



Atascadero Design Review Committee

Staff Report – Community Development Department Fueling Station

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
11/14/18	Kelly Gleason	Rick and Bob Armet		DEV 18-0105
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
1860 El Camino Real	General Commercial (GC)	Commercial Tourist (CT)	049-141-048	Approximately 1.49 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the proposed design for a service station and direct the applicant to make any modifications to the site or building design as necessary. 				
PROJECT DESCRIPTION				
<p>The applicant proposes a fueling station with deli and market. The fueling station is designed with 12 gasoline pumps and 9 electric vehicle charging stations. The design is styled after Googie architecture which is influenced by car culture, jets, the Space Age, and the Atomic Age.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	

SPECIAL DEVELOPMENT PLAN STANDARDS			
<input type="checkbox"/> Downtown Revitalization Plan <input type="checkbox"/> Specific Plan _____ <input type="checkbox"/> Planned Development Overlay _____			
USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Service Station	<input checked="" type="checkbox"/> Allowed <input type="checkbox"/> Conditional	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Registered Building <input checked="" type="checkbox"/> No historical significance	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input type="checkbox"/> Paloma <input type="checkbox"/> Boulder <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A
EXISTING USES			
Vacant			
SURROUNDING ZONING DISTRICTS AND USES			
North: CR	South: CT	East: CR/SP-2	West: Hwy 101
AVERAGE SLOPE	VEGETATION		
<10%	Annual Grasses		
DENSITY / FLOOR AREA RATIO			
<input type="checkbox"/> RSF-X / LSF-X: 4 units per acre <input type="checkbox"/> RMF-10: 2-10 units per acre <input type="checkbox"/> RMF-20: 20-24 units per acre <input type="checkbox"/> CP/CR/CS/CN/DO/DC: Max 20 units per acre <input checked="" type="checkbox"/> Other: N/A	<input type="checkbox"/> State Density Bonus Requested <input type="checkbox"/> Density Bonus for High Quality Architecture <input type="checkbox"/> City Inclusionary Housing Density Bonus <input type="checkbox"/> Inclusionary Housing Required	<input checked="" type="checkbox"/> Floor Area Ratio (FAR) 17% <i>(Total square foot of building compared to the size of the property)</i>	
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES			
<i>City Standards</i>	<i>Meets Requirements</i>	<i>Exception Requested</i>	
Setback standards (AMC 9-4.103)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Height Standards (AMC 9-4.111)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Parking Standards (AMC 9-4.114)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Landscaping (AMC 9-4.124)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Grading Standards (AMC 9-4.138)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		



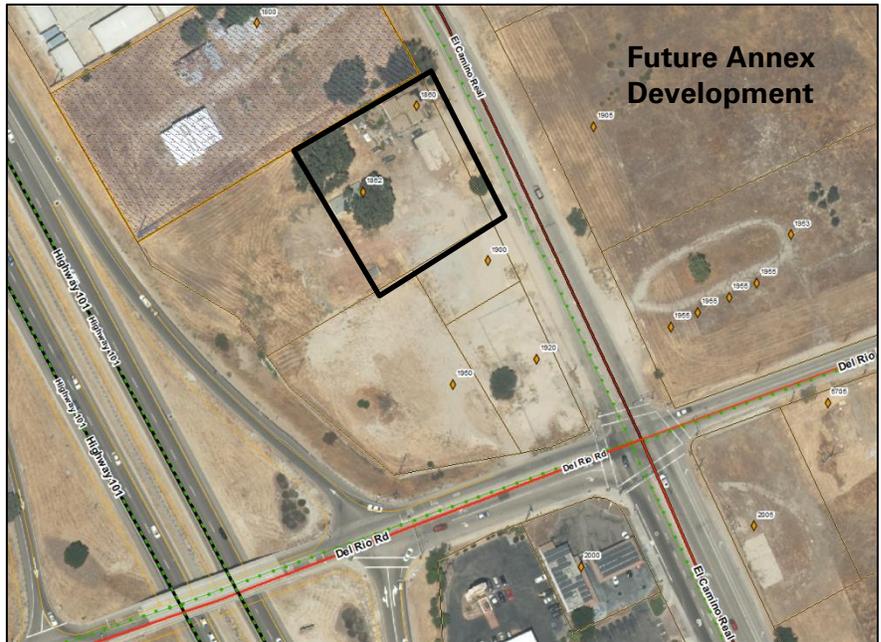
Lighting Standards (AMC 9-4.137)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Water Efficient Landscaping (AMC Title 8, Chapter 10)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Use Classification Standards: "Service Station"	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
ADVISORY BODIES / OUTSIDE AGENCIES THAT REQUIRE REVIEW OF PROPOSED PROJECT:			
<input type="checkbox"/> Native American Tribes	<input type="checkbox"/> Atascadero Mutual Water Company (AMWC)	<input type="checkbox"/> Caltrans District 5	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Fish & Wildlife (DFW)	<input type="checkbox"/> SLO Air Pollution Control (APCD)	<input type="checkbox"/> SLO County	<input type="checkbox"/> _____
		<input type="checkbox"/> _____	<input type="checkbox"/> _____
		<input type="checkbox"/> _____	<input type="checkbox"/> _____
APPROVAL PROCESS			
<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input type="checkbox"/> PC <input type="checkbox"/> CC			

