches with wood railing and wood posts and columns
- Revealed tower (square tower (1 max.))
- Rich colors and white
- Brick/stone exterior chimneys
- Board and batten siding
- Triangular knee brace
- Shutters
- Exposed rafter rails
- Repetition of like windows
- Square or rectangle shaped windows
- Weather vane
- Open feeling
- Subtle/simple
- Ordered/formal
- Straight lines
- Repetition and rhythm
- Defined edges

Encouraged “Ranch” Landscape Elements

- Orchard style plantings
- Fruit trees
- Shade Trees
- Native grasses and flowers
- Deep green shrubs
- Organic pathways
- Patios (covered or with trellis)
- Organic mulch
- Open and informal
Encouraged “Craftsman” Architectural Elements

- Wide, horizontal forms (referring to roof forms and wall planes - roof forms and wall planes should continue to be articulated and varied)
- Pitched roof (3:12 minimum)
- Hip roofs, porch, dormers
- Deep porch
- Projecting eaves*
- Accentuate vertical massing elements
- Piled cobble stone or piled river rock at base
- Wood panel facades
- Fireproof split wood shingles (on wall surfaces only)*
- Clapboards (thin horizontal siding)
- Heavy timber exposed rafters and beams (3x and larger only)*
- Brick and quarry stone
- Grouped casements (ribbon windows) - no circular windows
- Squared bays (square bay window)
- Darker color earth tones with contrasting trim and accents

Encouraged “Craftsman” Landscape Elements

- Oak Trees, Olive Trees
- Maples (Japanese)
- Organic/natural
- Camellias, Azaleas (flowering shrubs)
- Blended edges at graded earthwork/slopes
- Informal spaces
- Natural stone (mortarless)
- Stone in hardscape elements
Encouraged “Southern European” Architectural Elements

- Tile roofs (regularly or irregularly laid)
- Multilevel roofs
- Masonry arches
- Trellis treatments
- Courtyards
- Metal embellishments
- Round or square tower
- Verandas
- Patios
- Deep eaves*
- Well scaled masses - broken-up walls to reduce massing
- Rough stone exterior
- Bold earthen tones
- Awnings
- Smooth plaster (no knock down, lace finish, or skip trowel)
- Exposed wood
- Stacked stone
- Recessed entryway
- Porticos*
- Recessed garage door
- Decorative vents
- Decorative tiles
- Minimal window trim
- Dark wood embellishments (doors, shutters, exposed beams)

Encouraged “Southern European” Landscape Elements

- Cypress trees, Olive trees
- Oak trees
- Oversized pots for planters and fountains
- Rustic pavers
**Encouraged “Early California/Mission” Architectural Elements**

- Roof types: gable, hipped, combined hipped and gable
- Roof slope: low-pitched
- Roof overhangs: Early California typically moderate overhang and decorative eave soffit ranging from 18” to 30”*
- Roof overhangs: Mission typically minimal overhang and exposed rafters, (not boxed) ranging from 6” to 15”*
- Mission shaped dormer or roof parapet
- Spanish tile roof, commonly red tile roof, “s” curved shape
- Open porch roofs with large square piers supports, commonly arched above
- Boosted tile roofs
- Decorated chimney tops, often with small tile roofs
- Symmetrical building massing – simple square or rectangular plan with hipped roof
- Asymmetrical building massing – facades typically superimposed on simple square or rectangular plan with hipped or gable roof
- Round or square towers
- Architectural features such as quatrefoil treatment surrounds, narrow tile roofs segments projections from smooth wall surface
- Exterior wall finish: smooth plaster finish (no knock down, lace finish, or skip trowel)
- Patterned tiles and carved stonework or other wall surface ornament typically used
- Elaborate arcades and arches above doors, feature windows, or beneath porch roofs
- Doors sometimes emphasized by columns, pilasters, carved stonework, or patterned tiles
- Doors lead to exterior patios and gardens
- Cantilevered balconies usually paired and glazed with multiple panes of rectangular glass.
- Early California – typically have one large feature window, recessed typically sloped or tapered
- Mission Style - Exposed timbers and rafter tails, recessed windows with wood lintel*
- Decorative window grills or muntins
- Wrought iron decorations
- Brick, tile, stucco decorated vents
- Fountain features
- Early California – arched wing walls, wood or iron railings
- Light colored stucco walls and earth tones

**Encouraged “Early California/Mission” Landscape Elements**

- Olive trees, Oak Trees
- California Native plants
- Stone elements (large boulders)
- Small courtyards
- Walls
- Oversized pots for planters or fountains
- Rustic pavers
Encouraged “Contemporary Ranch” Architectural Elements

- Roof types: flat, gable, shed
- Roof slope: flat and gable-low pitch roofs; shed-moderate to high pitch roofs
- Roof overhangs: simple wide or shallow overhangs, non-decorative fascias; flat roofs usually with small ledge coping at roof line.
- Metal roof, composition shingle, flat concrete roof tile
- Exposed supporting beams and other support members are common (i.e., heavy piers supports at gable and shed roofs, overhangs with exposed roof beam supports)*
- Minimalist exterior detailing but not stark. Focus on composition and massing
- Geometric shapes and generally multiple asymmetrical massing compositions
- Use of natural building materials, (i.e. wood, stone, brick, concrete, glass, steel)
- Exterior wall finish: smooth plaster finish or various wall cladding combinations of wood, brick or stone with the absence of traditional detailing
- Accentuation of horizontal and vertical elevation planes
- Broad low, front facing gable facades with absence of traditional detailing
- Most commonly one-story forms, although two-story versions are not infrequent
- Entry doors generally recessed and obscured, windows generally asymmetrical
- Neutral color palette and earth tones

Encouraged “Contemporary Ranch” Landscape Elements

- Vertical elements
- Limited material palette but not stark
- Succulents
- Grasses
- Raised planters and pots
- Geometric design/patterns/shapes
- Smooth concrete
- Contemporary stone (mortarless)
- Inorganic mulch (Mexican river rock, dg)
APPENDIX A - DESIGN GUIDELINES

A.4 SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

A.4.1 Introduction

The purpose of these Single-Family Residential Design Guidelines is to ensure new single-family residential development is consistent with the desired Eagle Ranch character and to provide of design policies for project implementation participants, such as developers, property owners, architects, and designers. These Design Guidelines contain the primary design issues that review bodies such as the HOA ARC, City Design Review Committee (City DRC), City staff, Planning Commission, and the City Council will use to evaluate individual project proposals. Residential architecture should integrate a variety of architectural forms based on the Architectural Styles identified in Section A.3. Modern interpretations of these styles are permitted.

An important aim is to expedite the planning review process by clearly stating the City’s and HOA ARC’s expectations for quality design of residential development. Consistency with community character, compatibility with surrounding neighborhoods and uses, livability, and long-term viability will guide the evaluation of single-family development proposals. Design Guidelines will be enforced by the Eagle Ranch HOA ARC for projects of four or less units. Projects with four or more units will be enforced by the City DRC who will use the Specific Plan Design Guidelines as a guide.
A.4.2 Residential Lot Layout and Site Design

Memorable neighborhoods are not accidental. Commitment to thoughtful site design is a necessary component. However, it alone cannot ensure success, nor can singular attention to pleasant open space, attractive landscaping, reasonable subdivision standards, or exceptional architecture. Only the balanced and complementary interweaving of these components can contribute to high-quality, memorable, and desirable communities. By extension, a quality composition should be comprised of quality components.

**Lot Layout Design Guidelines (Single-Family Residential)**

a. Residential developments should provide a variety of complementary architectural styles to ensure diversity throughout the neighborhoods.

b. Units on lots one (1) acre or less should front onto streets.

c. Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be protected.

d. Building placement should not limit solar access by shading adjacent building locations.

e. Residential parcels should vary in setback from the street to allow variety and flexibility in building placement and massing. This is especially applicable to ER-R2 homes.

f. Attractive natural amenities such as rock outcroppings, vegetation, and drainage swale areas should be incorporated into residential lot development to provide appropriate landscaping orientation, visual interest, and scale.

g. Locating new structures on hilltops and/or ridgelines should be avoided.

h. Silhouetting against the skyline should be avoided.

i. Structures should be located to maintain mutual privacy between neighboring residents using natural topography and building orientation to the extent possible.
A.4.3 Residential Building Form

The design of residential neighborhoods should minimize large block housing and encourage porches, articulated entries, and garages recessed from the building face to decrease visual dominance along the street.

**Building Form Design Guidelines (Single-Family Residential)**

- a. Use a variety of architectural details, elevations, and setbacks to create visual interest among homes.
- b. Building façades should provide various setbacks and articulation utilizing different materials to minimize singular planes on all sides of the building.
- c. Dwellings should incorporate porches, trellises, landscaping and other features to soften the transition between the street and the dwelling.
- d. Architectural features such as porches, balconies, chimneys, door placement, window proportions, dormers, wood detailing, fencing, siding, and color scheme should be used to complement the overall building design, site, and neighborhood context.
- e. A variety of horizontal and vertical changes in the architectural treatment should be used to reduce monotony of dwelling units.
- f. Building design orientation should incorporate a positive relationship between indoor and outdoor spaces.
- g. The size and scale of any structure should be determined by the natural features of the lot and the impact of the development’s footprint. Visibility of the development can be reduced with a lowered roof pitch, below grade rooms, reducing attic space, and minimizing plate height.

A.4.4 Residential Roofs

A variety of roof planes and pitches are encouraged, depending on architectural style, as roof forms and materials have a significant impact on a neighborhood’s visual diversity. Roof forms should be consistent with the architectural styles identified in Section A.3.

**Roof Design Guidelines (Single-Family Residential)**

- a. A variety of roof planes and accent details should be provided.
- b. Varied roof pitches, porches, and overhangs provide visual interest and enhance the dwelling unit’s architectural character while reducing a structure’s bulk and size.
- c. Roof materials and colors, consistent with the home’s architectural style, should be used to enhance the diversity and character of the neighborhood.
- d. Second stories should be set back with a variety of roof lines and pitches, including side-gabled, cross-gabled, combined hipped-and-gabled, or hipped roofs.
APPENDIX A - DESIGN GUIDELINES

e. Roofs covering the entire building such as hips and gables are preferred. Segmented pitched roofs should be applied at the building edge.

f. Roofing colors should be earth tones to minimize reflective glare and visual impacts.

g. Roof extensions, and their associated brackets, used for shading over windows are strongly encouraged. They add character and interest to the roof forms and should match the home’s architectural style. Subject to review by the Atascadero Fire Department to assure “fire safe” design elements are incorporated.

h. Roofs over one-(1-) story elements, such as those over porches or bays, provide additional articulation of the massing of larger two-(2-) story residences and are strongly encouraged.

i. Variation in ridgeline height and alignment should be incorporated in order to create visual interest.

j. Roof penetrations for vents should be consolidated and located on the rear side of roof ridges whenever possible. All vents should be painted to match the roof color.

k. Roof forms should be designed to correspond to and accentuate building elements and functions such as entrances and arcades.

l. No roof mounted or aerial antennas or receiver dishes should be installed that are visible from street frontage.

