Atascadero Design Review Committee
Staff Report – Community Development Department

COLONY HERITAGE CENTER, CAPISTRANO AVE, HOTEL PARK

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>PROJECT PLANNER</th>
<th>APPLICANT CONTACT</th>
<th>PLN NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/28/2018</td>
<td>Callie Taylor, Senior Planner</td>
<td>Atascadero Historical Society</td>
<td>PLN 2018-1690</td>
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<tr>
<td></td>
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<td>DRC 2018-0116</td>
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RECOMMENDATION

Staff recommends DRC:
Review and approve the conceptual Master Plan of Development for the Colony Heritage Center at Hotel Park, with any modifications or Conditions of Approval recommended by DRC.

PROJECT DESCRIPTION

The proposed project includes Master Plan of Development review of the Historical Society's Colony Heritage Center, which is proposed to be located within Hotel Park adjacent to the County library and Highway 41. The plan includes relocation of three (3) historic structures to the subject site, which are proposed to be utilized as archive centers and a café. Two (2) carriage house structures, which include ADA accessible restrooms and storage, are proposed to be constructed. Site improvements include landscape, pathways, a small amphitheater, and plaza. The project is proposed to be constructed in phases as funding becomes available.

ENVIRONMENTAL DETERMINATION

The project is consistent with the 1987 Negative Declaration for development of the subject site, and the 2012 final EIR for the Del Rio Commercial Area Specific Plan which addressed relocation of the two colony homes, subject to mitigation measures.

APPROVAL PROCESS

☑ DRC ☐ AUP ☐ PC ☐ CC
## USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CLASSIFICATION</th>
<th>ALLOWED OR CONDITIONALLY ALLOWED USE</th>
<th>STRUCTURE 50-YEARS OLD OR GREATER</th>
<th>JURISDICTIONAL CREEK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices &amp; restaurant</td>
<td>☒ Allowed ☐ Conditional</td>
<td>☐ No ☒ Colony Home / Commercial ☐ Registered Building ☐ Yes, but not deemed historically significant</td>
<td>☐ Atascadero ☐ Graves ☐ Paloma ☐ Boulder ☐ Other ☒ N/A</td>
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</tbody>
</table>

## EXISTING USES

Vacant site, surrounded by offices and County library within Hotel Park

## SURROUNDING ZONING DISTRICTS AND USES

- **North:** High Density Residential
- **South:** County Library and Office, Colony Square, Downtown Office & Commercial
- **East:** Highway 41, Single Family Residential
- **West:** Hotel Park Offices, Atascadero Creek, Downtown Commercial

## ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES

### City Standards

<table>
<thead>
<tr>
<th>City Standards</th>
<th>Meets Requirements</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback standards (AMC 9-4.103.-110)</td>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>Height Standards (AMC 9-4.112-113)</td>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>Parking Standards (AMC 9-4.114-121)</td>
<td>☒ Yes ☐ No</td>
<td>Shared parking in Hotel Park</td>
</tr>
<tr>
<td>Landscaping (AMC 9-4.124-127)</td>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>Fencing Standards (AMC 9-4.128)</td>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>Grading Standards (AMC 9-4.138-145)</td>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>Lighting Standards (AMC 9-4.137)</td>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>Water Efficient Landscaping (AMC Title 8, Chapter 10)</td>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>Creek setbacks</td>
<td>☒ Yes ☐ No</td>
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## DISCUSSION:

### Background

A Master Plan of Development was originally approved in 1987 as a 5.5 acre business park complex, known as Hotel Park. A “plot plan” and environmental determination (Precise Plan) was approved by the Community Development Director for the
conceptual master plan, which included 10 office and restaurant buildings totaling 69,696 sq. ft. to be constructed over multiple phases. Phase I included overall site improvements, the main parking lot, and 5 office buildings totaling 30,000 sq. ft. In 2003, a CUP was approved by the Planning Commission for redesign of Phase II of Hotel Park to include a 21,000 sq. ft. office building. The amended Phase II was constructed and is now the County library and offices.

Shared parking is located at the center of the Hotel Park development, and an existing shared parking and maintenance agreement is in place. Phase III of Hotel Park is located at the back of the parking lot adjacent to Highway 41. The 1987 Master Plan identifies Phase III to include 2 office buildings and a restaurant. The Atascadero Historical Society has developed an updated site plan for construction of the “Colony Heritage Center” as Phase III of Hotel Park.

Original Master Plan for Hotel Park, approved 1987

- Phase I: 5 office buildings 30,000 sq. ft.
- Phase II: County library & offices 21,000 sq. ft.
- Phase III: Proposed Colony Heritage Center - Archives and café
Analysis

The Atascadero Municipal Code requires DRC appearance review for all new commercial developments. Developments of over 10,000 square feet are to be approved with a Master Plan of Development.

