



Atascadero Planning Commission

Staff Report - Community Development Department

Conditional Use Permit 2004-0127 Amendment Colony Square Hotel

RECOMMENDATION:

The Design Review Committee recommends:

Planning Commission adopt PC Resolution 2018-A, approving an amendment to the Colony Square Master Plan of Development (Conditional Use Permit 2004-0127) to allow a 3-story 89-room boutique hotel, based on findings and subject to Conditions of Approval.

Project Info In-Brief:



PROJECT ADDRESS:	6901 & 6903 El Camino Real	Atascadero, CA	APN	029-361-041
PROJECT PLANNER	Callie Taylor, Senior Planner	470-3448	ctaylor@atascadero.org	
APPLICANT & PROPERTY OWNER	Jeff Nelson The Oak Creek Company			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Downtown (D)	Downtown Commercial (DC)	0.98 acres (area of amendment)	Movie theater and 13,000 sq. ft. of retail space. Subject lot is currently vacant	89 room hotel & retail/restaurant space
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH <input checked="" type="checkbox"/> Negative / Mitigated Negative Declaration <input type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 153_____ <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

REPORT-IN-BRIEF:

The proposed project includes a Conditional Use Permit (CUP) amendment for the Colony Square Master Plan of Development to add a 3-story boutique hotel on the L-shaped lot between El Camino Real and Atascadero Creek. Approved buildings B and C at Colony Square are proposed to be redesigned to include retail and restaurant space on the first floor and an 89-room hotel on the second and third floors. An updated parking analysis has been completed which shows that the existing shared parking within Colony Square, existing on-street parking within the downtown, and a valet service are adequate to serve the proposed amendment.

DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Downtown Commercial, Open Space	General Commercial	Downtown Office	Downtown Commercial

Background

In August 2005, the Planning Commission approved a mixed-use Master Plan of Development for the Colony Square project (CUP 2004-0127). The project was considered a major cornerstone of the Atascadero Downtown Revitalization Plan, including additional density of retail, restaurants, a movie theater, residential presence, and a mid-block pedestrian connection through Atascadero Creek to connect with the Sunken Gardens.

Seven (7) new buildings, plus the pre-existing Creekside City Hall building and the Round Table Pizza building, were included in the 2005 Master Plan of Development approval. Most of the new buildings were to be three stories in height with restaurant and retail uses on the ground level. Offices and housing units were to be located on the upper two floors.

The 2005 project approval included the following components:

- 75,230 sq. ft. of retail/restaurant space
- 35,000 sq. ft. 10-screen movie theater
- 17,100 sq. ft. of office space
- 67 residential units (airspace condominium units, 72,360 sq. ft. of housing)

2005 Master Plan of Development Approved with CUP 2004-0127



Building A of Colony Square, which includes Galaxy Theater, was completed in March 2011 with the aid of a bridge loan from the City's Redevelopment Agency. During the recession, it was extremely difficult for the property owner to obtain construction financing and tenant leases to enable construction of the large mixed-use buildings at Colony Square. In 2012, the property owner submitted a CUP amendment to downsize

the Colony Square Master Plan of Development. At the owner's request, the amendment eliminated most of the second and third floors within the project and divided the larger buildings into one-story 3,000 to 5,600 sq. ft. standalone buildings which could be built in several phases as tenants became available. The overall character and pedestrian oriented design features of the project were maintained, but the density of the project was significantly reduced. No buildings have been constructed at Colony Square since the master plan was amended in 2012.

In 2015, the L-shaped property between El Camino Real and the former City Hall (designated for Buildings B and C) as well as the existing theater and restaurants were sold to a new owner. The new owner has been working with City staff and the project architect to explore ways to develop the L-shaped site for optimum use. With construction of the Centennial Bridge now connecting the site to the Sunken Gardens and the new City parking lot on Lewis Avenue, the applicant was compelled to move forward and has submitted an amendment to add a boutique hotel with restaurant spaces on the subject parcel.

ANALYSIS:

The owner has submitted an application to amend the Colony Square Master Plan of Development to include a 3-story mixed-use building on the L-shaped lot which fronts on El Camino Real and Atascadero Creek. Building B/C is proposed to include 9,800 sq. ft. of retail and restaurant space, plus a 10,475 sq. ft. hotel lobby and possible hotel restaurant or event space on the first floor. An 89-room boutique hotel is proposed on the second and third floors, totaling 51,080 sq. ft. on the upper floors.

Due to the size of the overall Colony Square project, a Conditional Use Permit amendment is required in order to modify the Master Plan of Development. In addition, hotels are identified as a Conditional Use in the Downtown Commercial zoning district, and a shared parking plan is proposed. Design review of elevations and site plan is required for all commercial projects. The Planning Commission is responsible for reviewing the following requested entitlements:

1. Amendment of CUP
2. Parking reduction
3. Review of hotel use in downtown district
4. Evaluation of building architecture

The current proposal reflects an increase in size and square footage from the previously approved 2012 master plan; however, the proposed changes are consistent with the original 2005 project size and general building design for the Colony Square project. In order for Atascadero's downtown to be successful, it needs a strong mix of retail, restaurants, and 24-hour presence to add vibrant life and increased density to the area. By re-introducing the taller buildings, increased density, and a 24-hour downtown presence with the boutique hotel, this project would create a synergy of uses that the City has been looking for.

The proposed Master Plan of Development changes are limited to buildings B and C. The center parcels, designated for Buildings F, G, and H, as well as the residential building D located next to Capistrano, are not proposed for construction or modification at this time.

PROPOSED PROJECT SUMMARY

	BLDG. A (COMPLETED)	BLDG. B/C (MODIFIED)	BLDG. D (DEFERRED)	BLDG. E (COMPLETED)	BLDG. F (MODIFIED)	BLDG. G (MODIFIED)	BLDG. H (MODIFIED)	TOTAL AREA (SF)
LIVE / WORK UNITS	0	0	34,530 SF 67 UNITS	0	0	0	0	34,530 SF 67 UNITS
RETAIL / RESTAURANT	13,000 SF	9,800 SF	15,250 SF	6,400 SF	3,800 SF	5,500 SF	4,500 SF	58,250 SF
THEATER	35,000 SF 10 SCREENS	0	0	0	0	0	0	35,000 SF 10 SCREENS
HOTEL	0	61,555 SF 89 ROOMS	0	0	0	0	0	61,555 SF 89 ROOMS
TOTAL (SF)	48,000 SF	71,355 SF	49,780 SF	6,400 SF	3,800 SF	5,500 SF	4,500 SF	189,335 SF

DRC Review

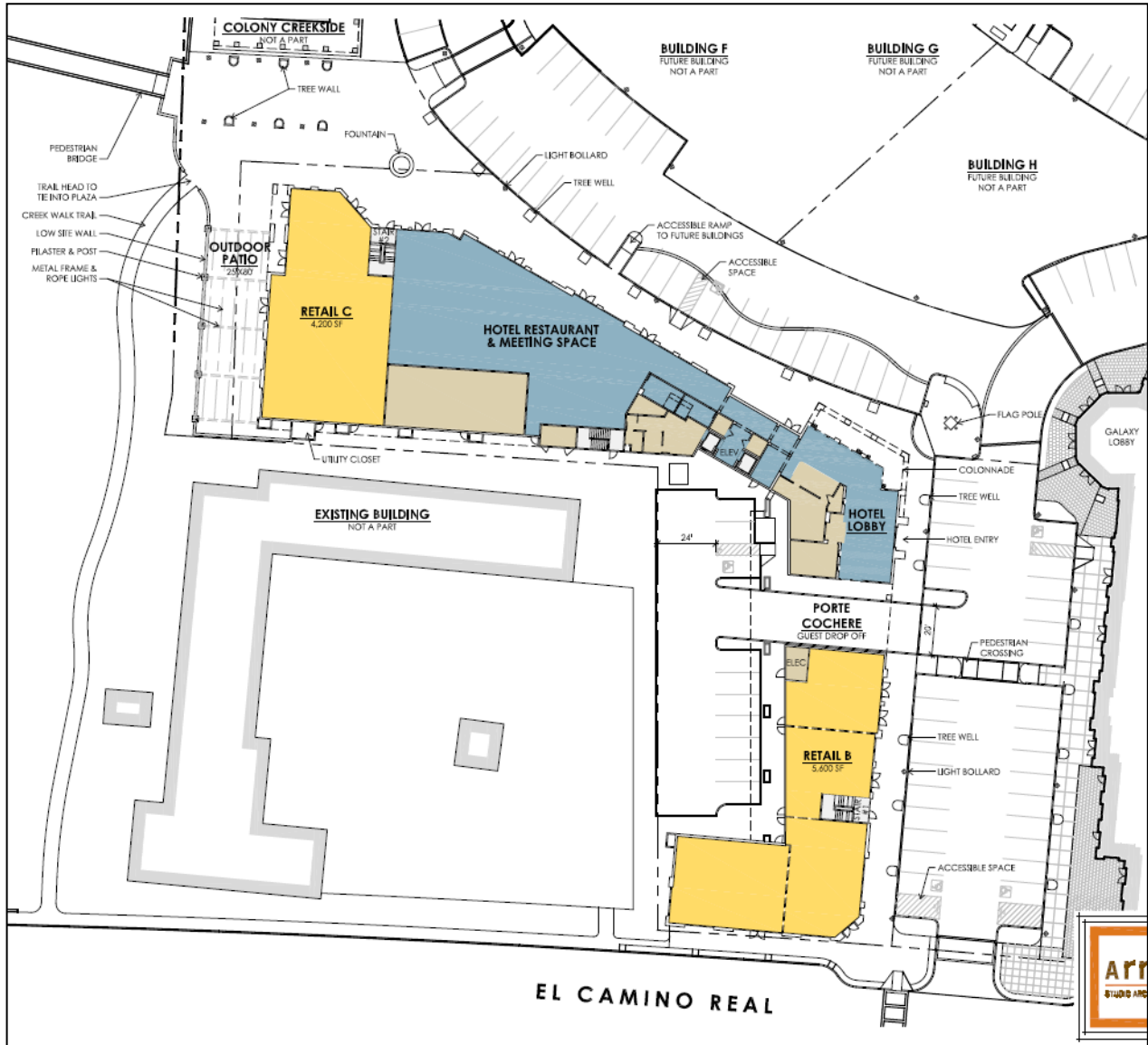
The Atascadero Design Review Committee reviewed a preliminary concept plan for the proposed hotel on October 11, 2017, and then reviewed an updated design and parking study on April 11, 2018. The Committee recommended minor architectural changes which were incorporated into the current proposal. The DRC recommended drop off areas and valet services be provided for the hotel. The Porte-cochere drop off area was added, as well as condition of approval that the owner obtains an agreement for offsite parking for the hotel valet service.