A.4.5 Residential Windows, Doors, and Entries

Windows and doors help to define the architectural style of a building while providing daylight to interior spaces and visual interest to building façades. Windows and doors for detached housing should adhere to the following guidelines:

Window and Door Design Guidelines (Single-Family Residential)

a. Entries should be enhanced by the architectural style and details of the building.

b. Non-recessed windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, or trellises compatible with the architectural style of the building. Recessed windows should be recessed a minimum of 6”.

c. Aluminum windows are not permitted. Vinyl windows, if used for energy conservation purposes, should be high-quality with thickened sashes and styles to portray a similar appearance to wood windows but should not be white in color.

d. Garage doors should be multipaneled with subtle adornment to provide shadow relief.

e. Shutters should be proportional to the window and complement the architectural style of the building.

f. Entries and porches should be inviting and feature architectural articulation at a pedestrian scale.
g. Garages, windows, doors, and porches should complement the architectural style of the building.

h. Covered porches, porticos, and other significant entry features compatible with the architectural style of the dwelling are encouraged to create a well-defined arrival sequence and appropriate interface with the public street. Columns, handrails, exterior trim, cornices, window detailing, exterior lighting fixtures, front door and surround, and other architectural elements should be compatible with the style of the dwelling. Columns on front porches should be a minimum of twelve (12) inches in width/diameter with appropriate base and cap detailing.

A.4.6 Residential Setback Variations
Setback variations to both the front yard and side yard enhance the streetscape’s visual character and also enhance privacy between dwelling units. Setback variations are important to reduce the visual impacts of a “row-of-garages” effect on residential streets.

Setback Variation Design Guidelines (Single-Family Residential)

a. Front yard setback variations for ER-R2 units should be not less than twenty percent (20%) of the standard minimum front yard setback (e.g., a street yard setback of twenty [20] feet requires an offset of four [4] feet). An offset may be an increase or decrease in setback as long as the minimum setback is met.

A.4.7 Residential Porches
Single-Family Residential units may include porches in order to foster neighborhood interaction, for a place to sit, for shade, and for rain protection. Porches should be designed and articulated to maximize visibility and enhance the human scale of the neighborhood streetscape. This is especially important for ER-R2 units where porches are required (see Table 3.5).

Porch Design Guidelines (Single-Family Residential)

a. Porches, stairs, and decks should be designed to reflect the appropriate scale and detail of the architectural style.

b. Exterior stairs, railings, short walls, trellises, and roof forms all contribute architectural detail and character and provide visual interest to the home are encouraged.

c. Porch, building columns, and other architectural features should be proportioned appropriately for the scale and architectural style of the home.

d. Wherever practical, corner lot homes should have a wraparound porch on the street sides of the home.

e. Porches should be elevated a minimum of two (2) feet above finish grade where possible.

f. Courtyards may be provided in lieu of a porch. Courtyards should have a minimum depth of ten (10) feet.
APPENDIX A - DESIGN GUIDELINES

A.4.8 Residential Accessory Structures, Ag Accessory Structures, and Second Residential Units

Accessory structures include studios, sheds, barns, detached garages, storage facilities, trash enclosures, and other non-habitable structures. Second residential units may include a kitchen and full bathroom and is intended for permanent occupancy.

Accessory Structure/Utility Guidelines (Single-Family Residential)

a. Accessory structures must comply with the City’s adopted Building Code as amended.

b. See Table 3.6 for maximum square feet permitted per structure.

c. Visibility of all above-ground utilities (septic tanks, propane tanks, water tanks, etc.) should be minimized through the provision of landscaping, fencing, and/or excavations. Partial or complete undergrounding of utilities is encouraged.

Single Family Second Residential Units

Refer to Section 3 Land Use and Development Standards for guidance and standards (Table 3.7).

A.4.9 Residential Yard Areas

Yard Area Design Guidelines (Single-Family Residential)

a. All single-family detached residences should have at least one usable yard area. The yard area should be greater than or equal to the residence footprint per Table 3.5. This standard applies to all other buildings on the property including accessory buildings and residential second units.

b. Front yards (street yards) may provide extensions of the entry porch or front living area for semi-private activity. Front yard paved patio areas are considered yard area and may be included in the area calculation.

c. Side yards are typically more utilitarian. However, usable side yard areas should be achievable on most residential lots. When used as private yard area, side yards should comply with all recommendations of these design guidelines.
A.4.10 Residential Private Driveways

*Private Driveway Design Guidelines (Single-Family Residential)*

a. Driveways should be paved or improved with decorative surface treatment such as colored concrete, or pavers in conjunction with the standards in Table 3.5.

b. Long, straight driveways should be avoided.

*Gates Design Guidelines (Single-Family)*

a. Gates are subject to design review by the HOA ARC.

A.4.11 Residential Security Lighting

Security lighting provides acceptable light levels for safety and uniformity while avoiding glare, light trespass, and over lighting.

*Security Lighting Design Guidelines (Single-Family Residential)*

a. Security lighting activated by motion sensors should be on for no more than 15 minutes with automatic shut off and should be located where it does not come on frequently due to regular outdoor traffic or activity.

b. Special care should be taken to control glare and direct visibility of illumination sources, and to confine illumination to the property on which the fixtures are located.

A.4.12 Residential Exterior Lighting

Exterior lighting includes any lighting that is mounted outside of building areas such as in landscaping, parking areas, along walkways and paths, on the outside of building walls, under eaves and patio covers, and under open shed covers.

*Exterior Lighting Design Guidelines (Single-Family Residential)*

a. The level of on-site lighting and type and design of lighting fixtures should be “dark-sky” compliant and comply with all applicable requirements of the City of Atascadero.

b. Energy conservation and efficiency should be a primary consideration when designing any lighting system. Lighting designers should consider utilizing automatic controls systems to eliminate excessive light during non-active hours of site and building operation.

**What Is A Dark-Sky?**

The International Dark-Sky Association is an organization dedicated to protecting and preserving the nighttime environment. Their mission is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.
c. All exterior lighting fixtures should be consistent with the architectural style of the building that it serves.

d. The use of lighting should be integrally designed as part of the built environment and should reflect a balance between the lighting needs, the contextual ambient light level, and the surrounding nighttime characteristics of Eagle Ranch.

e. Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions.

f. Exterior lighting must shield the light bulb so it cannot be seen from adjacent residential development or from public viewpoints. Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass. Patio string lights with exposed bulbs are permitted for ambient lighting purposes.

g. Architectural lighting, if proposed, should only be utilized to highlight special features.

h. Landscape lighting should only be utilized to accent landscaping and pathways and be directed away from the property line.

i. Lighting fixtures should include a device or feature such as vanes, louvers, fins, etc. that directs the light downward.

j. Lighting fixtures should include frosted lenses that are semi-opaque to eliminate the view of the lamp source.

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### A.4.13 Residential Grading, Slopes, Walls, and Revegetation

a. Manufactured slopes should be horizontally and vertically contoured to blend with the natural terrain at the development edge. Large flat slopes and highly visible downdrains should be avoided, or angled to avoid impairing the predominant view.

b. Vegetation, irrigation, and continuing maintenance programs should be used to stabilize manufactured slopes, with trees and shrubs used to soften their appearance.

c. The maximum gradient for manufactured slopes should not exceed a ratio of 2:1 (exceptions shall be consistent with the City’s Municipal Code 9-4.138).

d. Minimize dust pollution and surface water drainage from graded areas during grading and development.

e. Special care should be taken to final grade all disturbed areas to a natural appearing configuration.

f. Wherever possible, stacked and stepped landscaping elements should be utilized in lieu of planar walls.

g. The surface of cut slopes and fill slopes more than 3 feet in height should be protected against damage from erosion.
by planting with hydroseed or ground cover plants. Slopes exceeding 10 feet in vertical height should also be planted with shrubs, spaced at not to exceed 10 feet on center (clustered to have a natural appearance); or trees, spaced at not to exceed 20 feet on centers; or a combination of shrubs and trees at an equivalent spacing, in addition to the grass or ground cover plants. The plants selected and planting methods used should be suitable for the soil and climatic conditions of the site.

h. Plant material should be selected which will cover 80% of the area to effectively control erosion within 2 years from the date of the HOA ARC/City’s approval of the landscaping.

i. Consideration should be given to deep-rooted plant material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility, and fire-retardant characteristics.

j. Minor grading will be permitted outside of building setbacks to allow for incidental grading and to optimize conformance to the natural slope. Driveway grading is also permitted outside building setbacks.

A.4.14 Residential Hillside Design Guidelines

The following applies to residential development on slopes ≥10%.
See Hillside Grading Development Standards in Table 3.5 for residential development on slopes ≥15%

a. Graded areas should be limited to the building pad area to the greatest extent possible.

b. The main building mass should be on the upslope side of the building and the roof pitches should trend downslope.

c. The downhill elevation of the primary structure should have a minimum of four offset building and roof elements to provide varied building forms that produce shadows patterns which reduce the visual impact of the mass.

d. Where new structures are to be located on sloping sites greater than 15%, split-level and stepped foundation design concepts should be used to minimize the disturbance of the natural contours.

e. Partially undergrounded structures to reduce visibility and/or stepped building massing should be considered to better integrate architecture with natural topographic features.

f. The apparent size of exterior wall surfaces visible from off the site shall be minimized through the use of single-story elements, bays, recesses, step backs, overhangs, landscaping, and/or other means of horizontal and vertical articulation to create changing shadow lines and break up massive forms.
g. The use of multi-level foundations (floor levels separated by a minimum of four feet) shall be the standard design for residential structures unless an alternative design, with less grading, is approved through the design review process as more appropriate for the site.

h. Massing for Homes on Slopes Ranging from 15% to 19.9%
   1. Building elevations should have a maximum height of twenty feet (20') from finished grade with a minimum six foot (6') recess in articulation from that building face to the next highest story to minimize the visual height and bulk as viewed from the lowest finished grade.
   2. Areas between the lowest floor and finished grade should not exceed six feet (6') in height.
   3. No portion of the walking surface of a deck with visible underpinnings should exceed a height of six feet (6') above grade. All other decks should be integrated into the architecture of the house, and not appear as an add-on to the primary building mass (excludes cantilevered decks/patios).
   4. Raised deck areas should have fire resistant screening materials complementary to the residential building materials incorporated to screen the underside of the deck and foundation area.