Currently, a third phase of Hotel Park is being proposed. The Atascadero Historical Society has submitted an updated Master Plan of Development for the property, which includes relocation of 3 historic structures to the site for use as archival buildings and a café. The proposed site development is in substantial conformance with the previous 1987 plot plan (Master Plan of Development.) The 1987 master plan identified two 6,000 sq. ft. office buildings and one large restaurant on the subject site for Phase III of Hotel Park. The Historical Society is proposing two offices and one café totaling approximately 5,000 sq. ft. of structures, plus outdoor plaza and gathering areas. The proposed Colony Heritage Center will have a smaller footprint and less site impact than the buildings in the 1987 concept plan.

1. Site Plan & Structures
   The Colony Heritage Center has been in concept planning stages since the property was acquired by the Atascadero Historical Society a few years ago. The concept plan incorporates relocation of 3 historic structures to be restored and utilized on the project site. The buildings are approximately 1500 square feet each and would be used as archival centers and a café. Restrooms and on-site storage are proposed in small detached structures, which will look like carriage houses to compliment the historic buildings. A small plaza and amphitheater, outdoor seating, and pathways connect the buildings and could be utilized for public events such as Colony Days.

Proposed Site Plan: Colony Heritage Center
Building 1 - The Cabin
Moved to the subject site in July 2015 to make room for the construction of new buildings at the Atascadero Junior High. The building will be used to display artifacts and will be known as the “Doug Lewis Natural History Museum.”

Building 2 - Rordorf Family House, 1915
Currently located adjacent to Highway 101 on the Madonna property in the Del Rio Commercial Area Specific Plan area. Construction of the new hotel on the Madonna property is set to begin very soon, so the Historical society is planning to move the 1915 Rordorf house to be saved and restored, as required by the 2012 Del Rio EIR. The house will be known as the "Thelma Archival Center" and will be used to store photos and paper artifacts. A data base of images and articles is being digitally compiled by the Historical Society, and the public will be able to research on computers at the archival center.

Building 3 - Palms Family house, 1915
Currently located on the Walmart property near Del Rio Road. The house will need to be moved for future development of the commercial retail site. It is proposed to be relocated, restored, and utilized as the “Alumnus café.” The building will house collections of Atascadero school memorabilia and have a small café that would be leased out to a restaurant operator.
2. Shared Parking & Circulation

There are currently 154 onsite parking spaces developed within Hotel Park. A shared parking agreement is in place to address the shared maintenance and use of the onsite parking.

Per the Municipal Code, land uses within Hotel Park require the following parking:

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Footage</th>
<th>Parking Ratio (AMC)</th>
<th>Total Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 office buildings</td>
<td>30,000 sf</td>
<td>1/400 sf to 1/500 sf for offices, minimum 2 spaces per office; 1/200 sf for health care uses, minimum 2 per exam room</td>
<td>Approx. 75 spaces if 100% office; or 112 spaces if 50% is medical office</td>
</tr>
<tr>
<td>County library</td>
<td>10,500 sf</td>
<td>1/500 sf</td>
<td>21 spaces</td>
</tr>
<tr>
<td>County offices</td>
<td>10,500 sf</td>
<td>1/400 sf</td>
<td>26 spaces</td>
</tr>
<tr>
<td>Colony heritage center - archives</td>
<td>3000 sf</td>
<td>1/500 sf</td>
<td>6 spaces</td>
</tr>
<tr>
<td>Colony Center Alumni Cafe</td>
<td>1,500 sf</td>
<td>1 space per customer table plus employees (estimate 10 tables)</td>
<td>Approx. 13 spaces</td>
</tr>
</tbody>
</table>

**Total AMC parking requirement:**

141-178 spaces required, depending on type of offices

**Up to 20% parking reduction allowed for shared use sites:**

113 to 142 spaces, with parking adjustment, depending on type of offices

The type of offices within the five existing office buildings at Hotel Park vary significantly, and each office type has different parking requirement. Accounting, engineering, government, real estate, etc. require between 1 space per 400 sq. ft. to 1 space per 500 sq. ft. of office, with no less than 2 spaces per office. Medical offices have a much higher parking requirement, with 1 space required per 200 sq. ft. of medical office, and not less than 2 spaces per exam room. A parking adjustment is allowed per AMC section 9-4.115 for shared on-site parking. Where two (2) or more nonresidential uses are on a single site, the number of parking spaces may be reduced up to a maximum of twenty percent (20%), as long as the total number of spaces is not less than required for the use with the largest parking demand. With this parking reduction allowance, required parking on site would be between 113 to 142 required spaces, depending on the mix of office types.