Aerial Map

DISCUSSION:

Project History

The property has recently been used as a residential property and for seasonal tree sales along with the storage of landscape materials. The site is adjacent to the Del Rio Specific Plan area with the new Hilton Hotel under construction on the adjacent property to the north. Two residential structures have been on this property for many years. One of those structures was recently demolished, and the second one will be demolished before the end of the year. Neither of the structures would have qualified as historic structures due to lack of significant architectural style and poor condition.



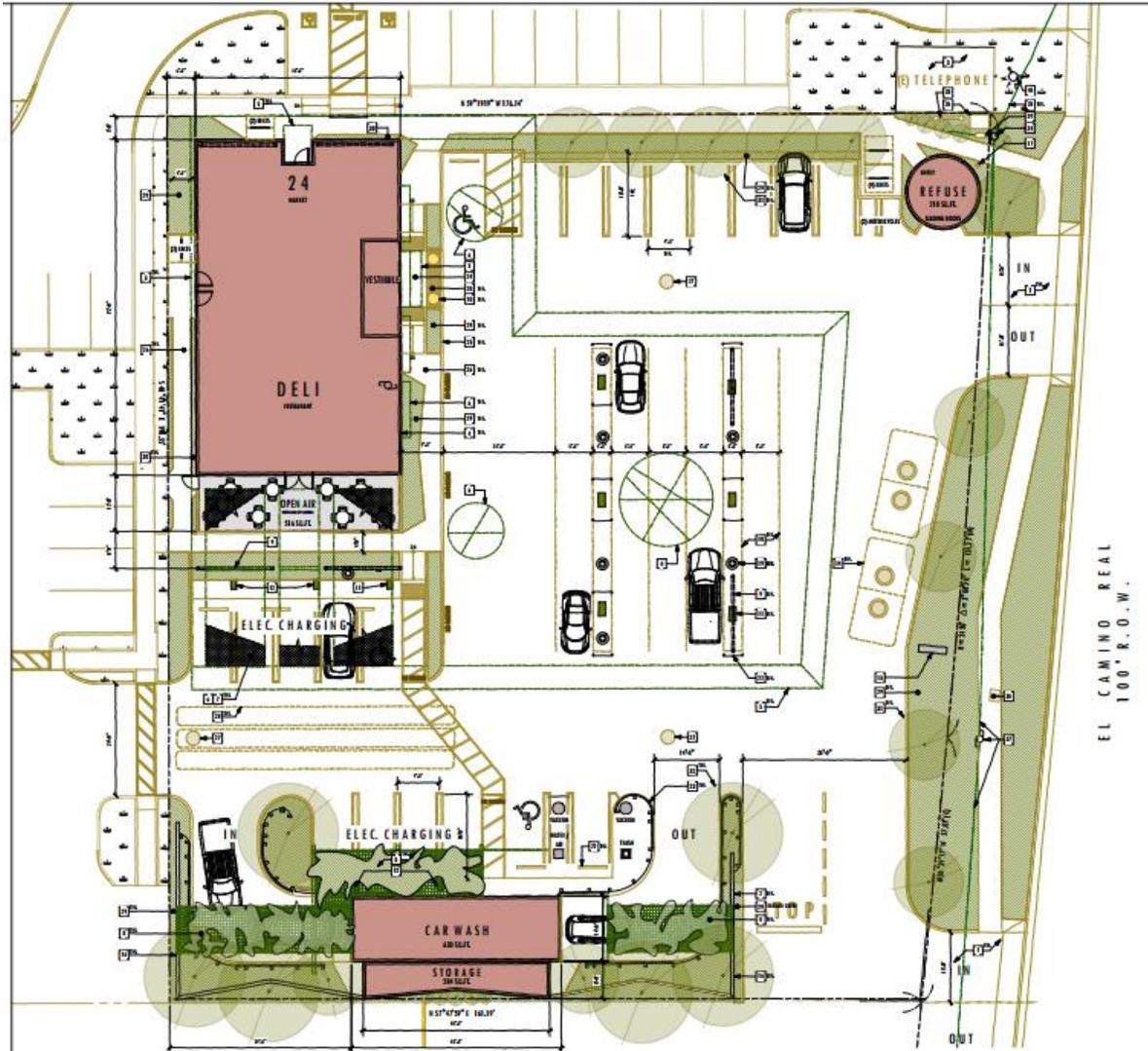
Project Description / Summary

The subject site is approximately 1.5 acres in size. The applicant proposes a fueling station with 12 gas pumps, 9 electric vehicle charging stations, a market and deli, and a



car wash. The project is designed to integrate with the adjacent hotel development and future commercial development at the Del Rio / ECR intersection.

Site Plan



Analysis

Site Design The project proposes two driveways at El Camino Real. The southernmost driveway is a shared driveway that will also serve future commercial development of the currently vacant parcels at the corner of Del Rio and El Camino Real. There is a vehicular connection at the rear of the site to allow access to the hotel parking lot and allow hotel patrons to utilize the electric vehicle charging stations. The site is