e. Massing for Homes on Slopes Ranging from 20% to 30%
   1. Building elevations should have a maximum height of twenty feet (20') from finished grade with a minimum six foot (6') recess in articulation from that building face to the next highest story to minimize the visual height and bulk as viewed from the lowest finished grade.
   2. Areas between the lowest floor and finished grade should not exceed ten feet (10') in height.
   3. No portion of the walking surface of a deck with visible underpinnings should exceed a height of ten feet (10') above grade. All other decks shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass (excludes cantilevered decks/patios).
   4. Raised deck areas should have fire resistant screening materials complementary to the residential building materials incorporated to screen the underside of the deck and foundation area.
A.5 MULTIFAMILY RESIDENTIAL DESIGN GUIDELINES

A.5.1 Introduction

The purpose of the multifamily design guidelines is to ensure new multifamily residential development is consistent with Atascadero’s community character and to provide design policies to project implementation professionals, such as developers, property owners, architects, and designers. These Guidelines contain the primary design issues that City staff, the DRC, the Planning Commission, and the City Council will use to evaluate individual project proposals. An important aim is to expedite the planning review process by clearly stating the City’s expectations for quality design of residential development. Consistency with community character, compatibility with surrounding neighborhoods and uses, livability, and long-term viability will guide the evaluation of multifamily residential development proposals.
APPENDIX A - DESIGN GUIDELINES

A.5.2 Multifamily Residential Lot Layout and Site Design

Memorable neighborhoods are not accidental. Commitment to thoughtful site design is a necessary component. However, it alone cannot ensure success, nor can singular attention to pleasant open space, attractive landscaping, reasonable subdivision standards, or exceptional architecture. Only the balanced and complementary interweaving of these components can contribute to high-quality, memorable and desirable communities. By extension, a quality composition should be comprised of quality components.

Lot Layout Design Guidelines (Multifamily)

a. Buildings should incorporate porches, trellises, landscaping and other features to soften the transition between the street and the dwelling.

b. Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be protected.

c. Building placement should not limit solar access by shading adjacent building locations if practical.

d. Residential units should vary in setback to create variety in building placement and massing.

e. The site area adjacent to the street should not be dominated with parking. Parking should be concentrated in areas behind buildings and away from the street when possible.

f. The design of multifamily developments should be compatible and complementary with the surrounding neighborhood.

g. Where possible, courtyards, or other methods to break up the building mass and provide natural ventilation, should be used.

h. Courtyard atriums should be used to bring light and air into interior spaces.
A.5.3 Multifamily Residential Building Form

The design of multifamily residential areas should minimize large block housing and encourage porches and articulated entries recessed from the building face to decrease visual dominance along the street.

Building Form Design Guidelines (Multifamily)

a. Use a variety of architectural details, elevations, and setbacks to create visual interest among units.

b. Building façades should provide various setbacks utilizing different materials to minimize singular planes on all sides of the building.

c. A variety of horizontal and vertical changes in the architectural treatment helps reduce monotony of dwelling units.

d. Architectural features such as porches, balconies, chimneys, door placement, window proportions, dormers, wood detailing, fencing, siding and color scheme should be used to complement the overall building design, site, and neighborhood context.

e. Building design should incorporate and reflect a positive relationship between indoor and outdoor spaces.

f. Attached residential units should be designed and detailed to fit with the neighboring single-family detached and/or commercial centers to enhance the character of the neighborhood.

g. Attached units can uniquely provide varying architectural style and details to appear as separate units while still remaining part of the whole building.

h. Simple, clean, bold projections of stairways should be used to complement the architectural massing and form of multifamily structures. Stairways should be constructed of smooth stucco, plaster, or wood with accent trim of complementary colors. Thin-looking, open metal, prefabricated stairs are discouraged. Second story exterior walkways are strongly discouraged.

i. To the extent possible, each unit should be individually recognizable. Methods to break up massing could include:
   • Varying front setbacks within the same structure
   • Staggering and jogging unit planes
   • Designing a maximum of two (2) adjacent units with identical wall and roof lines
   • Varying building orientations to avoid monotony and long garage door corridors

j. When building entries or porches are directly fronting on, and located within twenty-five (25) feet of the street property line, the finished floor elevation should be a minimum of two (2) feet above the top of the street edge. This grade differential can be accomplished using a stem wall foundation or a finished site grade of eighteen (18) inches above the top of the street edge.
A.5.4 Multifamily Residential Roofs

A variety of roof planes and pitches are encouraged, depending on architectural style, as roof forms and materials have a significant impact on a neighborhood's visual diversity. Roof forms for multifamily housing, consistent with the architectural styles identified in Section A.3, should adhere to the following guidelines:

**Roof Design Guidelines (Multifamily)**

a. A variety of roof planes and accent details should be provided.

b. A variety of roof materials and colors, consistent with the home's architectural style, will enhance the diversity and character of the neighborhood.

c. A portion of upper stories should be set back and incorporate a variety of roof lines and pitches, including side-gabled, cross-gabled, combined hipped-and-gabled, or hipped roofs.

d. Roofs covering the entire building, such as hips and gables, are preferred. Segmented pitched roofs should be applied at the building edge.

e. Roofing colors should be soft earth tones to minimize reflective glare and visual impacts.

f. Roof extensions, and their associated brackets, used for shading over windows are strongly encouraged. They add character and interest to the roof forms and should match the home's architectural style.

g. Roofs over one- (1-) story elements, such as those over porches or bays, provide additional massing articulation of larger two- (2-) story residences and are strongly encouraged.

h. Variation in ridgeline height and alignment should be incorporated in order to create visual interest.

i. Roof penetrations for vents should be consolidated and located on the rear side of roof ridges whenever possible. All vents should be painted to match the roof color.

j. Roof forms should be designed to correspond to and accentuate building elements and functions such as entrances and arcades.
A.5.5 Multifamily Residential Windows and Doors

Windows and doors help to define the architectural style of a building while providing daylight to interior spaces and visual interest to building façades. Windows and doors for multifamily housing should adhere to the following guidelines:

Window and Door Design Guidelines (Multifamily)

a. Unless recessed, windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, or trellises compatible with the architectural style of the building.

b. Shutters should be proportional to the window and complement the architectural style of the building. Functional shutters are encouraged when provided.

c. Doors and porches should be inviting and architecturally articulated at a pedestrian scale.

d. Windows and doors should complement the architectural style of the building.

e. Entry features compatible with the architectural style of the dwelling are encouraged to create a well-defined arrival sequence and appropriate interface with the public street. Columns, handrails, exterior trim, cornices, window detailing, exterior lighting fixtures, front door and surround, and other architectural elements should be compatible with the style of the dwelling. Columns on front porches should be a minimum of twelve (12) inches in width/diameter with appropriate base and cap detailing.
APPENDIX A - DESIGN GUIDELINES

A.5.6 Multifamily Residential Porches

Residential units may include porches in order to foster neighborhood interaction. Porches should be designed and articulated to maximize visibility and enhance the pedestrian scale of the neighborhood streetscape.

**Porch Design Guidelines (Multifamily)**

a. Porches, stairs, and decks should be designed to reflect the appropriate scale and detail of the architectural style.

b. Porch columns, building columns, and other architectural features should be proportioned appropriately for the scale of the element, porch, and architectural style of the unit.

c. Wherever practical, corner lot units should have a wraparound porch. All wraparound porches and side yard façades should maintain an architectural design consistent with the front façade.

d. Porch and entry features should primarily be one- (1-) story elements. However, in limited quantities, porches may also be incorporated into two- (2-) story vertical elements to break up the building mass facing the street or to provide visual interest to the streetscape.

e. Porches should be elevated above the street level a minimum of two (2) feet above the top of street edge.

f. Porches should not be enclosed.
A.5.7 Multifamily Residential Security Lighting

Security lighting provides acceptable light levels for safety and uniformity while avoiding glare, light trespass and overlighting.

**Security Lighting Design Guidelines (Multifamily)**

a. Security lighting should be activated by motion sensors; be on for no longer than 15 minutes; has automatic shut off, and is located where it does not come on frequently due to regular outdoor traffic or activity.

b. Special care should be taken to control glare and direct view of illumination sources, and to confine illumination to the property on which the fixtures are located.

c. Lighting fixtures should be aimed at a building as they are more effective for security than fixtures that are mounted on the building, which can blind observers of the property (police, neighbors, or others).

d. Floodlighting directed toward adjacent properties or the public right-of-way should not be used. The term floodlighting includes “barn lights”, “wall packs”, and aimable fixtures.
A.5.8 Multifamily Residential Exterior Lighting

Exterior lighting includes any lighting that is mounted outside of livable building areas such as in landscaping, parking areas, along walkways and paths, on the outside of building walls, under eaves and patio covers, and under open shed covers.

a. The level of on-site lighting, and type and design of lighting fixtures, should be “dark-sky” compliant and comply with all applicable requirements of the City of Atascadero.

b. Energy conservation and efficiency should be a primary consideration when designing any lighting system.

c. All exterior lighting fixtures should be consistent with the architectural style of the building that it serves. Manufacturer’s specifications and/or cut sheets for all proposed exterior light fixtures should be provided with the HOA ARC submittal and/or building permit applications.

d. The use of lighting should be integrally designed as part of the built environment and should reflect a balance between lighting needs, the contextual ambient light level, and the surrounding nighttime characteristics of Eagle Ranch.

e. Lighting designers should consider utilizing automatic controls systems to eliminate excessive light during non-active hours of site and building operation.

f. Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass, especially from public viewpoints. Public viewpoints include public streets and parks.

g. Architectural lighting, if proposed, should only be utilized to highlight special features. Lighting of expansive wall planes, towers, and roofs, or the use of architectural lighting that results in “hot spots,” should be avoided.

h. Landscape lighting should only be utilized to accent landscaping and be directed away from the property line.

i. Lighting fixtures should include a device or feature, such as vanes, louvers, fins, etc., that directs light downward.

j. Lighting fixtures should include semi-opaque frosted lenses and eliminate visibility of the lamp source.
A.6 RESIDENTIAL LANDSCAPE DESIGN GUIDELINES

A.6.1 Introduction

The landscape design at Eagle Ranch is intended to provide a visually attractive environment that defines the character of the Specific Plan area. The landscape serves many purposes. Landscape softens the built environment and accentuates the streetscape with a living backdrop to enhance visual interest. The landscape provides shade, screening, color and texture while filtering pollutants from water and air and provides oxygen. These Residential Landscape Design Guidelines apply to landscape improvements for all private development within the Eagle Ranch Specific Plan area.