Site Plan

The proposed site plan reflects the pedestrian-oriented design and focus on streetscape and plazas that are key to the Colony Square development. The proposed buildings are designed to fill the streetscape on the El Camino Real frontage between the project entrance and the adjacent Vino Inn. A plaza and outdoor restaurant seating is provided at the landing of the new Centennial Bridge near Atascadero Creek. A clear visual corridor is maintained between the theater and the historic City Hall building through the Centennial Bridge corridor, thereby fulfilling this key feature of the Colony Square project concept. The hotel entrance and lobby are located at the corner, directly across from the theater entrance. A large 4200 sq. ft. restaurant space is provided adjacent to the creek, and 5,600 sq. ft. of smaller retail spaces are located near El Camino Real. A roof top patio is proposed for the hotel.

Ten (10) parking spaces are provided behind Building B, which is generally consistent with previous site plan designs. A Porte-cochere provides a covered drop off area for hotel guest registration and valet, as well as vehicular access to the rear parking.

Proposed Site Plan: Buildings B & C, 1st floor & parking area



Architecture / Elevation Design

The elevation, design and massing of proposed Buildings B and C are very similar to the original 2005 project design that was approved by Planning Commission. The design includes emphasis on storefronts, outdoor patio seating, variation in rooflines, architectural projections, and setbacks on portions of the upper floors. The design meets the standards identified in the City's Appearance Review Manual and the Downtown Design Guidelines.

Proposed Elevation at Centennial Bridge landing
New restaurant with outdoor seating and plaza



Proposed elevation across from Que Pasa: porte cochere & retail spaces



Proposed corner element for hotel entrance across from theater



CURVED METAL AWNING



VERTICAL WALL SIGN

Parking

The parking analysis for Colony Square has been updated to incorporate the proposed hotel use, as well as other changes to the Colony Square project. City staff and the applicant worked with the parking demand consultant, Nelson Nygard, to identify both peak demand and average parking demand for the project. It is important to note, that the original approval of Colony Square did not intend to accommodate all parking on-site. Instead, the project is designed to work as a downtown destination, served by a series of external parking opportunities. The original and updated parking analysis evaluates both Colony Square parking and area-wide parking opportunities.

- There are **316 on-site parking spaces within Colony Square** (including the parking to be constructed within Building D for the residential units)
- There are more than **300 public parking spaces and over 450 private, unregulated spaces** in nearby on- and off-street locations that could be utilized to accommodate overflow parking at peak periods

Figure 2 Summary of Parking Supply

Type	Weekdays	Nights + Weekends
On-site	316	316
Off-site public	307	307
Off-site private	Assumed unavailable	456
Total	623	1,079

Peak Demand

- Peak demand was analyzed to document “worst case scenario” for parking demand. It assumes full build out of the entire Colony Square project, including 67 residential units in Building D, and considers the rare occasions when the hotel, restaurants, retail, and the theater are all at full capacity.
- Weekday peak demand is 363 parking spaces, which would occur at 1:00 p.m. Weekend peak parking demand is 568 parking spaces, occurring at 8:00 p.m. These totals represent a conservative, maximum demand estimate.
- Compared with on-site parking availability of 316 spaces, this results in an estimated on-site peak deficit of 47 spaces at 1 p.m. on weekdays and 252 at 8 p.m. on weekends.

Average Demand

- Average demand also assumes full build out of the project, but assumes a more typical average occupancy rate, rather than full capacity of all uses.
- Weekday average demand is 304 parking spaces, which would occur at 1:00 p.m. Weekend average parking demand is 454 parking spaces, occurring at 8:00 p.m.
- Compared with on-site parking availability of 316 spaces, this results in an estimated on-site surplus of 12 spaces at 1 p.m. on weekdays and on-site deficit of 138 at 8 p.m. on weekends.

The parking study found that the available parking in the downtown close to Colony Square will be able to accommodate both average and peak parking demand for Colony Square.

- Assuming that 60% of off-site spaces are unavailable and/or occupied by other uses at all times of the day, there would be a surplus of 76 spaces on weekday peak period and 53 spaces on the weekend peak period.
- Assuming that 60% of off-site spaces are unavailable and/or occupied by other downtown uses at all times of the day, there would be a surplus of 135 spaces on average weekday period and 167 spaces on the average weekend period.

The Atascadero Municipal Code includes special allowances for parking within the Downtown Commercial zoning district in order to promote a mix of higher density uses. The Atascadero General Plan (pg. II-8, *Downtown Land Use Designation*) states:

“...Design and parking standards are different from other areas to encourage a development pattern consistent with a historic Downtown...”

The City’s Zoning Ordinance was updated in 2005 to require no on-site parking in the downtown, except for hotels and residential uses, and for all development east of Atascadero Creek. Due to its location east of the creek, as well as the proposed hotel use and previously approved residential uses, Colony Square is required to provide some on-site parking.

The Zoning Ordinance allows the Planning Commission flexibility in approving parking reductions through the Conditional Use Permit process. The Planning Commission must make findings that the characteristics of the use or its immediate vicinity do not necessitate the number of parking spaces required by the code, and that reduced parking will be adequate to accommodate all parking needs generated by the use. The Ordinance also states that parking requirements may be modified where a parking district provides adequate parking within the limits of the district. Parking reductions are also provided for mixed-use sites which have uses with alternate peak demands (AMC section 9-4.115.) ***Based on the 2018 parking study provided by the applicant, the Planning Commission is justified in making the findings necessary to approve the parking plan and mix of uses within Colony Square as proposed.*** The downtown area functions as a “parking district” and the new land uses will clearly have alternate peak demands.

At the DRC’s direction, staff has included a condition of approval in the attached resolution which requires an offsite parking agreement for valet services be obtained prior to issuance of building permits for the new hotel.

Proposed Environmental Determination

The proposed Conditional Use Permit Amendment is in substantial conformance with Certified Mitigated Negative Declaration 2005-0020, approved for the original Colony square project on August 16, 2005. The 2005 CEQA analysis considered impacts which would result from a Master Plan of Development which included 199,690 total square feet, including 67 residential units, 75,230 sq. ft. retail and restaurant, and 17,100 sq. ft. of office. The current proposed Master Plan of Development includes 189,335 total square feet. The retail and residential floor area has been reduced and offices have been eliminated in exchange for the 89-room boutique hotel. The project size, overall design, and location of the buildings are in substantial conformance with the 2005 CEQA analysis. The original Mitigation Measures are included in the attached resolution without changes.

Conclusion

The Colony Square project is considered an economic development hot spot and a priority project for the City of Atascadero. A CUP amendment application has been submitted for modifications to Buildings B and C within the Colony Square Master Plan of Development. An 89-room, 3-story boutique hotel, as well retail and restaurant space are proposed. The applicant has worked diligently with staff and the DRC on crafting the site plan and architecture. The architecture, landscaping, and signage is consistent with the intent of the Master Plan of Development. The proposed project continues to accomplish the project objectives including:

- Implementing the General Plan and Downtown Revitalization Plan;
- Maximizes the property's potential in manner consistent with the General Plan;
- Broadens the City's tax base by providing local and regional tax generating uses through Transient Occupancy Tax (TOT);
- Maximizes the economic viability of the vacant site;
- Provides necessary adequate infrastructure and public amenities;
- Locates a commercial project at the new Centennial Bridge landing to connect the theater to the Sunken Gardens, consistent with the Downtown Revitalization Plan.

The proposed amendment has been discussed by the DRC and is recommended for approval. A parking analysis has been completed for the proposed amendment, which shows that there is adequate parking within the downtown and on-site to serve the project as proposed.