The Hotel Park Phase III site plan for the Historical Society’s Colony Heritage Center proposes to utilize the existing 154 parking spaces located within the area of the shared parking agreement. No new parking is proposed to be constructed with
Phase III. Per the uses identified in the parking table above, the existing shared onsite parking satisfies the Municipal Code parking requirements.

The previously approved 1987 conceptual master plan identified approximately 250 parking spaces within Hotel Park, however, not all parking areas were constructed. Parking behind the library building adjacent to Highway 41 and portions of parking on the vacant subject site (Phase III) were not previously constructed. The additional spaces are not required to be constructed to meet minimum Municipal Code parking requirements for a shared use site. An interior connection from Hotel Park to the Bank of America parking lot was also originally identified in the 1987 site plan; however, there are no current plans to connect these sites, as there are no easements in place at this time.

3. Landscape & Fencing
The Atascadero Historical Society has developed a conceptual landscape plan for the overall site. Plans include a plaza for an E.G. Lewis statue and a small amphitheater to be used for various events. Drought tolerant plants and trees will be used throughout the property. Walkways shall be built of brick and a trail to a lookout above Atascadero Creek in the open space is included. No fencing is proposed around the Heritage Center.

Landscape will be one of the later phases of construction after the structures have been moved onsite and restored. The Atascadero Historical Society anticipates developing a formalized landscape plan for the site later in the process.

4. Signage
There are two existing monument signs on Capistrano Ave. near the entrance to Hotel Park. The “Hotel Park” monument sign was installed in the early 1990’s, and the County library monument sign was installed without permits in 2014 (this sign does not comply with code requirements for design or location.) A number of temporary signs are located in the grass in front of the main entrance to advertise the offices within the commercial center.

A master sign program has been recommended by the City to the Hotel Park owners with each phase of construction; however, a cohesive sign plan has not been developed by the multiple property owners. The lack of street visibility often causes business owners to try other methods, such as banners, A-frames, or other temporary signs along the public road frontage to let customers know where they are located. A more inclusive and informative monument sign could be constructed to display names of businesses within Hotel Park, and allow sign space for the multiple ownership groups that share the main access at Capistrano. The Historical Society does not own any property directly fronting Capistrano and is therefore not proposing any signage at this location at this time.
The Historical Society has reserved a location for a future City welcome sign on the back of their property facing Highway 41. The monument sign could also identify the Colony Heritage Center.

5. **Timeline: Construction and Phasing**

The Atascadero Historical Society anticipates an overall timeline of approximately five (5) years to construct the Heritage Center. Construction timeframes are dependent on fund raising. The applicants hope to move the buildings onto foundations as quickly as possible, and minimize stockpiles of dirt and chain link security fencing as soon as they have the funding to complete the first phases of building restoration.

Once the three buildings are moved to the site, they will be placed on new foundations. The buildings will be rehabilitated and brought up to the current code so Certificates of Occupancy can be issued to utilize the buildings. Next, the two ADA accessible restrooms/storage buildings (carriage houses) will be constructed. The last phase of construction includes hardscape, the EG Lewis statue, and landscape.

**DRC DISCUSSION ITEMS**

1. Site plan & structures
2. Parking and circulation
3. Landscape & fencing
4. Signage / monument signs
5. Construction timeline

**ATTACHMENTS:**

- Attachment 1: Aerial Photo
- Attachment 2: Site Photos
- Attachment 3: Original Master Plan for Hotel Park, approved 1987
- Attachment 4: Applicant’s project description and proposed plans
ATTACHMENT 1: Aerial Photo: Hotel Park

Phase I:
5 office buildings
30,000 sq. ft.

Phase II:
County library & offices
21,000 sq. ft.

Phase III:
Proposed Colony Heritage Center - Archive center and café
ATTACHMENT 2: Site Photos
ITEM 3
COLONY HERITAGE CENTER, 6305 & 6105 CAPISTRANO AVE.
PLN 2018-1690 / ATASCADERO HISTORICAL SOCIETY
ATTACHMENT 3: Original Master Plan for Hotel Park, approved 1987

Phase I:
5 office buildings
30,000 sq. ft.

Phase II:
County library & offices
21,000 sq. ft.

Phase III:
Proposed Colony Heritage Center - Archive center and café
Colony Heritage Center

With the acquisition of approximately 3 acres, along Highway 41, just North of El Camino Real and adjoining the new Atascadero Library, the non-profit Atascadero Historical Society will be undertaking an exciting new effort to develop this property into the Atascadero Colony Heritage Center. The ultimate purpose of the Colony Heritage Center will be to preserve the unique history of E.G. Lewis and the early residents of the Atascadero Colony, who were instrumental in building this first master planned community in California, designed to accommodate the automobile and founded in the name of the American Woman’s Republic (pre-suffrage organization), into the town that we enjoy today.