Landscape improvements should comply with applicable federal, state, and local building, public health, safety and accessibility codes, and the California Water Efficient Landscape Ordinance AB 1881. Landscape improvements should also incorporate Atascadero Mutual Water Company’s (AMWC) recommendations and guidelines for “Conserving Water in the Landscape” found under “Conservation” on their website.
A.6.2 Single-Family Landscape Design Guidelines

These guidelines apply to the landscape design for single-family detached housing types. It should be noted that per the Landscape Development Standards in Table 3.5 of this Specific Plan, landscaping shall be installed prior to occupancy.

**General Landscape Design Guidelines (Single-Family)**

Landscaping for individual private residences within each neighborhood should comply with these Landscape Design Guidelines.

a. Front yard landscaping should visually integrate the adjacent natural landscape where applicable.
b. All plans should be prepared by a California licensed landscape architect.
c. Utilize regionally sourced or manufactured landscape construction materials, such as lumber, mulches, pavers, trees, shrubs, groundcover, and quarried gravel/cobbles/rocks or other hardscape materials, where practical.
d. Utilize recycled and renewable landscape material where practical, e.g., recycled plastic lumber and header boards, locally produced woodchip mulch, and recycled glass.
e. Utilize locally produced compost made from community green waste wherever possible.
f. Utilize plantings that provide summer shade and allow for winter solar gain whenever possible.
g. Group plants with similar water requirements to allow for more efficient irrigation use.
h. Invasive and non-native species that may escape or spread into the open space areas, such as pampas grass, vinca, ice plant, Scotch broom, and Pennisetum are prohibited.
The Atascadero Centennial Daffodil Project

In 2011, Atascadero residents brainstormed ways to celebrate the City’s 2013 Centennial Celebration and it was decided that planting daffodils all over the city would be an eye-catching display that would unify the City and generate community pride.

The Centennial Celebration has passed, however, plantings of daffodils throughout Eagle Ranch (in both private and public areas) are encouraged in order to connect the Specific Plan area to the greater City and further enhance the City’s identity.

Plant Palette Design Guidelines (Single-Family)

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication “Water Conserving Plants for Northern San Luis Obispo County,” and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website.

b. Utilize drought-tolerant plants to conserve water where possible.

Tree Design Guidelines (Single-Family)

a. New front yard trees should be planted in an informal pattern to create a natural look.

b. Front yard trees should have mature sizes in scale with the massing and height of the residence.

Turfgrass Design Guidelines (Single-Family)

a. Turfgrass lawns are discouraged within single-family landscape areas except where adjacent to outdoor living areas such as patios. A drought-tolerant native grass, suitable as a lawn substitute, is encouraged.

b. To conserve irrigation water, lawns should not be incorporated in the landscape design purely for visual effect.

c. Per Table 3.5 of this Specific Plan, turf grass is limited to the size of the building footprint for the primary unit up to a maximum of 2,000 sf, whichever is less.

Rock outcropping enhances natural features of the landscape.

Water conserving grasses transition to natural landscape.
**Hardscape and Driveways Design Guidelines (Single-Family)**

a. Hardscape elements should incorporate light-colored surfaces to reduce the heat island effect.

b. Entry walkways should be a minimum of thirty (36) inches wide and the use of architecturally compatible, decorative material is encouraged.

c. Residential driveway pavements should incorporate decorative material (e.g., pavers, bricks, textured and colored concrete) to break up and enhance the surface. Permeable paving materials should be used where practical.

d. Incorporate pervious pavement (pervious concrete, pervious asphalt, pervious pavers, and similar surface and subsurface materials) to the extent practical in hardscape areas to reduce stormwater runoff and to allow for recharging ground water.

**Site Development and Grading Design Guidelines (Single-Family)**

a. On-site surface runoff should be directed to vegetated open areas, planting areas, and on-site retention areas to improve the quality of stormwater runoff through bio-filtration.

b. Low impact development (LID) measures should be integrated into site design to slow and reduce local runoff

c. Detention basins, bioswales (vegetated swales), and retention areas should be integrated to collect, detain, or slow stormwater runoff and improve runoff water quality.
A.6.3 Multifamily Landscape Design Guidelines

These Multifamily Residential Landscape Design Guidelines apply to attached residential projects proposed in the Mixed-Use land use/zone designation. Project types include multifamily units, senior citizen units, mixed-use units, and workforce housing.

**General Multifamily Landscape Design Guidelines**

a. Landscaping is required for common use areas, street front areas, and street rights-of-way associated with multifamily residential development.

b. Streetside landscaping should present a unifying design that enhances the built environment. The design should accentuate neighborhood entries with planting, monument signs, and lighting as appropriate. Trees should be selected considering their size at maturity to balance building massing.

c. All landscaping should include an underground irrigation system controlled by an automatic time valve system. Landscaping should be designed with respect to both density and height so as not to impair the visibility of the structure from adjacent streets.

d. Landscape structures and features, hardscape, and site furnishings and fixtures should be designed as integral parts of the overall landscape concept, and they should be consistent or compatible with the neighborhood architectural style, scale, material, and finishes.
APPENDIX A - DESIGN GUIDELINES

Variety of plant material helps to enhance the user experience.

Seating and shade should be provided.

Nodes of interaction within the landscape.

e. Landscape design should be pedestrian-centric, focusing on creating pedestrian-friendly, safe, and master planned environments with strong connectivity and sense of place.

f. Landscaping in public parkways, medians, street edges, or common areas within any given phase of development should be completed prior to occupancy.

**Plant Palette Landscape Design Guidelines (Multifamily)**

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication “Water Conserving Plants for Northern San Luis Obispo County,” and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website.

**Tree Landscape Design Guidelines (Multifamily)**

a. Trees within five (5) feet of sidewalks, pavements, and foundations should be installed with root barriers to prevent root encroachment and damage to pavements and structures.

b. In common area landscaping, trees should be a minimum of fifteen (15) gallons in size at the time of planting. Larger tree sizes (e.g., 24” box) are encouraged at entry ways and other focal points.

c. Tree selection for a project should address pedestrian’s need for summer shade, exterior building walls with high solar exposure, and the need for solar gain in the winter season.

d. Trees and landscape structures should be used to create spaces with comfortable pedestrian scale and should offset building massing and expansive open areas.
Turfgrass Lawn Landscape Design Guidelines (Multifamily)

a. Turfgrass lawns should be limited to spaces for active and passive recreation for activities such as sports, games, relaxation, group events, etc.

b. To conserve irrigation water, lawns should not be incorporated in the landscape design purely for visual effect.

c. Where turfgrass is used, a drought-tolerant turfgrass species is recommended.

d. Turfgrass lawn areas should be sized and shaped to reduce irrigation runoff and overspray, and to drain to planting beds to capture irrigation runoff. Lawn strips under eight (8) feet in any direction, and tapered strips with acute angles, are strongly discouraged.

e. Turf areas should not occur in steep areas. The maximum slope of turfgrass areas should be no greater than five to one (5:1) or 20% grade.

f. Native grasses that are highly drought-tolerant may be used as turfgrass substitutes for lawns. Native grasses are highly encouraged for lawn substitutes that are not intended for community/public recreation or sports.

g. Bioswales along roadsides and in road medians should be planted with drought-tolerant native grasses where possible. These grasses should not be cut except as required to maintain the health and effectiveness of these areas.
APPENDIX A - DESIGN GUIDELINES

Hardscape Landscape Design Guidelines (Multifamily)

a. Hardscape design should be integrated into the overall landscaping and may include decorative pedestrian pavements, site furnishings, and landscape features such as sculptures, garden ornaments, decorative planters, arbors, trellises, screens, gazebos, fountains, and other water features. These landscape elements should be compatible with the architectural character of the surrounding neighborhood.

b. Light-colored surfaces should be incorporated into hardscape elements to reduce the heat island effect.

Recreation Landscape Design Guidelines (Multifamily)

a. Common spaces should be designed with consideration for safety and security attained through good visibility and access.

Landscape Maintenance Design Guidelines (Multifamily)

a. Plants should be maintained in their natural form. The pruning of plants into geometric shapes is discouraged unless such is the intent, e.g., hedges and topiaries that are specified by the landscape design.

b. Green waste from landscape maintenance should be collected and delivered to an appropriate facility for recycling.

a. Weed control fabric should be used in all planted areas (except turf) with a two- (3-) to three- (3-) inch thick mulch layer in shrub beds to reduce weeds and conserve moisture.

Common area landscape should be conducive to gathering.

Lawn limited to recreation area.

Covered trash enclosure
Irrigation System Landscape Design Guidelines (Multifamily)

a. Landscape improvements should incorporate Atascadero Mutual Water Company’s (AMWC) recommendations and guidelines for “Conserving Water in the Landscape” found under “Conservation” on their website.

b. All common area landscaping should be irrigated with programmable, automatic control equipment.

c. Landscape design should promote water conservation and efficient irrigation through the appropriate grouping of plants with similar water requirements.

d. All landscape plantings should be adequately and appropriately irrigated and maintained to sustain their vitality and appearance.
Site Development and Grading Landscape Design Guidelines (Multifamily)

Residential development and grading should be in conformance with the City of Atascadero’s Appearance Review Manual except as noted below. These guidelines are intended to maintain, to the maximum extent possible, the natural landforms and character of the Specific Plan area through the control of site grading, architecture, protection of viewsheds, and planting. These controls are also intended to reduce soil erosion and to control surface drainage.

a. Site and landscape design should integrate sustainable practices to manage stormwater on-site to the maximum extent practical. These practices may include bioswales, rain gardens, and detention basins.

b. Grading for roads, driveways, and residential improvements should employ Low Impact Development (LID) standards.

c. Side yard slope gradient between lots should not exceed two to one (2:1). Side yard retaining walls should not exceed eight (8) feet in height. Backyard slope banks between lots should not exceed a slope of two to one (2:1). Slope banks higher than five (5) feet in height should be contour-graded with slope rounding to resemble natural grade contours.

d. Grading volumes of cut-and-fill material should be balanced on-site or within the individual neighborhoods wherever possible.

e. Grades for individual lots less than one (1) acre should slope and drain to the street, on-site, or to adjacent drainage conveyance. Energy dissipaters should be provided at discharge points.

f. Grades for individual lots that are more than one (1) acre should utilize natural drainage courses and/or slope and drain to the street.

g. More gradual slope banks of three to one (3:1) and four to one (4:1) are preferred whenever practical.
A.7 NON-RESIDENTIAL DESIGN GUIDELINES

A.7.1 Introduction

These guidelines apply to all non-residential development within the Eagle Ranch Specific Plan area, which includes Commercial Recreation and Mixed-Use.