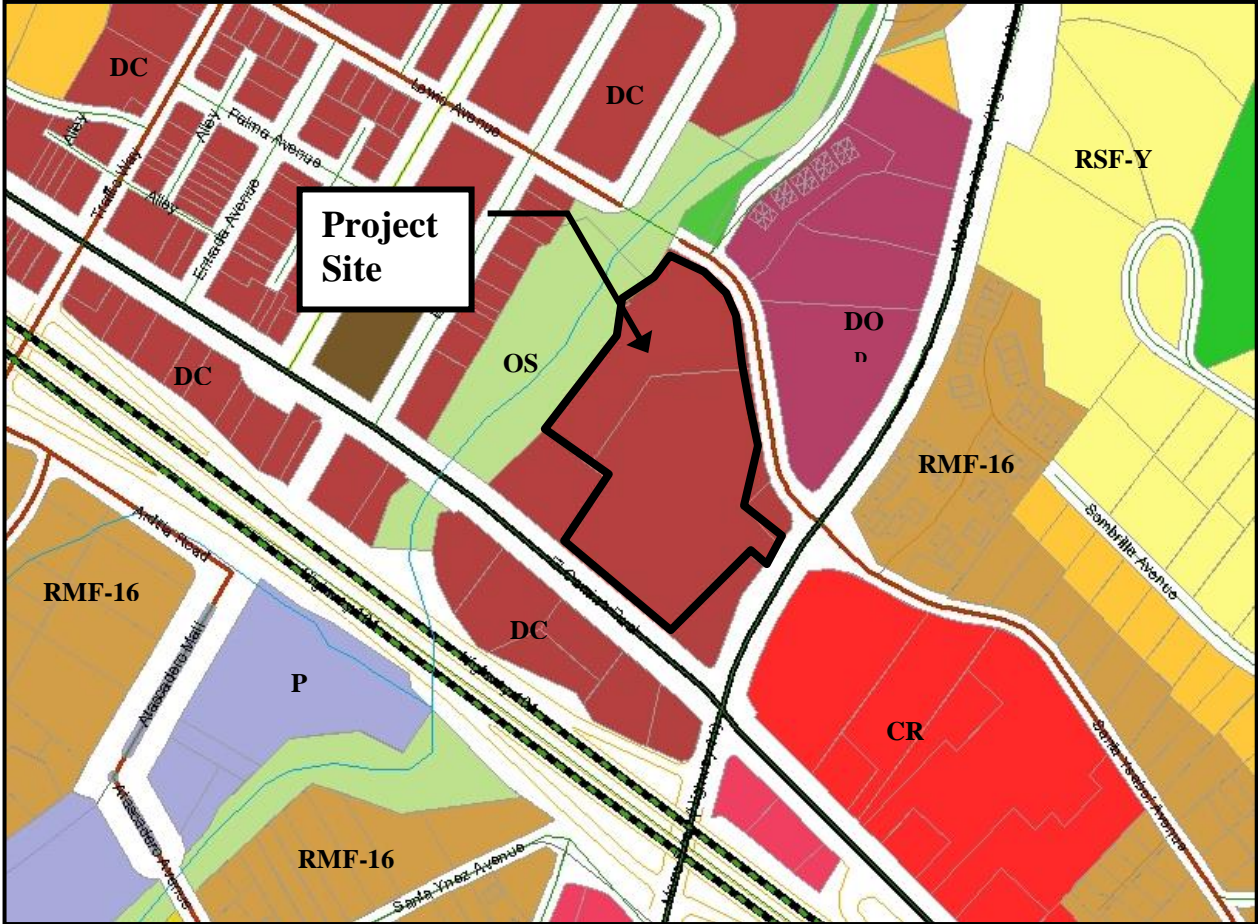
ALTERNATIVES:

1. The Commission may approve the CUP Amendment with modified project conditions.
2. The Commission may continue the hearing and refer the item back to staff for additional information or analysis. Direction should be given to staff and the applicant on required information.
3. The Commission may deny the CUP Amendment if it is found to be inconsistent with the General Plan or any of the other required findings. The Commission's motion to deny must include a finding basis for denial.

ATTACHMENTS:

Attachment 1:	Location, General Plan, and Zoning Map
Attachment 2:	Site Aerial
Attachment 3:	Project Review Checklist
Attachment 4:	2018 Updated Parking Analysis
Attachment 5:	Draft Resolution 2018-A

Attachment 1: Location Map, General Plan and Zoning



General Plan: DC - Downtown Commercial
Zoning District: D - Downtown

Attachment 2: Site Aerial



Attachment 3: Project Review Checklist

Basic Project Information

Project Number:	Conditional Use Permit 2004-0127 Amendment
Planner:	Callie Taylor, Senior Planner
Project Address:	6901 & 6903 El Camino Real
APN:	029-361-041
City: Atascadero	County: San Luis Obispo
Site Area:	0.98 acres (area of amendment)
General Plan Designation:	Downtown (D)
Zoning District:	Downtown Commercial (DC)
Project Description:	9,800 sq. ft. of retail and restaurant space 89-room boutique hotel (51,080 sq. ft. of rooms on the upper floors 10,475 sq. ft. hotel lobby and hotel restaurant on first floor)

Existing & Surrounding Information

Existing Uses:	Vacant		
Use Classification:	Hotel / Retail / Restaurant	Allowed <input type="checkbox"/>	Conditional <input checked="" type="checkbox"/>
Surrounding Uses / Zoning District:	North:	Downtown Commercial, Open Space	
	South:	General Commercial	
	East:	Downtown Office	
	West:	Downtown Commercial	
Colony house(s) on property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Notes:
Any existing structures 50 years or older?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Notes:
Does the site contain any jurisdictional waters? (blue line creeks, wetlands, etc.)	<input checked="" type="checkbox"/> Atascadero Creek <input type="checkbox"/> Graves Creek <input type="checkbox"/> Paloma Creek <input type="checkbox"/> Boulder Creek <input type="checkbox"/> Other <u>Adjacent to creek</u> <input type="checkbox"/> N/A		

Zoning Ordinance / Municipal Code Standards:

Does the proposed project exceed the maximum density allowed in the existing/proposed zoning district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Calculate density: 67 units on 8.14 acre master planned site
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What is the total non-residential square foot (sf)? <input type="checkbox"/> N/A	Total Square Foot: 71,355 sq. ft. in Building B/C		
Does the proposed project meet setback standards? (AMC 9-4) <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain:
Does the proposed project meet maximum height standards? (AMC 9-4) <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain:
If the proposed project requires fencing, does it meet standards? (AMC 9-4) <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain:
If the proposed project requires landscaping, does it meet standards? (AMC 9-4 / AMC 8-10) <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain:
If the proposed project includes a parking requirement, does it meet standards? (AMC 9-4) <input type="checkbox"/> N/A	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If no explain: Parking Analysis provided. Shared parking for mixed use site and downtown parking district allow reduction to standard parking requirements for shared use site
If the proposed project includes lighting, does it meet standards? (AMC 9-4) <input type="checkbox"/> N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If no explain:
Does the proposed project meet established standards for uses listed in AMC 9-6, if applicable? <input checked="" type="checkbox"/> N/A	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If no explain:
Does the proposed project need any other exceptions to the City Zoning Ordinance?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes explain:
City Council Policy			
Is the project applicable to any of the following City Council policies?	Inclusionary Housing <input type="checkbox"/> Mixed-Use Processing <input checked="" type="checkbox"/> Park / Creek Reservation <input type="checkbox"/> Planned Development <input type="checkbox"/> Prime Commercial Sites <input checked="" type="checkbox"/>		

Attachment 4: 2018 Updated Parking Analysis

See Attached

ATTACHMENT 5: Draft Resolution PC 2018-A
Approval of Amendment to CUP 2004-0127 – Colony Square Master Plan of Development

DRAFT RESOLUTION PC 2018-A

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING AN
AMENDMENT TO CONDITIONAL USE PERMIT 2004-0127,
COLONY SQUARE MASTER PLAN OF DEVELOPMENT
APN 029-361-022, 036, 037, 038, 039, 041, 042, 043, 044 and 045
6901 - 6917 El Camino Real
(Colony Square, LLC)**

WHEREAS, an application has been received from Jeff Nelson of The Oak Creek Company, (21 E. Carrillo St, Suite 200 Santa Barbara, CA 93101), Owner, to consider an Amendment to the Colony Square Master Plan of Development, Conditional Use Permit 2004-0127 on an 8.14-acre site located at 6901 - 6917 El Camino Real (APN 029-361-022, 036, 037, 038, 039, 041, 042, 043, 044 and 045); and,

WHEREAS, the current General Plan Designation is Downtown (D); and,

WHEREAS, the current Zoning District is Downtown Commercial (DC); and,

WHEREAS, the proposed Conditional Use Permit Amendment is in substantial conformance with Certified Mitigated Negative Declaration 2005-0020 prepared for the original project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, a Conditional Use Permit is required for the mixed-use project in the Downtown Commercial zoning district in order to establish a Master Plan of Development due to the size of the development and the proposed hotel use; and,

WHEREAS, Appearance Review and consistency with the Atascadero Downtown Revitalization Plan are considered for all projects in the Downtown Commercial zoning district; and,

WHEREAS, the Atascadero Planning Commission first approved a Master Plan of Development (CUP 2004-0127) for the Colony Square site on August 16, 2005; and,

WHEREAS, the Atascadero Design Review Committee discussed the proposed project amendment on October 11, 2017, and on April 11, 2018, and recommends Planning Commission approval of the project amendment, as conditioned; and,

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Conditional Use Permit Amendment application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Master Plan of Development Amendment; and,

WHEREAS, the Atascadero Planning Commission, at a duly noticed Public Hearing held on May 15, 2018, studied and considered the Amendment to Conditional Use Permit 2004-0127, Colony Square Master Plan of Development; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings, determinations and approvals with respect to the proposed Master Plan of Development amendment:

SECTION 1. Findings for Approval of Conditional Use Permit Amendment. The Planning Commission finds as follows:

1. The proposed project or use is consistent with the General Plan and the City's Appearance Review Manual; and,

Fact. The proposed project amendment has been reviewed by the City's Design Review Committee and found to be consistent with the General Plan and the City's Appearance Review Manual. The design of the proposed hotel in Building B/C is consistent with the design goals of the Colony Square Master Plan of Development, and the goals, policies, and standards of the Downtown Revitalization Plan.