designed to integrate pedestrian connections between the project and the hotel. Sidewalks are connected along the project edges for pedestrian connectivity and a pedestrian walk is included from the sidewalk on El Camino Real.



Architectural Design. The design is styled after Googie architecture which is influenced by car culture, jets, the Space Age, and the Atomic Age. The applicant has included a sloped overhang and roof that extends from the building over the gas pumps. The roof structure has perforations to allow light in at key locations. The building incorporates materials such as old freeway signs consistent with the architectural theme. Angular undulating walls surround the car wash component of the site as an architectural design feature and to limit noise intrusion to adjacent properties.

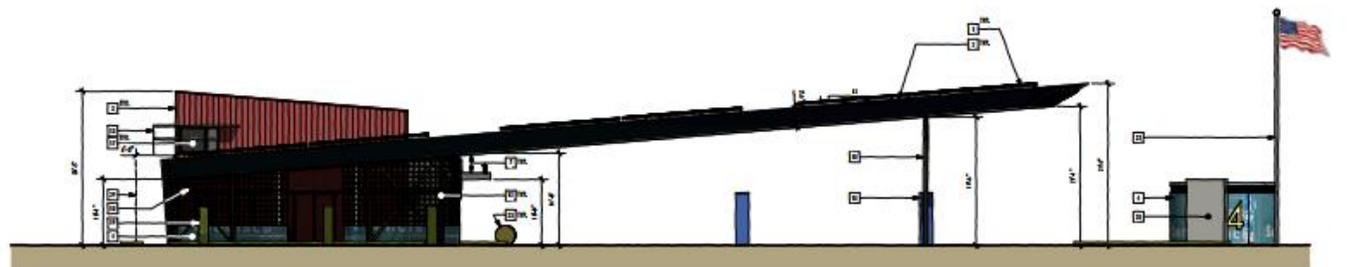
The main color theme consists of dark and light gray consistent with the architectural theme. Accents of red are included under the canopy and on the main market/deli building and car wash. Yellow accents are included on the decorative structural bracing. Perimeter landscaping will add layering and color and contrast with the angular building forms. The outdoor seating area associated with the deli contains metal screening further enhancing the autopia theme. The overall design theme creates a unique custom design that is likely to complement the hotel and provide an attractive destination for highway travelers and local residents.