A.7.2 Non-Residential Site Planning and Design

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces and landscaping, and how these features relate to one another. Site design addresses the scale and size of outdoor spaces, spaces between buildings and parking areas, and the relationship of site elements that create a comfortable pedestrian environment. In addition, location, orientation, and massing decisions made in the early stages of design have a profound effect on the energy and environmental impacts of buildings and establish the potential for passive renewable energy use.

a. Commercial areas should not be defined primarily by walls and solid fencing. Rather, areas should be buffered from adjacent residential land uses by two (2) or more of the following: landscaping, setbacks, drainage easements, open space areas or easements, streets, or grade separations.

b. Site design should accomplish an integrated pedestrian network with surrounding residential and open space areas through the thoughtful placement of pedestrian connections and public spaces such as plazas, seating areas, etc.

c. Pedestrian paths or connections should be provided to link neighboring properties.

d. Buildings should be oriented toward streets. Building design should incorporate pedestrian walkways, outdoor seating, and landscape areas where possible.
e. Outdoor spaces should not have a “leftover” appearance, e.g., a paved area with no pedestrian amenities. Instead, outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, lighting, sculptures, fountains and arbors.

f. Plazas, courtyards, and outdoor cafes should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, fountains, art, seating, and shade trees.

g. Focal points and landmarks should be created and incorporated into sites to establish a sense of place.

h. Public art is encouraged as an on-site amenity for all projects.

i. Buildings in highly visible locations should incorporate architectural elements that help to “hold” corners such as a clock tower, varying roof lines, fountain and/or public art.

j. Merchandise loading areas should be screened from public view. Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements.

k. Loading docks and delivery points should be located away from major vehicular and pedestrian circulation areas as well as residences and meeting places utilized by the general public.

A.7.3 Non-Residential Building Form

a. Building forms and façades influence cohesiveness, comfort and aesthetic pride and, at the same time, can encourage shopping, increase a sense of security and generate pedestrian activity.

b. Parapets should have sufficient articulation of detail, such as precast treatments, continuous banding or projecting cornices, lentils, caps, corner details, or variety in pitch (sculpted).

c. Parapets should not appear “tacked on” and should convey a sense of permanence.

d. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.

e. Roofs covering the entire building, such as hips and gables, are preferred. Changes in vertical planes should be used to break up a boxlike appearance. Vertical elements such as pilasters help create “bays” to give the appearance of smaller buildings.

f. One (1) or more of the following design strategies should be used to reduce the perceived height, bulk, and massing of the building.
   - Variation in the wall plane (projection and recess)
• Variation in wall height
• Roofs located at different levels

g. Articulation of wall planes and use of architectural relief details should be used to create distinctive building massing.

h. Vertical elements (e.g., towers) can be used to accent horizontal massing and provide visual interest, especially on corner buildings.

i. Varying setbacks on upper floors to accommodate balconies and other architectural treatments should be considered.

j. The use of corporate “chain” architecture detracts from the unique character of the Eagle Ranch Specific Plan area and is strongly discouraged. Corporate tenants should design the buildings to fit the scale and character of the Specific Plan area. New development should express its own uniqueness of location, tenant, or structure, and should be designed especially for the particular building site and not as a copy of a generic building type that might be used anywhere.

k. The concept of designing a building so that all sides have been detailed to complement the primary street elevation in architecture, massing and materials is referred to as 360° architecture. Buildings should incorporate consistent architecture on all sides of the structure. This detailing is most important for buildings on corner lots and on elevations with high visibility.

l. Continuity among buildings contributes to community identify. As the Specific Plan area develops, each subsequent building should complement the form, scale and proportion (relationship of height and width) of adjacent buildings within the Specific Plan area.
APPENDIX A - DESIGN GUIDELINES

A.7.4 Non-Residential Building Elements and Articulation

Architectural details should be used to enhance buildings by adding color, shadows and interesting forms. They should not, however, be used as a substitute for genuine building massing and articulation. The selection and placement of building materials should provide visual interest at the pedestrian level. The similarity of window and door sizes and locations contributes to a sense of visual continuity along the street. It is important that the main entrance to a building be clearly identifiable and unique as it is the primary point of arrival and should be treated as such.

a. Human scale should be created through the use of awnings, arches, walls, trellises, arbors, pergolas and other architectural elements. These elements should be integrated into the building design to avoid the look of “tacked-on” architectural features.

b. One (1) or more of the following methods should be incorporated in the entrance design:
   - A change in wall/window plane
   - Wall articulation around the door and projecting beyond the door
   - Placement of art or decorative detailing at the entry
   - A projecting element above the entrance
   - A change in material or detailing
   - Implementation of architectural elements such as flanked columns or decorative fixtures
   - Recessed doors, archways, or cased openings
   - A portico or formal porch projecting from or set into the surface
   - Changes in the roof line, a tower, or a break in the surface to the subject wall

c. Windows on upper floors should relate to the window pattern established on the ground floor.

d. Details (e.g., wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas) should be used to create shadow patterns and depth on the wall surfaces.

e. Brick, stone, and painted wood are appropriate as primary materials.
f. Natural materials (e.g., brick, stone, copper, etc.) should remain their original color.

g. Building materials and finishes should be true to the structure’s architectural style.

h. Material changes should occur at intersecting planes to appear substantial and integral to the façade. Material or color changes at the outside corners of structures give an impression of thinness and artificiality and should be avoided.

i. Awnings should not wrap around buildings in continuous bands. Awnings should only be placed on top of doors, on top of windows, or within vertical elements when the façade of a building is divided into distinct, structural bays.

j. Awnings and umbrellas should be made of cloth, not plastic, or vinyl and should be high enough so as not to inhibit pedestrians.

k. Awnings should be lit with direct, architecturally interesting fixtures, such as goosenecks with downward facing fixtures.

l. Where horizontal or vertical siding is used, at a minimum, it should wrap around the outside corners of buildings to a fence line or interior corner; however, the use of siding on the entire buildings preferred.

m. Storefront windows are encouraged on all ground floor facades on commercial/retail buildings.
A.7.5 Non-Residential Lighting

Effective lighting provides safety and direction for vehicles and pedestrians and provides visibility and security for businesses, all while enhancing architectural building and landscaping details. The following guidelines apply to on-site lighting for private development projects in parking areas and to lights associated with the building. Some non-residential lighting types include downward facing pole lights, wall-mounted sconces, parking, and landscape lighting.

a. Lighting should be designed to provide ambiance, safety and security without unnecessary spillover or glare onto adjacent properties. This design is particularly important for the residential users who may be located on an adjacent parcel or nearby neighborhood.

b. The quality of light, level of light (as measured in foot-candles) and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention to the flow or glare of the project site. The lighting plan should incorporate current energy-efficient fixtures and technology.

c. Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area. Exposed bulbs should not be used.

d. Building light fixtures should be designed or selected to be architecturally compatible with the main structure, which should complement the theme of the surrounding area.

e. Wall-mounted light fixtures should not extend above the height of the wall to which the fixtures are mounted.

f. Accent lighting that is downlit and focused on key architectural elements and trees can be effective and attractive; however, light sources should be screened from view.

g. Blinking, flashing lights and exposed neon lighting used to illuminate building façades or to outline buildings should not be used. (Exception: Temporary decorative lights such as holiday lighting may be allowed for up to a four (4) week period during the calendar year.)

h. When security lighting is necessary, it should be recessed, hooded and located to illuminate only the intended area. Off-site glare and light trespass should be prevented.

i. Pedestrian areas, paseos, sidewalks, parking lots and building entrances should be adequately lit to provide safety and security.

j. All exterior lighting fixtures should be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are permitted in public areas.

k. Downward facing, low light, decorative lighting along trails and recreational areas may be provided.

l. Outdoor dining areas, bars, patios, and hotel event lawns may provide ambient string lighting with exposed bulbs.
A.7.6 Non-Residential Signs

Signs play an important role in the success of any business by providing necessary identification and advertising. Signs integrated into the building design provide a personal quality that contributes to the ambiance of the commercial complex or streetscape, especially unique signs. Conversely, signs can intrude upon pleasant surroundings when applied as an afterthought. These guidelines are intended to balance the legitimate advertising needs of businesses with the need to prevent visual clutter. The following design guidelines should be used in conjunction with Section 9-15 of the Atascadero Municipal Code.

a. Signs should be in scale with and in proportion to the primary building façade so that the signs do not dominate the appearance.

b. Sign colors, materials and design should be compatible with that of the primary building façade.

c. Painted wood and metal are appropriate materials for signs.

d. Signs that reflect the type of business through design, shape, or graphic form are encouraged.

e. The method of attaching the sign to the building should be integrated into the overall sign design.

f. Signs on canopies and awnings are encouraged.

g. Signs should not cover up more than 20% of window surfaces or important architectural features.

h. Window signs should be pedestrian-oriented and restricted to a maximum percentage of 20% of window area and letter height.

i. Flush-mounted signs should be positioned within architectural features such as the window panel above the storefront or flanking the doorway.

j. Signs should not extend above the highest portion of the wall they are mounted on.

k. Individual raised letters are permitted.
A.7.7 Non-Residential Building Materials

Use of building materials that are historically contextual or native to the Atascadero region will strengthen the sense of place and compatibility of Eagle Ranch with the historic roots of the city of Atascadero. Proper selection and placement of building materials is also critical to establishing the human scale and pedestrian orientation of the new community.

a. Building materials should consist of materials commonly found in the Atascadero area, including, but not necessarily limited to the following: stained wood, mortarless stacked stone, tile roofs, metal roofs, deep-reveal asphalt shingles, flagstone, board and batten, shiplap siding, brick, tile and terra-cotta.

b. The following materials are prohibited; tinted glass, corrugated fiberglass, plastic, mirrored glass, metal roof tiles, and undecorated concrete block (dark colored, split-faced concrete block permitted on trash enclosures only).

c. Smooth plaster finishes are required vs. rough, textured plaster. Plaster may be used in combination with other materials such as shiplap siding and brick.

Example of metal roofing.

Strong combination of materials.