2. The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance); and,

Fact. The proposed project is located within the Downtown Commercial zoning district. The proposed project complies with the development standards and all applicable provisions of this the Ordinance.

3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and,

Fact. The proposed project will not be detrimental to the health, safety, and welfare of the general public as outlined in the project's certified mitigated negative declaration.

4. The proposed project or use will be consistent with the character of the immediate

neighborhood and will not be contrary to its orderly development; and,

Fact. The proposed project amendment will add an 89-room boutique hotel above the retail and restaurant spaces adjacent to El Camino Real and Atascadero Creek. The use is consistent with the surrounding Colony Square development, and the adjacent existing hotel use. The project provides a strong mix of retail, restaurants, and 24-hour presence to add vibrant life and increased density to the area. The taller buildings, increased density, and the boutique hotel will create a synergy of uses as outlined in the Downtown Revitalization Plan.

5. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the Land Use Element; and,

Fact. The proposed project square footage and density is consistent with the project size analyzed in the 2005 mitigated negative declaration. Street improvements have been installed to facilitate the size and density of development proposed, thereby providing safe capacity for all roads providing access to the project.

6. The Master Plan of Development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area; and,

Fact. The proposed project is in compliance with the City Council's policy on prime commercial sites. The Colony Square Master Plan of Development, as amended, will enhance the opportunity to best utilize special characteristics of the area and will have a beneficial effect on the downtown.

7. The characteristics of the use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by the Zoning Ordinance, and reduced parking will be adequate to accommodate all parking needs generated by the use. The mixed-use site includes two (2) or more uses have distinct and differing peak traffic usage periods. The downtown parking district provides adequate parking within the limits of the district and the parking requirements of the new use are accommodated by the parking district; and,

Fact. An updated parking demand analysis was completed for the proposed project amendment. The analysis considered both peak demand and average demand for the project. The parking study found that the available parking resources that are existing in the downtown within a reasonable walking distance to Colony Square will be able to accommodate both average and peak parking demand for Colony Square.

8. The proposed project is consistent with the Atascadero Downtown Revitalization Plan Downtown Design Guidelines.

Fact. The proposed project is in compliance with the type of uses, site and building design, density, and connectivity outlined in the City’s Downtown Revitalization Plan Downtown Design Guidelines.

SECTION 2. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on May 15, 2018, resolved to approve an Amendment Conditional Use Permit 2004-0127, Colony Square Master Plan of Development, subject to the following:

- EXHIBIT A: Conditions of Approval / Mitigation Monitoring Program
- EXHIBIT B-1, 2, 3: Master Plan of Development (Site Plan)
- EXHIBIT C-1, 2, 3: Elevations
- EXHIBIT D-1, 2: Buildings D & B/C Floor Plans
- EXHIBIT E: Project Summary, Square Footage & Allowed Uses
- EXHIBIT F: Color Board
- EXHIBIT G-1, 2: Sign and Storefront Guidelines
- EXHIBIT H-1, 2: Landscape Plan
- EXHIBIT I: Granary Tree Plaza Concept
- EXHIBIT J: Project Details
- EXHIBIT K-1, 2: Character Photos
- EXHIBIT L-1, 2, 3: As-built Photos: Buildings A, E, and Creekside Building

On motion by Commissioner _____, and seconded by Commissioner _____ the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

- AYES: ()
- NOES: ()
- ABSTAIN: ()
- ABSENT: ()
- ADOPTED:

CITY OF ATASCADERO, CA

Jerel Seay
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary

Exhibit A: 2018 Amended Conditions of Approval & 2004 Mitigation Monitoring Program
Colony Square Master Plan of Development, CUP 2004-0127 as Amended

2018 Amended Conditions of Approval / 2004 Mitigation Monitoring Program	Timing	Responsibility /Monitoring
<p><i>Colony Square Mixed-Use Master Plan of Development</i> Conditional Use Permit 2004-0127 As Amended May 15, 2018</p>	GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney AMWC: Water Comp.
Planning Services		
1. This Conditional Use Permit shall be for 67 residential units, 58,250 66,780 square feet of retail/restaurant space, <u>an 89-room hotel totaling 61,55 square feet</u> , a 10-screen, 35,000 square foot movie theater, parking areas, and landscaping on a 8.14-acre site as described on the attached exhibits and located on parcel APN 029-361-022, 036, 037, 038, 039, 041, 042, 043, 044 and 045 regardless of owner. The existing <u>Creekside temporary City-Hall</u> building at 6907 El Camino Real is also included within the Master Plan of Development.	Ongoing	PS
2. The approval of a Conditional Use Permit Amendment shall become final and effective for the purposes of issuing a construction permit or establishing a nonstructural use fourteen (14) days following the Planning Commission approval unless prior to that time an appeal to the decision is filed as set forth in Section 9-1.111(b).	Ongoing	PS
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Master Plan of Development. The Planning Commission shall have the authority to approve any other changes to the Master Plan of Development and any associated Tentative Maps unless appealed to the City Council.	BP / Ongoing	PS, CE
4. Approval of this Conditional Use Permit shall be valid for twelve (12) months after its effective date. At the end of the period, the approval shall expire and become null and void unless the project has received a building (or demolition) permit. Any extension requests shall be forwarded to the Planning Commission for approval.	BP / FM Completed - CUP has been vested with the construction of Building A	PS
5. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the city, or any of its entities, concerning the subdivision.	Ongoing	PS
6. All subsequent Tentative Map and construction permit applications shall be consistent with the Master Plan of Development contained herein. All construction, development, uses and parking shall be consistent with the attached Exhibits.	BP / FM	PS, CE
7. All landscaping, special paving treatment, pedestrian furniture, potted plant accents, and public art/water elements shall be constructed and located as	Ongoing	PS, CE

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shown on the Attached Master Plan of Development Exhibits and shall be subject to staff approval.		
8. Uses shall be restricted as shown in the allowable use table of the Master Plan of Development (EXHIBIT E!). Office and service commercial uses shall be restricted to the second floor except as noted in the project use matrix.	Ongoing	PS
9. All exterior elevations, finish materials and colors shall be consistent with the Master Plan of Development as shown in EXHIBITS C, F and O with the following modifications: <ul style="list-style-type: none"> ▪ All exterior material finishes (siding, trim, doors, windows, light fixtures, garage doors) shall be durable, high quality, and consistent with the architectural appearance. ▪ Decorative iron accents as shown on the proposed elevations shall be of high architectural quality. ▪ All trash storage, recycle storage, and air conditioning units shall be screened from view behind architecturally compatible or landscaped enclosures. ▪ All utility doors (roll up or otherwise) shall be architectural grade and painted to compliment the color scheme of the buildings. ▪ Any proposed exterior street, pedestrian, or building mounted light fixtures shall be of architectural grade and design and shall be compliment the architectural style, subject to staff approval. ▪ Stucco siding shall be smooth troweled or similar. No machine finishes will be permitted. ▪ Tile roofs shall be architectural grade. 	BP Ongoing	PS
10. In addition to the elevations and project details as shown in attached CUP EXHIBITS C, L, and O and the sign guidelines included in the Master Plan of Development EXHIBIT G , the following signage standards shall apply: <ol style="list-style-type: none"> a) Each tenant shall be allowed a minimum of 20 square feet and a maximum of 50 square feet of signage with the exception of the Movie Theater signage and hotel signage detailed in the Master Plan of Development. Larger signage area may be permitted with Design Review Committee approval. All signage within the project shall require staff approval through a building permit. b) One wall sign shall be permitted for each business frontage facing a public street, interior parking area, or public plaza. Additional wall signs may be permitted for larger tenants if approved by the Design Review Committee. 	BP Ongoing	PS