The location of this project is at the periphery of the Historic District of Atascadero which currently has two buildings on the National Historic Register and is on the original site of the colony’s tent city™. In addition to further preserving and promoting our unique history this Center will be used to educate the public on the progression of the Colony, from the inception (largest subdivision map filed in San Luis Obispo County) to the present day as well as the natural history of the area. Environmental planning was a prominent factor in the original plan of this area.

To accomplish these exciting new goals, the Atascadero Historical Society will be relocating Colony homes, and other historical buildings, three of which are already pledged, to this site. Our fundraising efforts to accomplish this are already underway and we are in the process of applying for grants and developing other fund raising approaches to meet our goals.

The Colony Heritage Center will focus on colony homes built between 1914 and 1924. One of the houses that has been acquired and will be moved to the site is the Madonna House (originally the Rordon Family House) which was built in 1915. This house will be used to store all our photo and paper artifacts these assets that are currently being digitally archived into our state of the art, computer based, museum archiving program. In addition to the original physical archives being stored in this house, the general public will have access to a bank of computers to do research using the photos and articles of the past that are housed in our archives. This house will be known as the "Thelma Archival Center".

The Walmart House (originally the Palms Family house) was also built in 1915, will be our “Alumnus café”. This building will house our collection of Atascadero school memorabilia. We anticipate the general public loaning and or donating some of their personal school mementos to be prominently displayed in this house. This will give the community a chance to view our own collection and artifacts from the early 20s to present date as well as some displays provided by alumni. There would be a small café in this house that we would lease out to a chef.

The Cabin, already on site, would be our “Doug Lewis natural history Museum”. Doug (no relation to E.G. Lewis) was a force behind the establishment of the Treasure of El Camino
Real in 1965. His passion included natural history, science and he hoped one day to create a facility for the public. This house would be close to the creek which would house our display of Native American artifacts, fossils and everything pertaining to the creek as well as the native plant and animal species found locally. This building was donated to the Society as the result of a construction project for the Atascadero School District (if the Society had not taken it, it would have been demolished).

At least two of the houses will have a small replica garage, like an original carriage house, next to it. These buildings will also be historically correct to the period. These spaces would serve as ADA compliant restrooms for the exclusive use of our guests and patrons, as well as for historic exhibits like: our doctor’s buggy, train depot luggage cart and other large artifacts. These areas would also give us room for storage.

Finally, in addition to these two Colony Homes and the Cabin, there will be a plaza that contains a larger than life sized statue of the Founder of Atascadero, E.G. Lewis. The Initial model (Marquette) of this statue has already been completed by William H. Lewis IV, grandnephew of E.G. Lewis. The plaza will be centrally located in the project and is planned to include connecting pathways, via the new Marj Mackey Vista Overlook, to the downtown Historic District and to city planned trails along Atascadero Creek (also protected in the original plan with setbacks) and historic Stadium Park (a natural amphitheater that hosted social events a century ago).

We anticipate that this project will have a development time line of about five years. Of course this may vary based on the funding. However, city council members and staff’s indications are of solid support for this project and indications to date from community members are no less positive. Overall this is a very exciting time for the Historical Society with this opportunity to create a center of value for education, pride and civic involvement for the City of Atascadero, its residents and visitors interested in unique California historic communities and how the women’s suffrage movement gave birth to this city.
ITEM 3
COLONY HERITAGE CENTER, 6305 & 6105 CAPISTRANO AVE.
PLN 2018-1690 / ATASCADERO HISTORICAL SOCIETY

CHC Rendering #2 - EG Lewis Statue

CHC Rendering #3
Doug Lewis Natural History Center
Moved July 2015

Will be used to display artifacts from the area including:
- Fossils
- Indian Artifacts
- Spanish era artifacts (1820’s-1860’s)
- Henry ranch artifacts (1880’s-1913)
- Army period artifacts (1904-1912)

Thelma Archive Center
To be moved April 2018

Will be used to store and display all Photographs, printed materials and newspapers
- Computers will be available to access our digital archives
- Our collection of Atascadero News newspapers will be housed here
- All printed works from the Printery will be housed here
  - The Bulletins
  - Periodicals, etc.
- Our complete collection of photographs will be housed here
- This will be our archive facility where we will continue to archive materials
The Alumni Café

Will be moved as funds become available

Will be used to store and display all School related memorabilia

- Atascadero Grammar school
- Margarita Black Union High School – Now Atascadero High school
- Junior High
- We are hoping that Alumni will loan/donate their collections of school related items for temporary or permanent displays
- We are anticipating creating a coffee shop or small café in this facility so alumni can get together for a cup of coffee and reminisce about school days