High-quality materials used in front facade.
A.7.8 Non-Residential Exterior Colors

Colors are a very important part of creating a coordinated appearance for the Specific Plan area. In general, bright colors should be avoided except for small accent colors. Colors should be muted in order to imply natural character and to work with a variety of building types.

a. Muted tones that are consistent with natural character should be utilized.
b. Color schemes that involve a minimum of three (3) colors should be utilized.
c. Different colors accentuating different aspects and details of the building architecture should be utilized.
d. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
A.7.9  Non-Residential Utilitarian Aspects of Buildings

Utility service areas are building components or features that are necessary for the building’s function. These elements should be incorporated as part of the early building design process, rather than as an afterthought at the construction document phase.

a. Outdoor storage areas, including trash and recycling, should be located to the rear or sides of a building and should be screened from public roads and trails with walls, berms, or landscaping.

b. All mechanical equipment on the roof or ground, including air conditioners, exhaust fans, and heaters, should be screened from public roads and trails. Buildings with flat or low-pitched roofs should incorporate parapets, pitched façades, or architectural elements designed to screen roof-mounted mechanical equipment. The screening should be architecturally compatible in color, shape, size, and material with the primary building and should be carefully integrated into the overall building design.

c. Utility service areas, such as gas and electrical panels, should be placed within enclosures that are architecturally integrated into the building design and not on the facade facing the street, adjacent to building entries, adjacent to primary parking areas, or adjacent to outdoor gathering areas. Utility companies should be able to access meters and utility equipment even when screened.

d. Trash enclosures and loading areas should be designed using similar materials and colors as the surrounding buildings within the project and must be screened with landscaping or wall materials and sited where least visible to public roads and trails.

e. Trash enclosures should be combined among parcels where possible and should be large enough to handle the refuse generated by the users and accessible for service vehicles.

f. A pedestrian entrance to the trash enclosure should be provided so that the large access gates do not have to be opened as often.

g. An area for recycling bins should be provided within the enclosure.

h. Trash enclosures should be separated from adjacent parking stalls by minimum five (5) foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.
APPENDIX A - DESIGN GUIDELINES

i. Where trash enclosures can be viewed from a second story level, a roof, trellis, or other similar screening technique should be used to substantially screen the trash enclosures from view.

j. Trash enclosures should have adequate drainage to permit washdown and sanitary cleaning; drainage should be connected to sanitary system to reduce pollution of storm drainage.

k. Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building façade.

l. Roof scuppers should not be visible to the street or public spaces.

m. Sheet metal vents, pipe stacks, and flashing should be painted to match the adjacent roof or wall material.

n. Stairways should be constructed of smooth plaster, wood with accent trim of complementary colors, or open railing with tension cable.

o. Guardrails should complement the architectural style of the building.

p. Where possible, ramps should be integrated into the site design to create functional and unique spaces.

q. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities should be concealed or screened.

Stylized handrail.

Visually interesting planters.
A.7.10 Non-Residential Parking Lot Design and Screening

Adequate parking is necessary for a successful project; however, the parking should not be provided in one large lot that can be characterized as a “sea of cars.” Parking lots should be clearly identifiable with directional signs located at the street edge. Landscaping within parking lots is important to provide shade, stormwater management, as well as to create aesthetically pleasing parking areas. To this end, these guidelines should provide a parking lot designer with the direction needed to create a functional environment that will blend with the surrounding areas.

a. Parking lots should provide areas for bicycle and motorcycle parking as well as electric vehicle charging stations.

b. Large areas of parking should be avoided. It is preferable to create small, connected parking lots utilizing shared driveways, pedestrian connections and landscape buffers.

c. Site plans should encourage vehicle access from a primary collector and have sufficient design capacity to accommodate traffic generated by the site.

d. Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances. Reciprocal access should be provided so that vehicles are not required to enter the street in order to move from one area to another on the same site. Where practical, reciprocal access should be provided with adjacent sites.

e. In accordance with City and Caltrans standards, traffic control devices, signage and markings should be used to avoid confusion and provide safe circulation of vehicles.

f. Decorative lighting should enhance parking areas and reduce the visual impact. Lamp posts reflecting the desired architectural style of the project should be provided. Parking lot lighting should complement or be consistent with the lighting fixture development standards identified in Table 3.5.

g. Shade trees should be located throughout a parking lot. A minimum of one (1) tree for every six (6) parking spaces should be provided. Landscape planters and/or diamond wells that include trees should have a minimum dimension of five (5) feet and be bound by a raised curb. Trees should be sized at fifteen-(15-) gallon containers or larger at the time of installation.
h. A parking area adjacent a public sidewalk or street should provide one (1) or more of the following buffers:

- A landscaped strip or planter that is a minimum of 10 feet in depth and is planted with a combination of trees and shrubs.
- A planter that has a minimum width of three (3) feet with a planter/shrub height of three (3) feet minimum.

i. The use of brick, interlocking pavers, porous structural colored concrete, grass-crete, and cobblestones as an alternative to a solid paved driveway or parking lot is encouraged.

j. Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete in order to provide clear identification of pedestrian access points into buildings and to highlight parking features (e.g., handicap spaces, pedestrian loading).

A.7.11 Non-Residential Bicycle and Pedestrian Circulation

Bicycle access to commercial developments should be provided. Pedestrian circulation should link commercial development with adjacent parking areas, parks, sidewalks, and residential areas as required.

a. All commercial and mixed-use developments should provide bicycle parking.

b. Bicycles may use the same circulation systems as autos within the Specific Plan area.

c. Bicycle parking should be conveniently located, but should not conflict with pedestrian or auto circulation. Parking areas may be combined and placed in locations that do not conflict with stores and pedestrian circulation.
A.7.12 Hotel Design Guidelines (CREC - Hotel)

The following guidelines are supplemental to the non-residential design guidelines preceding this section and only apply to the CREC-Hotel (excludes resort).

a. Hotel porte-cochere and/or covered drop-off zone should be oriented toward Highway 101. Hotel “wings” may be angled or placed perpendicular in a westerly direction.

b. A porte-cochere and/or covered drop-off zone for vehicles and pedestrians, independent of drive aisles, should be provided to accommodate guest loading and drop-off and serve as the formal entry to the hotel.

c. The placement of exterior lighting should be respectful of adjacent residents by locating fixtures away from nearby homes to the extent practical.

d. A restaurant may be provided in association with the hotel. Restaurant trash and loading facilities should be screened and located away from adjacent residential uses to the furthest extent possible.

e. An events lawn is encouraged to be provided in association with the hotel. This events space could become a community wide amenity for weddings, car shows, festivals, etc.

f. Executive cottages that are detached from the primary hotel structure should be provided. These executive cottages offer additional privacy and are ideal for corporate retreats and family gatherings.
g. Signage for the hotel should be limited to two wall signs, and up to five monument signs/directional signs (permitted on- and off-site). Monument sign development standards are described in Section 3 of this Specific Plan. One (1) freeway oriented pylon sign is permitted with visual analysis proving visibility from southbound Hwy 101.

h. It is recognized that the economic viability of a hotel may depend on visibility from Highway 101. While visibility may be necessary, the associated building lighting, parking lot lighting, and landscape lighting should be downward focused to protect views from residents living on the east side of Highway 101.

i. The hotel will be responsible for monitoring sound generated by its guests with special attention given to the pool and events lawn. Amplified sound may be necessary at these venues for DJ’s, bands, stereo equipment, etc. The operation of sound-amplifying equipment should only be permitted between the hours of 10 am and 10 pm and should be oriented away from adjacent residences.

j. A five foot minimum landscaped area should be provided to separate ground floor units from pedestrian walkways, project amenities, and drive aisles/parking areas.

k. Outdoor and indoor amenities should be provided including a spa, pool, weight room/training stations, business center, and event lawn.

l. Exterior building materials should include natural stone (stacked stone, granite, slate, etc.) and/or cultured stone.
Figure 7-1 Conceptual illustration of hotel entry/directional signage.
A.8 MIXED-USE AND COMMERCIAL RECREATION LANDSCAPE DESIGN GUIDELINES

The following design guidelines apply to the non-residential portions of the ER-MU village center.

**General Landscape Design Guidelines (Non-Residential)**

a. Landscape planting and site construction materials should be selected to prevent or reduce heat island effects.

b. Pedestrian connections should be integrated to create an open network of walkways, sidewalks, and trails.

c. The use of shade trees and shade structures may be used to mitigate heat by providing shade in summer and allowing solar gain in winter to reduce dust, provide visual screening, and provide a wind break.

d. Landscapes should be designed to be low maintenance and compatible with the purpose of the facility.

e. California native plant species should be used to the extent possible.

f. Accent planting should be used around entries and key focal points.

g. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as for accentuating entryways, courtyards, and sidewalks.
Plant Palette Landscape Design Guidelines (Non-Residential)

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication “Water Conserving Plants for Northern San Luis Obispo County,” and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website.

Tree Landscape Design Guidelines (Non-Residential)

a. Canopy trees should be used in parking lots and along street rights-of-way sufficient to ensure shading of paved areas. Shade cover at maturity should meet or exceed twenty-five percent (25%) of paved surfaces.

b. Evergreen or flowering trees should be used in areas such as project entries, intersections, pedestrian crossings, and other focal points that deserve visual emphasis.

c. Trees with fruit or large seed pods may be utilized but should be setback 15 feet from any paved area including sidewalks, streets, and parking lots.

Hardscape Landscape Design Guidelines (Non-Residential)

a. Hardscape design should be integrated into the overall landscaping and may include decorative pavements, site furnishings, and landscape features such as sculptures, decorative planters, arbors, trellises, screens, gazebos, fountains, and other water features. These landscape elements should be compatible with the architectural character of the development.

b. Hardscape with light-colored surfaces are encouraged to reduce heat island effect.

c. Paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and pervious paving materials should be utilized, especially in pedestrian areas. All hardscape materials and installation should meet the standard of care for all applicable professionals and should not result in an unsafe condition.
**Pedestrian Circulation Landscape Design Guidelines (Non-Residential)**

a. Pedestrian walkways should be provided in parking areas.

b. Enhanced paving materials should be provided at key focal points such as points of entry, pedestrian crossings, plazas, and other locations that warrant special visual emphasis for safety or orientation.

**Screening Landscape Design Guidelines (Non-Residential)**

a. Planting should be used to screen or separate utilitarian areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.

**Landscape Maintenance Design Guidelines (Non-Residential)**

a. Use weed control fabric in all planted areas (except turf) and a two- to three-inch thick mulch layer in shrub beds to reduce weeds and conserve moisture.

**Site Development and Grading Landscape Design Guidelines (Non-Residential)**

a. Stormwater runoff should be diverted from impervious areas such as roofs and paths, to landscape areas and infiltration basins where water can seep into the ground.

**Grading Landscape Design Guidelines (Non-Residential)**

a. All grading should conform to the objectives and policies of the Eagle Ranch Specific Plan and the City of Atascadero’s grading regulations, except as noted below:

1. Mounding and berming should be utilized to add topographical variety, noise attenuation, or visual screening provided it will not result in an unsafe condition and will not result in unreasonable maintenance and operational costs.

2. Areas within the public right-of-way that are to be planted with drought-tolerant native grasses should not slope in excess of five to one (5:1). All areas planted with ground cover should not slope in excess of two to one (2:1). All planting areas should be graded to drain at two percent (2%) minimum grade.

3. Parking lots should distribute drainage to minimize concentrations of runoff at inlets.

4. Slope banks should not exceed thirty (30) feet in height. Slope gradient should not exceed two to one (2:1).
A.9 STREETSCAPE DESIGN GUIDELINES

Streetscapes refer to public roads, entryways, public trails adjacent to public roads, and HOA maintained landscaped areas near streets. It is the character of the streets that ultimately sets the framework for a cohesive neighborhood character.