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c) Business shall be allowed a maximum of two out of the following three sign types: awning, wall mounted, and projecting. Window decals and other pedestrian oriented signage shall be permitted as allowed by Atascadero Municipal Code Section 9-15.005 and may be installed in addition to the aforementioned sign types. d) Wall signage shall not be placed above the second floor sill unless otherwise approved by staff. e) Projecting signs shall be subject to the dimensions and clearances identified in Municipal Code section 9-15.0005 (Downtown District Sign regulations). Decorative projecting blade signs and other small scale decorative pedestrian-oriented signs are encouraged and shall not count against the maximum sign area allowance for a business as identified in Section (a) above, subject to City Staff or Design Review Committee approval. f) The maximum sign area requirements stated above shall not apply to the movie theater in Building A <u>or the hotel in Building B/C</u> . Any proposed signage and/or exterior lights for the movie theater <u>and the hotel</u> shall be reviewed by the Community Development Director for consistency with the Master Plan of Development and the Downtown Design Guidelines, prior to issuance of a building permit. g) The movie theater tenant may install changeable copy marquee signs that display information regarding the showing of movies. h) The movie theater tenant may install blinking signs consistent with the character of a historic style theater. i) In addition to a City building permit, all tenant signs shall be approved by the property owner or their designated representative. Signs shall be in compliance with the recorded CC&R's and the Sign Program approved by the property owner. Tenant sign materials, colors, finishes, dimensions, sign location and lighting shall be reviewed by the project architect.		
11. All site work, grading, and site improvements shall be consistent with the Master Plan of Development as shown in attached EXHIBITS.	<p style="text-align: center;">BP/FM</p> <p style="text-align: center;">Ongoing</p>	<p style="text-align: center;">PS, BS, CE</p>
12. Elements of the Granary Tree Memorial Plaza concept plan (EXHIBIT I) shall be incorporated into the center Town Square plaza to fulfill the conditions of Tree Removal Permit 2006-0097. The property owner shall replant a 72-inch box valley oak replacement tree or equivalent size within the plaza. This replanting shall be in lieu of the tree mitigation fee for the three (3) tree removals (two black walnuts and one hazardous granary tree) approved and removed with TRP 2006-0097. An informational plaque describing the historical significance of the granary trees and their connection to the De Anza expedition shall be	<p style="text-align: center;">BP</p> <p style="text-align: center;">Conditions carried over from TRP 2006-0097</p>	<p style="text-align: center;">PS</p>

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incorporated into the plaza.		
13. Trash enclosures shall be located near each building and designated for each lease space at time of building permit issuance as shown on EXHIBIT J . A trash enclosure shall be incorporated into Building B/C to serve the hotel and all retail and restaurant uses within that building. Design and sizing of the enclosures shall be reviewed by the Community Development Departments and the Atascadero Waste Alternatives prior to issuance of building permits for each new building. The building permit shall clearly indicate which tenant spaces will use the corresponding dumpsters, and trash enclosures shall be sized according to the number of tenants and building square footage proposed for construction. Enclosures shall be constructed of solid masonry with metal access gates and shall be architecturally compatible with the surrounding buildings.	BP	PS, Waste Alt.
14. The second bay of the trash enclosure located next to the theater, between Buildings A and E, shall be completed within six (6) months of approval of this CUP Amendment (by February 7, 2013). The enlarged trash enclosure shall contain all trash and recycling dumpsters for use by the theater, the retail and restaurants in Building A, and Building E (Round Table Pizza). If the enclosure cannot be completed within 6 months, a letter shall be submitted to the Community Development Director to request an extension and a proposed date of completion.	February 7, 2013 Completed	PS
15. The parking lots behind Building B and C shall include landscape buffers along the rear property line to separate the paved parking spaces from the adjacent lot, unless a shared access easement is obtained to provide access to the adjacent lot. The landscape buffer shall be a minimum of three (3) feet in width, plus tree wells, and shall be landscaped with shade trees and drought tolerant shrubbery.	GP/BP	PS
16. The width and design of the walkway between buildings F, G and H shall be reviewed by the Community Development Department during building permit submittal. The walkway shall be of adequate width and shall include pedestrian friendly design features consistent with EXHIBIT L in order to ensure it not feel dark or like solely a service alley.	GP/BP	PS
17. Additional trees shall be planted throughout the main Town Square plaza, walkways and patio areas near Building F, G and H, subject to staff approval. A landscape plan shall be submitted for this lot with building permits.	BP/FO	PS
18. The applicant shall work with Community Development Department staff during building permit submittal to finalize the architectural enhancements and exterior paint colors on Building C2.	GP/BP Deleted	PS
19. A final landscape and irrigation plan shall be approved prior to the issuance of building permits, and as follows: <ul style="list-style-type: none"> ▪ All exterior meters, air conditioning units and mechanical equipment shall 	BP Ongoing	PS, BS

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be screened with landscape material. <ul style="list-style-type: none"> ▪ All areas shown on the landscape plan shall be landscaped by the developer prior to the final of any single building permit on-site. ▪ Street and parking lot trees shall be minimum 15-gallon size and double staked. 		
20. Final selection of colors and materials identified in EXHIBIT C and F shall be subject to staff approval.	BP Ongoing	PS
21. Any future development signage shall be architecturally compatible with the proposed buildings. All future signage shall be subject to the review and approval of planning staff. No signage shall be placed above the first floor roofline. No signage shall be permitted facing the proposed residential uses unless approved by the Design Review Committee.	BP Ongoing	PS
22. An accurate Tree Protection Plan shall be prepared for encroachment within the drip line of native trees located on or adjacent to the subject parcel. The applicant will contract with a certified arborist to monitor all activity within the drip lines of existing native oak trees designated for preservation.	GP/BP Ongoing	PS
23. Prior to Final Map, the applicant shall submit Master CC&R's for maintenance of the commercial lots for review and approval by the Community Development Department. The Master CC&R's shall record with the Final Map. The applicant may request deferring the Master CC&R's. Such a request shall be made in writing to the Community Development Director and will be subject to a separate legal agreement regarding the recordation timing of the Master CC&R's and restriction on the property prior to recordation of the Master CC&R's. In no cases shall any parcels be sold or transferred, or any structures finalized prior to recordation of the Master CC&R's. The Master CC&R's shall include, but are not limited to the following: <ul style="list-style-type: none"> a) Provisions for maintenance of all common areas including landscaping, exterior lighting, hardscape, plazas, street furniture, and parking facilities; b) Provisions and procedures for dedicated and shared parking spaces for each building. Dedicated parking/easements shall be identified for the two adjacent lots (Parcel 2 and parcel at the corner of El Camino Real and HWY 41, currently Cowgirl Café and bank); c) Maintenance and use provisions for all dedicated trash storage and recycling for each commercial tenant; d) Review and approval process for signage and awnings consistent with Master Plan of Development; 	Commercial / Master CC&R's FM Complete	PS

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e) Maintenance of roads and common utilities; f) A detailed list of owner's responsibilities for maintenance of the individual buildings; g) Provisions to ensure compliance with the Master Plan of Development, including architectural standards; h) Provisions to establish a Master Association to enforce CC&R's.		
24. A provision for review and approval by the City Community Development Department for any changes to the CC&R's that relate to the above requirements prior to the changes being recorded or taking effect. CC&R's relating to the residential condos will be deferred until the issuance of the residential unit building permits, or as approved by the City Attorney. The deferred items shall include: a) Homeowners Association shall be established; b) Provisions for maintenance of all common areas including shared residential courtyards and residential parking facilities, amenities, etc.; c) Provisions and procedures for dedicated residential parking spaces; d) A detailed list of each individual homeowner's responsibilities for maintenance of the individual units; and e) Provision to ensure compliance with the Master Plan of Development.	Residential CC&R's Residential BP	PS
25. A Tentative Tract Map will be required and shall be consistent with all provisions of the Master Plan of Development and conditions contained herein and shall include the following: <ul style="list-style-type: none"> ▪ Reciprocal access and parking easements shown on the face of the map over common shared areas (exclusive of designated residential parking facilities). 	TTM /FM Complete	PS/CE
26. The shared parking easement on APN 029-361-041 shall be modified and recorded prior to issuance of a building permit for Building B/C (hotel) to remove shared access and shared parking from the location of the proposed building footprint.	BP	PS
27. Prior to issuance of a building permit for the hotel, an off-site parking agreement shall be obtained by the owner to provide a location for vehicle parking associated with a hotel valet service.	BP	PS
28. All fencing on site shall be maintained in good condition. Chain link fencing shall not be located on site except during active construction periods.	Ongoing Removal of chain	PS

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The exiting chain link fencing and shade cloths shall be removed from all parcels within Colony Square within 2 months of the 2018 CUP amendment approval. Where temporary fencing is necessary to prevent access (such as at the property line between the project and Vino Inn and adjacent to Round Table Pizza on the site of Building D) split rail fencing shall be installed.	link within 2 months of CUP approval	
29. All vacant land that is not developed or does not have an active building permit in process within one-year of the 2018 CUP amendment approval, shall be landscaped.	Within 1 year of CUP approval	PS
30. The building permit plans for the multi-story hotel building (Building B/C) shall be designed to include a shaft space which can accommodate future restaurant equipment to be installed in the lease space adjacent to Atascadero Creek.	BP	PS/BS
31. Approval of CUP 2004-0127 originally included the removal of 4 Native Trees, totaling 82 inches dbh. The applicant shall be required to provide native tree replantings on-site per the requirements of the Atascadero Native Tree Ordinance prior to project completion. If the required number of native tree replantings cannot be located on the subject site, tree mitigation fees shall be paid by the property owner prior to final of the last building. Tree Removal Permit 2006-0097 was approved for the removal of one hazardous Granary tree and two black walnuts. Mitigation for these three tree removals shall include a replacement 72" box tree and a historic informational plaque to be located at the center plaza (see Planning Condition above and EXHIBIT I).	BP/FO	PS
Fire Department Conditions		
32. Drive aisles to the rear parking areas behind buildings B, C and D shall be reviewed by the Fire Department during building permit submittal to ensure adequate width for emergency access is provided.	BP Ongoing	FD
City Engineer Conditions		
PROJECT SPECIFIC CONDITIONS		
Public Improvements (Project Frontage):		
33. El Camino Real: The existing curb gutter and sidewalk along the project frontage shall be replaced with materials and furniture from the approved "Atascadero Streetscape" material and furniture. This will include pavers and colored concrete sidewalk, street trees and grates, benches, street lights, garbage cans and recycle containers.	BP, GP Complete	CE
34. Storm water: Currently storm water enters the site from the main driveway on El Camino Real in an uncontrolled fashion. This storm water shall be collected in a storm drain inlet and drained to Atascadero Creek.	BP, GP Complete	CE