Side Elevations



3 SOUTH ELEVATION - CAR WASH

Showing car



2 SOUTH ELEVATION

Non showing car wash

Front Elevation



Landscaping. Landscaping includes street trees and perimeter planters around the building. The landscape planter along the El Camino Real frontage provides approximately 15-feet for street trees and landscape screening from back of sidewalk, providing an ample buffer between the El Camino Real streetscape and the project. Staff has conditioned the project to work with the adjacent property owner of the hotel to consolidate and share pedestrian pathways wherever feasible. This will minimize site pavement and allow for additional landscaping around the building.

DRC DISCUSSION ITEMS:

1. Site and Landscape Design.
2. Architectural Design.

ATTACHMENTS:

1. Notice of Action
2. Conceptual Plans



Attachment 1: Notice of Action
DEV 18-0105

DRC NOTICE OF ACTION

- Conditions of Approval:
1. The DRC's approval shall approve the architecture and site design concept for a fueling station at 1860 El Camino Real.
 2. All landscaping shall be drought tolerant and compatible with Sunset Zone 7.
 3. Street trees shall be provided at a maximum spacing of 30-feet on center. Trees shall be London Plane Sycamores.
 4. The applicant shall work with the adjacent property owner to combine pedestrian pathways wherever possible to allow for maximized landscape area and minimized site pavement.

Action/ Decision Summary: *To be recorded at meeting conclusion*

Meeting Date: November 14, 2018

Project Planner: Kelly Gleason
Senior Planner



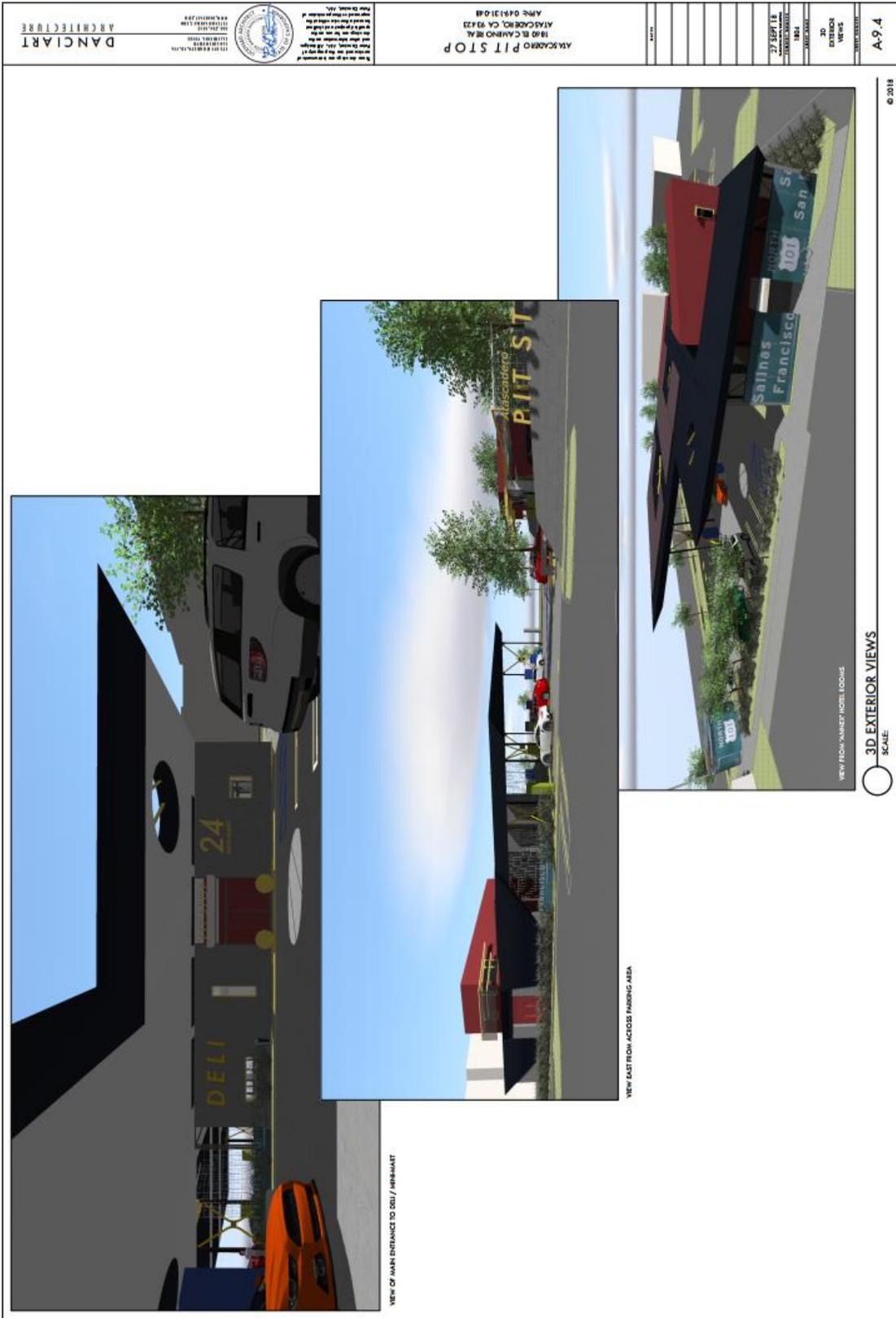
 <p>VIEW FROM HWY 101 NORTH BOUND ON RAMP</p>	 <p>BIRD'S EYE VIEW FROM SOUTH WEST</p>
 <p>VIEW FROM SOUTH BOUND EL CAMINO REAL</p>	 <p>BIRD'S EYE VIEW FROM NORTH ON EL CAMINO REAL</p>
 <p>VIEW FROM SOUTH ENTRANCE ON EL CAMINO REAL</p>	 <p>BIRD'S EYE VIEW FROM SOUTH ON EL CAMINO REAL</p>