One of the key elements in protecting the rural nature of the Eagle Ranch Specific Plan area is to ensure that streets are designed properly and are consistent with the streets found elsewhere in Atascadero.

The typical Atascadero residential street is wide enough for two vehicle travel lanes. Streets conform to the natural topography of hills and valleys and are curvilinear in nature. Landscaping is left natural and is incorporated into the streetscape design in some instances.

This same vision has been applied to the streetscape design for Eagle Ranch to the extent possible.
A.9.1 Streetscape Design Guidelines

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication “Water Conserving Plants for Northern San Luis Obispo County,” and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website. Table A.1 identifies a refined palette of street trees recommended for Eagle Ranch.

b. Where street trees are provided, trees should be arranged in clusters or grouping vs. standardized spacing. Street trees should be provided at the ratio of 1 street tree per 50’ of street frontage.

c. Detention basins, bioswales (vegetated swales) and rain gardens should be integrated to collect, detain, or slow stormwater runoff and to improve runoff water quality. Incorporate pervious pavement (pervious concrete, pervious asphalt, pervious pavers and similar surface and subsurface materials) to reduce stormwater runoff and to allow for recharging groundwater.

d. Site surface runoff should be directed to vegetated open areas, planting areas, rain gardens, etc. to improve the quality of stormwater runoff through bio-filtration.

e. Recycling containers should be provided at the park, ER-MU Village Center, and trailheads to encourage waste reduction and reuse.

f. Drought-tolerant plants should be used in the landscape to conserve water unless needed for recycled water disposal.

g. Planting design should be adapted/suitable to the local climate, and plants should be grouped with similar water requirements to allow for more efficient irrigation.

h. Landscape products should be specified that include recycled content and/or renewable material. Examples include recycled plastic lumber and header boards, locally produced woodchip mulch, recycled glass, and rubber in asphalt pavement.

i. A three- (3-) to four- (4-) inch thick mulch layer should be provided in shrub beds to reduce weeds and conserve moisture. Red colored mulch is prohibited.

Bioswales help retain runoff.

Planting add to streets character and charm.
Table A.1 *Street Tree List*

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Height</th>
<th>Spread</th>
<th>Plant Type</th>
<th>Drought Tolerant</th>
<th>Native</th>
<th>Median Tree*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbutus menziesii</td>
<td>Madrone</td>
<td>40+</td>
<td>40+</td>
<td>E</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Calocedrus decurrens</td>
<td>Incense Cedar</td>
<td>40+</td>
<td>-40</td>
<td>E</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Cercis occidentalis</td>
<td>Western Redbud</td>
<td>25</td>
<td>25</td>
<td>D/F</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Chitalpa tashkentensis</td>
<td>Chitalpa</td>
<td>25</td>
<td>25</td>
<td>D/F</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>40+</td>
<td>-40</td>
<td>D</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Ginkgo biloba</td>
<td>Maidenhair Tree</td>
<td>40+</td>
<td>-40</td>
<td>D</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Crape Myrtle</td>
<td>-20</td>
<td>+20</td>
<td>D/F</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Laurus nobilis</td>
<td>Grecian Bay</td>
<td>-30</td>
<td>-20</td>
<td>E/F</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Lithocarpus densiflorus</td>
<td>Tanbark Oak</td>
<td>40+</td>
<td>40+</td>
<td>E/F</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Olea europaea</td>
<td>European Olive</td>
<td>-40</td>
<td>-25</td>
<td>E</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td>40+</td>
<td>40+</td>
<td>D</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Platanus acerifolia</td>
<td>London Plane Tree</td>
<td>40+</td>
<td>40+</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Platanus racemosa</td>
<td>California Sycamore</td>
<td>40+</td>
<td>40+</td>
<td>D</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Populus fremontii</td>
<td>Western Cottonwood</td>
<td>40+</td>
<td>-40</td>
<td>D</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quercus ilex</td>
<td>Holly Oak</td>
<td>-50</td>
<td>-50</td>
<td>E</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quercus suber</td>
<td>Cork Oak</td>
<td>-40</td>
<td>-40</td>
<td>E</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robinia ambigua</td>
<td>Idaho Locust</td>
<td>-40</td>
<td>-40</td>
<td>D/F</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Robinia ambigua ‘Idahoensis’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Umbellularia californica</td>
<td>California Bay</td>
<td>-25</td>
<td>-25</td>
<td>E/F</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Zelkova serrata</td>
<td>Sawleaf Zelkova</td>
<td>-60</td>
<td>-60</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Plant Type: D - Deciduous, E - Evergreen, F - Flowering
Plants are derived from the Atascadero Mutual Water Company, North County Plant Guide.

* Median trees include species with small diameter trunks.
A.9.2 Median Landscaping

a. Neighborhood signs related to traffic control and wayfinding should be located in the median to the extent practical.

b. Medians should be landscaped with trees, plants, and hardy ground cover. A variety of plant heights and species should be provided to avoid a continuous shrub wall.

c. Median bioswales should be planted with an ornamental low ground cover that has a natural growing height of twenty four (24) inches or less.

d. Root barriers installed lineally along all hardscape edges and curbs should be required in all median planting areas or where a tree is planted within five (5) feet of hardscape.

e. Hardscape materials such as cobble, stamped concrete, bricks, pavers, or decomposed granite paving should be utilized in areas where maintenance access is needed or median width is less than eighteen (18) inches.

f. Clusters of trees, in lieu of standardized spacing, should be provided.

A.9.3 Bioswales

a. Trees should be planted off-center within the bioswales to accommodate stormwater runoff flow.

b. Bioswales on the roadsides should be planted with drought-tolerant native grasses.

c. Shrubs and leafy ground covers are discouraged in bioswales.

A.9.4 Accent Paving (ER-MU Village Center and ER-CREC)

a. Pervious, interlocking brick pavers should be used throughout the ER-MU Village Center and ER-CREC Hotel areas as a sustainable, unifying paving material. It should be used in the following locations within the ER-MU Village Center and ER-CREC Hotel areas:

- Sidewalks
- Pedestrian connections
- Spaces such as plazas, courtyards, and public gathering spaces
A.9.5 Street Lights and Lighting Design Guidelines

a. See Table 3.19 for street light development standards. See Figure A-2 for areas recommended for street lighting.

b. A minimum illumination standard per Cal Code (Title 24) should be provided to ensure appropriate visibility for intended activities and to enhance the environment’s safety and security for nighttime use.

c. Luminaries and lighting fixtures should be made of durable and high-quality material for maximum resistant to vandalism and tampering. For example, use of die cast aluminum and powder coated materials allow for uncomplicated removal of graffiti and stickers, are non-staining, and corrosion resistant.

d. Roadway intersections, trailheads, public parks, and other public use exterior spaces should be adequately lit for security use according to function and need.

Lighting fixtures that fits the design character of the site.

Site specific street light.
Figure A-2  Conceptual street lighting locations
APPENDIX A - DESIGN GUIDELINES

A.10 SUSTAINABLE DESIGN GUIDELINES AND LOW IMPACT DEVELOPMENT (LID)

The efficient layout of the built environment presents an opportunity to enhance the quality of life while reducing the development’s ecological footprint to help protect the environment. The following guidelines examine the potential impacts related to site planning and building design and the corresponding sustainable solutions that should be implemented to reduce those impacts.

A.10.1 Sustainable Design Guidelines

*Sustainable Site Planning Guidelines*

a. The project site should be designed to maintain natural stormwater flows by promoting infiltration. Lot grading should follow the existing drainage patterns. Techniques and materials, such as vegetated roofs, pervious paving, and other measures to minimize impervious surfaces are encouraged. Stormwater should be reused for non-potable uses such as landscape irrigation.

b. Impervious paving should be minimized, increasing on-site infiltration and reducing or eliminating pollution from stormwater runoff and contaminants. A point of connection to the underground storm drainage system should be provided to allow use of on-site stormwater best management practice (bmp) features to treat stormwater prior to allowing excess inflows to enter the storm drain.

c. Construction activities should reduce pollution by controlling soil erosion, waterway sedimentation, and airborne dust generation.

d. Building placement should be sensitive to site topography and should be integrated seamlessly with minimal impact.

e. Site drainage may be designed to integrate a decentralized system that distributes stormwater across a project site to replenish groundwater supplies. In addition, various devices that filter water and infiltrate water into the ground should be considered.

f. Constructed surfaces on the site should be shaded with landscape features and utilize high-reflectance materials and other materials to reduce the heat absorption of hardscape.

g. Low impact development (LID) techniques that effectively emphasize conservation and use of on-site natural features to protect water quality should be utilized.

h. Roof mounted solar systems should be positioned along the same plane as the roof and extend no more than 6” above roof material.

i. Ground mounted solar systems should not be visible from the street along the frontage of lot.
A.11 GATEWAYS AND ENTRYWAYS

Street signs should be consistent and help unify the character of the neighborhood.

Gateways and entryways are instrumental in providing a sense of arrival. For Eagle Ranch, a hierarchy of project access points have been incorporated to facilitate the sense of arrival. These include:

- The Atascadero Avenue south entry (primary) - includes entry monumentation
- The Atascadero Avenue north entry (primary) - includes entry monumentation
- The San Carlos Road entry (secondary) - includes entry monumentation
- Two (2) Private Access Easement points along Atascadero Avenue
- Access points into individual neighborhoods within the Specific Plan area including the ER-MU Village Center
Figure A-3 Gateways and Access Points
Atascadero Avenue North Entry Concept (Primary Entry)

The north entry to the Specific Plan area intersects with Atascadero Avenue and can be accessed off this primary east-west collector. The following recommendations should be included as part of the Atascadero Avenue North Entry (as shown in Figure A-4 above):

- The entry should be enhanced with a landscaped median that beautifies and visually announces the project entrance.

- The alignment should address the “S” curve, thereby improving safety conditions and visibility in the area.

- Stop signs should be included at the intersection of Atascadero Avenue to allow for safe turn movements in and out of the Specific Plan area and to reduce vehicle speeds along Atascadero Avenue.

- The intersection should include a crosswalk/speed table that serves as a traffic-calming feature.

- The project entrance should include appropriate signage, fencing, and landscaping as outlined within this Specific Plan. Figure A-8 includes a concept for the gateway signage at this entry.

- Pedestrian and bicycle circulation should be improved through the provision of a multiuse path, a Class II bike lane, and an unpaved trail.
Atascadero Avenue South Entry Concept (Primary Entry)

The south entry to the Specific Plan area intersects with Atascadero Avenue and can be accessed off this primary collector. The following recommendations should be included as part of the Atascadero Avenue South Entry (as shown in Figure A-5 above):

- This intersection should be signalized due to the volume of anticipated traffic along Atascadero Avenue and should include turning lanes to allow for improved vehicular circulation.