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This can be accomplished in El Camino Real or through the project site.		
35. Cooperation related to Public Improvements: The applicant shall cooperate and provide any needed access to his property in regard to all public improvements that may need to be installed, by the City, fronting or adjacent to his property. This includes but is not limited to all medians, sidewalks, streetscape and the pedestrian bridge.	BP, GP Ongoing	CE
36. Driveway Closure: The project proposes to create a right in driveway across El Camino Real for the current Denny's restaurant and to incorporate the left out component with Rabobank's driveway (the driveways across El Camino Real shall line up with project's Driveway) in order to improve traffic circulation and safety through the construction of a center median in El Camino Real. Approval from both businesses and all affected property owners must be obtained to complete this work. The applicant shall acquire all easements, agreements, and or title interest in offsite land in order to realign the driveways with the applicants proposed driveway. The Applicant shall be responsible for any onsite private improvements on the above mentioned landowner's property. The applicant shall provide the City with electronic and hard copies of all approved public improvement plans.	FM Completed	CE
37. Street repair: All trenches cuts or work in the asphalt surface shall be repaired to Public Works Standards. All cuts will be saw cut square and even. Small groups of cuts will not be allowed. The repair shall provide a final smooth driving surface.	BP, GP Ongoing	CE
38. Santa Ysabel Ave (SR 41) and Capistrano Ave.: All existing sidewalk, curbs and gutter and curb ramps shall be smooth, and even without uplifting or major cracks. Any facility not meeting this condition shall be replaced. Public Improvement plans shall be submitted detailing the design.	BP, GP Ongoing	CE
39. All public improvements shall be constructed in conformance with the City of Atascadero Engineering Department Standard Specifications and Drawings or as directed by the City Engineer. Any work on State Route 41/Santa Ysabel Ave shall be approved by Caltrans.	BP, GP Ongoing	CE
Public Works Improvements (On Site):		
40. All on-site public works improvements will meet City of Atascadero Standards. This includes driveways, sidewalks, parking, drainage, landscaping, lighting, and other public works facilities.	FM Ongoing	CE
Drainage:		
41. This project proposes to convey all storm water to Atascadero Creek in two existing culvert systems. One is an existing 12 inch storm drain and the other is (3) 60 inch storm drains.	BP, GP	CE

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42. Drainage calculation. Drainage calculations shall be produced considering all areas tributary to this property. These calculations shall be in conformance to the City of Atascadero Engineering Standards. Submit calculations to support the design of any structures or pipes. Closed conduits shall be designed to convey the 10-year flow with gravity flow; the 25-year flow with head, and provide safe conveyance for the 100-year overflow.	BP, GP Completed	CE
43. A Storm Water Pollution Prevention Plan shall be produced and approved by the Regional Water Quality Control Board and the City of Atascadero. These plans shall recommend mitigation measure during and after construction to eliminate point and non-point source pollution into Atascadero Creek. A filter system, mechanical or non, shall be installed with this project. This system shall comply with the intent of National Pollution Discharge Elimination System, Phase II requirements.	BP, GP Ongoing	CE
44. Obtain approval by the City Engineer of the grading & drainage plan and the storm drain design & facilities.	Completed	
45. Acquire drainage easements where needed. Drainage shall cross lot lines only where a drainage easement has been provided.	BP, GP Completed	WW
46. Concentrated drainage from off-site areas shall be conveyed across the project site in drainage easements.	BP, GP Completed	WW
Wastewater:		
47. Drainage piping serving fixtures which have flood level rims located below the elevation of the next upstream manhole cover of the public or private sewer serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve.	BP, GP Ongoing	WW
48. All sewer main taps will be done by the City of Atascadero. The developers shall pay a sewer tap fee.	Ongoing	WW/CE
49. Sewer connection permit shall be issued separately (from building permit) after public sewer extension has been completed and has received a satisfactory final Public Works inspection. Final project inspection shall be contingent upon completion of the public sewer extension and Public Works final inspection.	BP, GP Ongoing	CE
Solid Waste Conditions:		
50. The City of Atascadero and the Atascadero Waste Alternative shall approve the location, size and design of all solid waste facilities. The facilities shall include room for recycling and green waste containers. The location of the facilities will take into account the collection of the solid waste.	BP Ongoing	CE/PS Waste Alt.
STANDARD CONDITIONS		

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51. In the event that the applicant is allowed to bond for the public improvements required as a condition of this map, the applicant shall enter into a Subdivision Improvement Agreement with the City Council.	FM Completed	CE
52. An engineer's estimate of probable cost shall be submitted for review and approval by the City Engineer to determine the amount of the bond.	FM Completed	CE
53. The Subdivision Improvement Agreement shall record concurrently with the Final Map.	FM Completed	CE
54. The applicant shall enter into a Plan Check/Inspection agreement with the City.	BP Completed	CE
55. The applicant shall acquire title interest in any off-site land that may be required to allow for the construction of the improvements. The applicant shall bear all costs associated with the necessary acquisitions. The applicant shall also gain concurrence from all adjacent property owners whose ingress and egress is affected by these improvements.	FM Completed	CE
56. Slope easements shall be obtained by the applicant as needed to accommodate cut or fill slopes.	FM Completed	CE
57. Drainage easements shall be obtained by the applicant as needed to accommodate both public and private drainage facilities.	FM Completed	CE
58. A preliminary subdivision guarantee shall be submitted for review in conjunction with the processing of the parcel map.	FM Completed	CE
59. The Final Map shall be deemed acceptable to the City Engineer prior to the map being placed on the agenda for City Council acceptance.	FM Completed	CE
60. Prior to recording the Final Map, the applicant shall pay all outstanding plan check/inspection fees.	FM Completed	CE
61. Prior to recording the Final Map, the applicant shall complete all improvements required by these Conditions of Approval or bond for them.	FM Completed	CE
62. Prior to recording the Final Map, the applicant shall set monuments at all new property corners. A registered civil engineer or licensed land surveyor shall indicate by certificate on the parcel map, that corners have been set or shall be set by a date specific and that they will be sufficient to enable the survey to be retraced.	FM Completed	CE
63. Prior to recording the Final Map, the applicant shall submit a map drawn in substantial conformance with the approved Tentative Map and in compliance with all conditions set forth herein. The map shall be submitted for review and approval by the City in accordance with the Subdivision Map Act and the City's Subdivision Ordinance.	FM Completed	CE
64. All existing and proposed utility, pipeline, open space, or other easements are to be shown on the Final/Parcel map. If there are	FM Completed	CE

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building or other restrictions related to the easements, they shall be noted on the final/parcel map. The applicant shall show all access restrictions on the Final/Parcel Map.		
65. Prior to recording the Final Map, the applicant shall have the Map reviewed by all applicable public and private utility companies (cable, telephone, gas, electric, Atascadero Mutual Water Company). The applicant shall obtain a letter from each utility company indicating their review of the map. The letter shall identify any new easements that may be required by the utility company. A copy of the letter shall be submitted to the City. New easements shall be shown on the Parcel Map.	FM Completed	CE
66. Prior to the issuance of building permits the applicant shall submit plans and supporting calculations/reports including street improvements, underground utilities, composite utilities, and grading/drainage plans prepared by a registered civil engineer for review and approval by the City Engineer.	BP Completed	CE
67. The applicant shall be responsible for the protection, relocation and/or alteration of existing utilities.	FM Ongoing	CE
68. The applicant shall install all new utilities (water, gas, electric, cable TV and telephone) underground.	FM Ongoing	CE
69. The applicant shall monument all property corners for construction control and shall promptly replace them if disturbed.	FM Ongoing	CE
70. Prior to issuance of building permits, the applicant shall submit a grading and drainage plan with a separate sheet(s) devoted to sedimentation and erosion control, prepared by a registered civil engineer for review and approval by the City Engineer.	BP, GP ongoing	CE
71. Prior to the final inspection, all outstanding plan check and inspection fees shall be paid.	BP, GP ongoing	CE
72. Prior to the final inspection, the applicant shall submit a written statement from a registered civil engineer that all work has been completed and is in full compliance with the approved plans and the Uniform Building Code (UBC).	FM ongoing	CE
Atascadero Mutual Water Company		
73. Before the issuance of building permits, the applicant shall submit plans to AMWC for the water distribution facilities needed to serve the project. AMWC shall review and approve the plans before construction begins on the water system improvements. All water distribution facilities shall be constructed in conformance with AMWC Standards and Details and the California Waterworks Standards (Code of Regulations Title 22, Division 4, Chapter 16). All cross-connection devices shall conform to AWWA and California Department of Health Services standards.	GP, BP Completed	AMWC