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 3D EXTERIOR VIEWS
 SCALE

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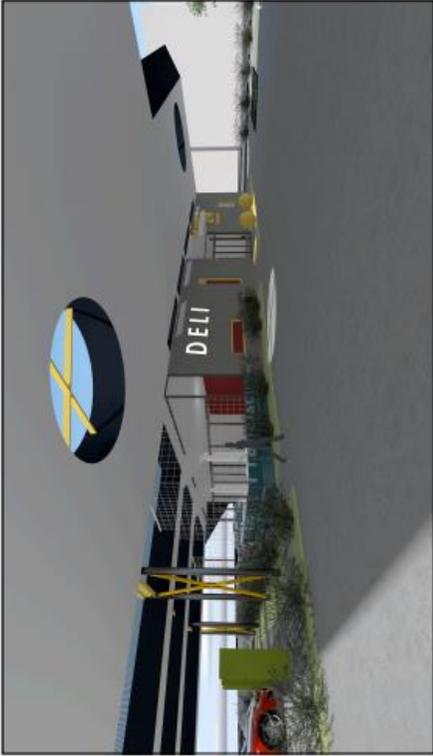




3D EXTERIOR VIEWS
 SCALE: 1/8" = 1'-0"
 © 2018
 A9.4
 EXTERIOR VIEWS
 3D
 DATE: 08/13/18
 2018 08/13/18
 1840 EL CAMINO REAL
 ATASCADERO, CA 95323
 AME 08131048
 ATASCADERO PIT STOP
 DANCIART
 ARCHITECTURE



 <p style="text-align: center;">CITY OF ATASCADERO 1800 B. CAMINO REAL ATASCADERO, CA 93422 APR. 04-19-2018</p>	<p style="text-align: center;">ATASCADERO PIT STOP</p> <p style="text-align: center;">1800 B. CAMINO REAL ATASCADERO, CA 93422 APR. 04-19-2018</p>	<p style="text-align: center;">DANCIARI ARCHITECTURE</p> <p style="text-align: center;">1225 W. 10TH ST. SUITE 100 ATASCADERO, CA 93422 TEL: 805.435.1100 WWW.DANCIARI.COM</p>	<p style="text-align: center;">DATE: _____ DRAWN BY: _____ CHECKED BY: _____ 27 SEPT 18 300 EXTERIOR VIEWS SCALE: 1/8"=1'-0"</p>	<p style="text-align: center;">A-9.5</p>
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VIEW TOWARD BUILDING



VIEW FROM OUTDOOR DINING



VIEW FROM NORTH ENTRANCE

3D EXTERIOR VIEWS

SCALE: 1/8"=1'-0"

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ITEM 3
Fueling Station
DEV 18-0105 / Armet