- The south entry should include enhanced paving materials at the intersection and project gateway elements such as signage, fencing, and landscaping. Figure A-8 includes a concept for the gateway signage at this entry.

- Access to the multiuse path should be provided from Atascadero Avenue.

- A large median, located internally to the project, should include landscaping and project signage.

- The publicly accessible trailhead, located within close proximity to the project entry, should include 20 ‘Park & Ride’ parking spaces in addition to parking spaces related to the trailhead. A hitching post should also be included within the parking lot, adjacent to the trailhead.
**San Carlos Road Entry Concept (Secondary Entry)**

This San Carlos Road entry is accessible from San Rafael Road and is considered a secondary entry to the Specific Plan area. Improvements to this secondary entry should include (as shown in Figure A-6 above):

- Right-of-way improvements should be incorporated along San Carlos Road as shown in Figure A-6.
- A multiuse path should be provided on the Eagle Ranch side of the property along San Carlos Road.
- A central, neighborhood mail collection location for existing and future residents should be provided along San Rafael Road.
- The San Carlos Road entry should include an appropriately landscaped gateway and signage area on the Eagle Ranch side of the property. Figure A-9 includes a concept for the gateway signage at this entry.
A.12 NEIGHBORHOOD WAYFINDING

The points of entry into the Specific Plan area, combined with landmarks or focal points, are important components of a strong neighborhood wayfinding system. These features are typically linked by the vehicular and pedestrian circulation system which, in conjunction with wayfinding signage, creates a sense of place and ease of navigation that is essential to a well planned neighborhood.

An effective wayfinding and signage system is an important component. Easy-to-read and visually attractive directional signage facilitate pedestrian and vehicular movement throughout areas within the Specific Plan area. A unified signage program also creates a visual identity for an area. Examples shown will need to be detailed further as an implementation item, but they are intended to illustrate different sign types and potential design characteristics for the various neighborhood wayfinding components. Final designs will be submitted as part of the development improvement plans.

A.12.1 Logo

The creation and repeated use of a logo is an effective way to generate a unifying visual impact and “brand” a neighborhood. A logo and sign program should be established to help distinguish the Eagle Ranch Specific Plan area as a unique area within the City of Atascadero. The logo may be placed on gateway monument markers, signs, and banners to develop a sense of place and identity.

A.12.2 Neighborhood Logos/Names

Neighborhood logos and namesakes should be secondary to the Eagle Ranch Specific Plan area logo and name. For example, a neighborhood referred to as “The Oaks” should be referred to as “The Oaks at Eagle Ranch.” In addition, all residential entry monuments should include neighborhood logos/names that are consistent in look and aesthetic with one other, subject to HOA and ARC approval (See Figure A-10).
A.12.3 Wayfinding/Directional Signs

A clear and attractive wayfinding or directional sign system is an important component of an effective neighborhood framework. These signs are intended to provide direction to important services and destinations, such as commercial areas, parks, trails, etc. In a neighborhood area as large as Eagle Ranch, a directional sign program can also identify neighborhoods within the Specific Plan area. The following guidelines should guide the development of a directional sign program for Eagle Ranch, consistent with the concept provided on Figure A-7 and Figure A-11.

a. The sign program should include a unified, consistent directional sign design with directional arrows and labeling to denote key areas, public parks, and residential neighborhoods.

b. Directional signs should be oriented to both pedestrian and vehicular traffic where appropriate. Selected signs should receive appropriate lighting, be landscaped, and be permanently placed at roadsides, trail heads, and at key locations around the Specific Plan area.

c. Neighborhood wayfinding, neighborhood gateway signage, secondary gateway signage, and directional signs should match the primary entry gateway, including the same or similar construction materials such as rock.

*All dimensions and call outs are approximate and for conceptual purposes only.

Figure A-7  Wayfinding signage to be placed at key locations within the Specific Plan area
A.12.4 Gateway Signage

Gateway signage is instrumental in providing a sense of arrival. There is a hierarchy of possible gateway signage opportunities for the Eagle Ranch Specific Plan area that include: 1) the Atascadero Avenue South Entry at Atascadero Avenue/Santa Barbara Road, and the Atascadero Avenue North Entry at Atascadero Avenue/San Diego Road; 2) neighborhood project entries at San Carlos Road, San Rafael Road, and upper San Diego Road; 3) the entry into the ER-MU Village Center/public park area; 4) the highway commercial area entry; and 5) the resort entry. Gateway signage design should be coordinated with the streetscape and wayfinding signage design while also reflecting the overall character of the Specific Plan area.

a. Gateway signs and street signs should have consistent design elements.

b. The design of gateway signage should evoke the character of the Specific Plan area.

c. Gateway signs should be well lit and designed to prevent glare and excess illumination of the night sky.

d. Building and landscape materials used in gateway design should be appropriate to the Atascadero region.

e. A PAE serving seven (7) or more lots is permitted one (1) neighborhood gateway sign. Neighborhood gateway signs should be limited to only the neighborhood name in association with the Eagle Ranch name (e.g. “The Oaks” should be referred to as “The Oaks at Eagle Ranch”). Figure A-10 includes a concept for the Neighborhood Gateway Signage.

Figure A-8 Eagle Ranch gateway concept for Atascadero Avenue north (primary gateway)
Figure A-9 Secondary gateway signage

Figure A-10 Neighborhood gateway signage (driveway entry with signage)
Figure A-11 Conceptual Wayfinding/Hotel/Resort/Pylon Sign Locations

Examples of entry signs
A.12.5 Street Signs

Street signs are not only directional, but they provide a unifying element within the urban environment. Street signs should be as specified by the Manual on Uniform Traffic Control Devices (MUTCD), the City, or by special request, subject to the review and approval of the City Engineer. If a custom street sign program is incorporated, the following guidelines should be followed:

a. A color unique to all signs and consistent with the overall neighborhood framework design concepts (e.g., include the logo design).

b. A font selection consistent with the desired neighborhood design of the Specific Plan area character.

c. A design that reflects design components of other Atascadero signs.

d. Street names should reference the ranch, historic figures, structures, landmarks, and/or natural elements. Where existing City streets connect with streets of the Specific Plan area, the existing City street names should be continued.
A.13 DESIGN CONCEPTS

A.13.1 Mixed-use - Village Center Concept

The Eagle Ranch Village Center (ER-MU) is centrally located within the Specific Plan area. A mix of uses are proposed including commercial, office, senior citizen housing, multifamily, recreation, workforce housing, park, and neighborhood mail center. The Village Center will serve Eagle Ranch residents offering convenience shopping and by functioning as an important gathering hub.

The purpose of the Village Center is to provide a mix of shops and services to sustain many of the needs of local residents. This will limit the number and length of trips to satisfy everyday needs, thus reducing traffic impacts and energy demand required for this travel. Also, because of its location at the intersection of two neighborhood trail systems, the village will serve as a start/endpoint destination for trail users who are looking for retail uses such as a deli, coffee, ice cream, etc.

In addition, senior housing units, workforce housing units, and deed-restricted affordable housing units may be constructed within the Village Center area. Incorporating these residential uses will create a symbiotic relationship with the proposed commercial uses.

Site design, architecture, and signage should be harmonious with the Specific Plan area and, in particular, with nearby residential uses. The design of the Village Center will emulate some of the charm and character of historic Downtown Atascadero, offering a special sense of place that is visually connected to the greater city. The site is small and intended to reflect the quaintness of a small town village. While small in overall scale, the Village Center will hold a place of prominence and importance for Eagle Ranch residents.

Village Center Guidelines

The Village Center should incorporate a unified mixture of land uses. The following guidelines will help to establish the concept of complementary land uses:

a. The Village Center should be pedestrian-friendly with walkways and crosswalks that connect all land uses.

b. Parking areas should be broken into smaller lots, and separated by planting areas, street trees and hedges.

c. Restaurants should provide outdoor seating.

d. Land uses should encourage pedestrian use. Some examples of uses to help accomplish this are residential units, restaurants, coffee shops, a bookstore, daycare facility, delicatessens, HOA facilities, and offices.

e. The Village Center will benefit from the provision of a centralized mail center that promotes social interaction and support of village businesses. The mail center may be developed as part of or within another use, such as a general store. However, the mail center should be designed to allow for 24-hour access to mail/post office boxes consistent with the requirements of USPS Handbook AS-503.
Figure A-12  Village Center Design Concept

Example of a Village Center Mixed-Use Building
A.13.2 Commercial Recreation - Hotel Concept

Approximately 15.2 acres are dedicated to Commercial Recreation - Hotel uses. The hotel site is located south of Atascadero Road and is visible from Highway 101. While a variety of uses are permitted, the intent is for this site to develop as a 2-3 story hotel building that would house up to 200 rooms. Several site amenities are recommended including an area for a conference facility, an outdoor events lawn for guests and large outdoor gatherings, a pool, freestanding executive suites nestled into the woodlands, tennis courts, and a half court for basketball. A freestanding restaurant may also be provided at this site. Landscape buffers should be provided to separate the commercial uses from nearby new and existing residential areas.

Signage for the hotel will be limited to monument signs (see Table 3-19), wall signs, and one pylon sign.

Figure A-13 Commercial Tourism Zone Hotel Concept

1Number of rooms may increase based on an overall reduction in the number of PM traffic trips identified in the EIR.
A.13.3 Commercial Recreation - Resort

The existing historic Eagle Ranch headquarters lends itself to a unique, high-end resort atmosphere with the potential to create a truly extraordinary destination and tourist-serving facility within the city of Atascadero. It is envisioned that this resort would include a dude ranch theme with one- and two-bedroom cottages and amenities such as equestrian facilities, a full spa, event area for weddings, a pool, tennis courts, a reception/arrival building, and a restaurant for resort guests. All development should take into consideration the environmental setting and avoid sensitive areas to the extent possible. Crossings of “Waters of the US” are subject to review by the City and the California Department of Fish and Wildlife.

Figure A-14 Commercial Recreation Zone Resort Concept
A.13.4 Mail Center

Residents within the Specific Plan area will have mail service provided via a centrally located mail center. This mail center will be operated by the U.S. Postal Service but may be located in conjunction with another business, such as a market. The location of the mail center is crucial to the success of businesses within the Village Center as people will typically make regular trips to this destination and may find it convenient to buy additional goods. This destination should provide a minimum of 5 short-term (5 to 15 minutes) parking spaces in close proximity to the mail center. The mail center should be accessible to residents 24/7. If houses are built prior to a feasible central location for a community mail center, mailboxes should be consolidated in temporary groups along publicly accessible streets to minimize the number of stops needed for the mail carrier. Upon completion of the mail center, the temporary mailboxes should be removed.

This general store includes a neighborhood mail center located inside the building.

Example of a neighborhood mail center located on the exterior of a building