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74. Before issuance of building permits, the applicant shall obtain a "Will Serve" letter from AMWC for the newly created lots within the subdivision.	GP, BP Ongoing	AMWC
75. The water mains required to serve the project shall be laid out in a grid or looped pattern and shall connect to the existing water mains system in El Camino Real, Morro Rd., and Santa Ysabel Ave.	GP, BP Completed	AMWC
76. The applicant shall provide AMWC with easements for those water facilities proposed for operation and maintenance by AMWC that are constructed outside of publicly maintained right-of-ways. AMWC shall review the form and content of the easements before recordation.	GP, BP Ongoing	AMWC
77. The applicant shall submit a hydraulic analysis with the first plan check submittal of the water system improvements for the project. The analysis should take into account the fire flows required by the Uniform Fire Code and requirements of the California Waterworks Standards. The applicant is responsible for designing and constructing water system improvements that will provide water at pressures and flows adequate for the domestic and fire protection needs of the project.	GP, BP Completed	AMWC
78. The applicant shall obtain a separate landscape-irrigation meter(s) from AMWC for the common areas within the project.	GP, BP Ongoing	AMWC
79. Landscaping for the common areas shall be drought-tolerant.	GP, BP Ongoing	PS
80. Before the installation of landscape, the Community Development Department shall review and approve the irrigation and landscape plans for the project. The AMWC may review irrigation plan submittal to include the following: a) Landscape irrigation meter location and size. b) Backflow prevention device type, location, and manufacturer. c) Flow and precipitation rate for each circuit. d) Irrigation schedules including schedules for establishment period and post establishment period. e) Total anticipated water application per circuit per month for both schedules. f) Total landscape water application. g) Use drip irrigation where ever possible. h) A check valve shall be installed on the lowest head in each sprinkler circuit.	GP, BP Ongoing	PS & AMWC

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2004 Mitigation Monitoring Program Colony Square Mixed Use Master Plan of Development Conditional Use Permit 2004-0127 As Amended May 15, 2018	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney AMWC: Water Comp.	Mitigation Measure
Mitigation Measures			
AESTHETICS:			
<u>Mitigation Measure 1.c.1:</u> The following landscape mitigations shall apply: <ul style="list-style-type: none"> ▪ The project shall include landscaping of all common areas, including slopes, streetscapes, parking lot shade trees and street trees. ▪ The project shall include entryway feature landscaping and multi-family common area landscaping. ▪ All proposed on-site trees shall be 15-gallon minimum size, double-staked. Street and parking lot trees shall be selected to provide shade over paved areas and pedestrian pathways to reduce urban heat buildup, improve air quality, and provide visual unity to the streetscape. ▪ Common area and public outdoor furniture, lighting fixtures, trash receptacles, and signage shall be of architectural quality and durability. 	BP	PS, BS, CE	1.c.1
<u>Mitigation Measure 1.c.2:</u> The proposed development shall include the use of paint and roof colors designed to compliment the architectural theme and reduce the potential for reflected light and glare.	BP	PS, BS, CE	1.c.2
<u>Mitigation Measure 1.c.3:</u> Directional signage shall be incorporated into the project in style and compatibility with the proposed project. Any sign lighting shall be low-level external lighting.	BP	PS, BS, CE	1.c.3
<u>Mitigation Measure 1.d.1:</u> On-site street and parking lot lighting shall be designed to eliminate any off site glare. All exterior site lights shall utilize full cut-off, "hooded" lighting fixtures to prevent offsite light spillage and glare. Pedestrian luminaire pole heights shall not exceed 12 feet in height, and all street and parking lot lighting shall not exceed 16-feet in height, limit intensity to 2.0 foot candles at ingress/egress, and shall otherwise be within a range of 0.6 foot candle minimum to 1.0 maximum. Fixtures shall be shield cut-off type and compatible with downtown setting, subject to staff approval.	BP	PS, BS, CE	1.d.1
<u>Mitigation Measure 3.b:</u> Each development phase shall be conditioned to comply with all applicable District regulations pertaining to the control of construction equipment exhaust emissions and fugitive dust (PM-10) emissions from construction activities as contained in sections 6.3, 6.4 and 6.5 of the April 2003 Air Quality Handbook. <u>Section 6.3: Construction Equipment</u> <ul style="list-style-type: none"> ▪ Maintain all construction equipment in proper tune according to manufacturer's specifications. ▪ Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (Non-taxed version suitable for use off-road). ▪ Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines. ▪ All on and off-road diesel equipment shall not be allowed to idle for 	BP, GP	PS, BS, CE	3.b

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<p>more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.</p> <ul style="list-style-type: none"> ▪ Install diesel oxidation catalysts (DOC), catalyzed diesels particulate filters (CDPF) or other District approved emission reduction retrofit services (Required for projects grading more than 4.0 acres of continuously worked area). The determination of the quantity and type of diesel emission control devices that are appropriate for the project must be performed in consultation with APCD staff three months prior the start of the construction phase. Some consideration will include: amount of cut & fill, age of fleet, project duration and proximity to sensitive receptors. The APCD is concerned about the proximity of this redevelopment project to sensitive receptors such as Atascadero Junior High School. Sensitive receptors may be a consideration in the APCD's decisions regarding the appropriate mitigation for the construction phase diesel emissions. <p><u>Section 6.4: Activity Management Techniques</u></p> <ul style="list-style-type: none"> ▪ Develop a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period. ▪ Schedule construction truck trips during non-peak hours to reduce peak hour emissions. ▪ Limit the length of the construction workday period, if necessary. ▪ Phase construction activities, if appropriate. 			
<p><u>Section 6.5: Fugitive PM10</u></p> <p>All of the following measures shall be included on grading, demolition and building plan notes:</p> <ol style="list-style-type: none"> A. Reduce the amount of the disturbed area where possible. B. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. C. All dirt stockpile areas should be sprayed daily as needed. D. Permanent dust control measures identified in the approved project re-vegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities. E. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established. F. All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binder, jute netting, or other methods approved in advance by the APCD. 	BP,GP	PS, BS, CE	3.b

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<p>G. All roadways, driveways, sidewalks, etc., to be paved should be complete as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>H. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.</p> <p>I. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.</p> <p>J. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment before leaving the site.</p> <p>K. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.</p> <p>L. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of any structure.</p>			
<p><u>Mitigation Measure 3.b.2: Demolition Activities</u></p> <p>The project referral indicated that there are existing structures on the proposed site that will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.</p>	BP, GP	PS,BS, APCD	3.b.2
<p><u>Mitigation Measure 3.b.3: Naturally Occurring Asbestos</u></p> <p>The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see</p>	BP, GP	PS,BS, APCD	3.b.3

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Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at: http://www.slocleanair.org/business/asbestos.asp for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.			
<u>Mitigation Measure 3.b.4:</u> Construction Phase Permitting :Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. <ul style="list-style-type: none"> • Portable generators (50 hp or greater) • Concrete batch plants • Rock and pavement crushing • Tub grinders • Trommel screen 	BP, GP	BS, PS, CE, APCD	3.b.4
<u>Mitigation Measure 3.b.5:</u> Provide Transit bus stop and transit stop enhancements to serve project site.	BP, GP	BS, PS, CE, APCD	3.b.5
<u>Mitigation Measure 3.b.6:</u> Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc by implementing the Transportation Choices Program. The applicant should Contact SLO Regional Rideshare at 541-2277 to receive free consulting services on how to start and maintain a program.	BP, GP	BS, PS, CE, APCD	3.b.6
<u>Mitigation Measure 3.b.7:</u> Provide pedestrian signage and signalization to improve pedestrian safety.	BP, GP	BS, PS, CE, APCD	3.b.7
<u>Mitigation Measure 3.b.8:</u> Provide continuous pedestrian walkways separated from the roadway by landscaping and on street parking, as feasible.	BP, GP	BS, PS, CE, APCD	3.b.8
<u>Mitigation Measure 3.b.9:</u> Implement on-site circulation design element in parking lots to reduce vehicle queuing and improve the pedestrian and bicycle environment.	BP, GP,	BS, PS, CE, APCD	3.b.9
<u>Mitigation Measure 3.b.10:</u> Provide engineered connections between the project and the existing network of bicycle routes/paths, as feasible.	BP, GP	BS, PS, CE, APCD	3.b.10
<u>Mitigation Measure 3.b.11:</u> Provide on-site long and short term secure bicycle parking for residential and commercial elements of the project.	BP, GP	BS, PS, CE, APCD	3.b.11
<u>Mitigation Measure 3.b.12:</u> Include internal wiring/cable in dwelling units and office buildings that enables multiple points where telecommuting, telelearning and teleconferencing can occur simultaneously.	BP, GP	BS, PS, CE, APCD	3.b.12
<u>Mitigation Measure 3.b.13:</u> Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double pane windows, using efficient interior lighting, etc.).	BP, GP	PS, BS, CE, APCD	3.b.13

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<u>Mitigation Measure 3.b.14:</u> Provide outdoor electrical outlets to encourage the use of electric appliances and tools.	BP, GP	PS, BS, CE, APCD	3.b.14
<u>Mitigation Measure 3.b.15:</u> Use built-in energy efficient appliances.	BP, GP	PS, BS, CE, APCD	3.b.15
<u>Mitigation Measure 3.b.16:</u> Use low energy parking lot and street lights.	BP, GP	PS, BS, CE, APCD	3.b.16
<u>Mitigation Measure 3.b.17:</u> The following uses could be problematic if residential quarters are included in the same building and are not recommended by APCD: <ul style="list-style-type: none"> • Nail Salons • Dry-cleaners • Coffee Roasters • Gasoline Stations • Furniture refurbishing/refinishing • Any type of Spray Paint Operation 	BP, GP	PS, BS, CE, APCD	3.b.17
<u>BIOLOGICAL RESOURCES:</u>			
<u>Mitigation Measure: 4.e.1:</u> The Precise Grading Plan shall identify tree protection fencing around the dripline of each existing on-site tree identified for retention within 20 feet of construction activity.	BP, GP	PS, BS	4.e.1
<u>Mitigation Measure 4.e.2:</u> The building permit site plan shall identify all protection and enhancement measures recommended by the Certified Arborist in the Tree Protection Plan which shall be submitted prior to permit issuance. Tree protection fencing shall be installed at the locations identified in the Tree Protection Plan and/or as recommended by the project arborist.	BP, GP	PS, BS	4.e.2
<u>Mitigation Measure 4.e.3:</u> Trees proposed for removal shall be replaced on site as 15 gallon minimum size trees at a 4:1 ratio. All tree impact/replacement mitigation shall be consistent with Atascadero Municipal Code Section 9-11.105. The certified arborists report shall be responsible for monitoring the project during all phases of construction through project completion, as follows: <ol style="list-style-type: none"> (a) A written agreement between the arborist and the developer outlining an arborist monitoring schedule for each construction phase through final inspection shall be submitted to and approved by planning staff prior to the issuance of building/grading permits. (b) Arborist shall schedule a pre-construction meeting with engineering /planning staff, grading equipment operators, and the project superintendent to review the project conditions and requirements prior to any grubbing or earth work for any portion of the project site. All tree protection fencing, root zone fencing trunk protection, and any other precautions shall be installed for inspection during the meeting. 	BP, GP	PS, BS	4.e.3

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<p>(c) As specified by the arborist report and City staff:</p> <ul style="list-style-type: none"> • Prune all trees in active development areas to be saved for structural strength and crown cleaning by a licensed and certified arborist. • Remove all debris and spoils from the lot cleaning and tree pruning. • In locations where paving is to occur within the tree canopy, grub only and do not grade nor compact. Install porous pavers over a three-inch bed of ¾ inch granite covered with one-inch pea gravel for screeding. If curbs are required, use pegged curbs to secure the porous pavers. Pegged curbs are reinforced six to eight curbs poured at grade with a one-foot by one-foot pothole every four to six linear feet. • All trenching or grading within the protected root zone area, outside of the tree protection fence shall require hand trenching or preserve and protect roots that are larger than 2 inches in diameter. • No grading or trenching is allowed within the fenced protected area. • Any roots that are 4 inches in diameter or larger are not to be cut until inspected and approved by the on-site arborist. <p>(d) Upon project completion and prior to final occupancy of any development phase, final status report shall be prepared by the project arborist certifying that the tree protection plan was implemented, the trees designated for protection were protected during construction, and the construction-related tree protection measures are no longer required for tree protection.</p>			
<p><u>Mitigation Measure 4.e.4:</u> Grading and excavation work shall be consistent with the City of Atascadero Tree Ordinance. Special precautions when working around native trees include:</p> <ul style="list-style-type: none"> • All existing trees outside of the limits of work shall remain. • Earthwork shall not exceed the limits of the project area. • Low branches in danger of being torn from trees shall be pruned prior to any heavy equipment work being done. • Vehicles and stockpiled material shall be stored outside the dripline of all trees. • All trees within the area of work shall be fenced for protection with 4-foot chain link, snow or safety fencing placed per the approved tree protection plan. Tree protection fencing shall be in place prior to any site excavation or grading. Fencing shall remain in place until completion of all construction activities. • Any roots that are encountered during excavation shall be clean cut by hand and sealed with an approved tree seal 	BP,GP	PS,BS	4.e.4

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<u>GEOLOGY AND SOILS:</u>			
<u>Mitigation Measure 6.b.1:</u> The Building Permit Application plans shall include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system during and after construction. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer at the time of Building Permit application.	GP	PS, BS, CE	6.b.1
<u>Mitigation Measure 6.b.2:</u> All cut and fill slopes shall be treated with an appropriate erosion control method (erosion control blanket, hydro-mulch, or straw mulch appropriately anchored) immediately after completion of earthwork between the months of October 15 through April 15. All disturbed slopes shall have appropriate erosion control methods in place. Duration of the project: The contractor will be responsible for the clean-up of any mud or debris that is tracked onto public streets by construction vehicles.	GP	PS, BS, CE	6.b.2
<u>Mitigation Measure 6.c.d.1:</u> A site-specific soils report shall be required to be submitted with a future building permit by the community development department. The building plans will be required to follow the recommendations of the soils report to assure safety for occupants and buildings.	BP, GP	PS, BS, CE	6.c.d.1
<u>HYDROLOGY AND WATER QUALITY:</u>			
<u>Mitigation Measure 8e.f.1:</u> A Storm Water Pollution Prevention Plan (SWPPP)/Erosion Control Plan shall be submitted by the applicant and reviewed and approved by the City Engineer prior to the issuance of the building permit. The plan shall include storm water measures for the operation and maintenance of the project for the review and approval of the RWQCD and the City Engineer. The Building Permit application plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on site that effectively prohibit the entry of pollutants into storm water runoff.	TO, FI	PS, BS, FD	8.e.f.1
<u>Mitigation Measure 8.e.f.2:</u> The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop work orders.	GP	PS, BS, CE	8e.f.2
<u>Mitigation Measure 8.e.1:</u> The proposed storm drain system, including the on-site drainage basins, shall be designed per the City of Atascadero Engineering standards, subject to review and approval of the City Engineer.	GP	PS, BS, CE	8.e.1
<u>NOISE:</u>			
<u>Mitigation Measure 11.a.b.1:</u> All construction activities shall comply with the City of Atascadero Noise Ordinance for hours of operation. Failure to comply with the noise ordinance may result in withholding of inspections and possible construction prohibitions, subject to the review and approval of the Community Development Director, and in addition to penalties identified in the Ordinance.	GP, BP	PS, BS, CE	11.a.b.1

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<u>TRANSPORTATION/TRAFFIC:</u>			
<p>Mitigation Measure 15.f.1: The project entrance on El Camino Real shall operate at Level of Service “C” or better during am and pm peak hour traffic flow. The existing driveways across El Camino Real from the project entrance, Denny’s Restaurant and Rabobank, shall be incorporated into one driveway that is directly across the entrance. Landscaped medians with turn pockets will be placed on El Camino Real to control turning movements.</p> <p>Traffic signal or other traffic control device may be placed in order to achieve Level of Service “C”. This device shall be approved by Caltrans and Public Works to be sure it does not conflict with existing traffic control on El Camino Real.</p>	BP, CE	PS, BS, CE	15.f.1
<p>Mitigation Measure 15.f.2: A pedestrian crossing shall be constructed across El Camino Real. This pedestrian crossing will be designed and constructed to allow pedestrians sufficient time to cross El Camino Real and provided sufficient site distance and warning for vehicles to stop for the pedestrians. A refuge area will be placed in the median in El Camino Real for pedestrians.</p>	BP, CE	PS, BS, CE	15.f.2
<p>Mitigation Measure 15.f.4: The intersection of Capistrano, Lewis Avenue, and the project entrance shall be a 4 way stop with crosswalks.</p>	BP, CE	PS, BS, CE	15.f.4
<p>Mitigation Measure 15.f.5: A transit stop shall be incorporated into the project frontage along El Camino Real. The transit stop shall have a turn out, signage and shelter designed to City Standards and approved by Atascadero Transit.</p>	BP, CE	PS, BS, CE	15.f.5
<p>Mitigation Measure 15.f.6: Passenger drop off zone will be incorporated into the project frontage on El Camino Real. This drop off zone will not conflict with the transit stop.</p>	BP, CE	PS, BS, CE	15.f.6
<p>Mitigation Measure 15.f.7: The interior circulation system shall allow vehicles to access to the 3 project driveways with clear and unobstructed travel. The parking lot and parking spaces shall be designed per the Municipal Code 9-4. Parking spaces shall be set back far enough from the project entrances to allow vehicles to enter the site without having to wait on the City street for vehicles backing out of parking spaces.</p>	BP, CE	PS, BS, CE	15.f.7
<p>Mitigation Measure 15.f.8: The project applicant shall acquire one or more written legal parking agreements with property owners of adjacent or nearby parking sites for an amount to satisfy maximum peak parking demands (as identified in Table B) during any day of the week. The parking agreement shall be approved by the City prior to issuance of building permit.</p>	BP, CE	PS, BS, CE	15.f.8

**Exhibit B-1: Master Plan of Development
Colony Square, CUP 2004-0127 as Amended 5/15/18**



**This area superseded by
2012 amendment (Exhibit
B-2) and 2018 amendment
(Exhibit B-3)**

Exhibit B-2: Master Plan of Development – Buildings F, G, & H
Approved by 2012 CUP Amendment

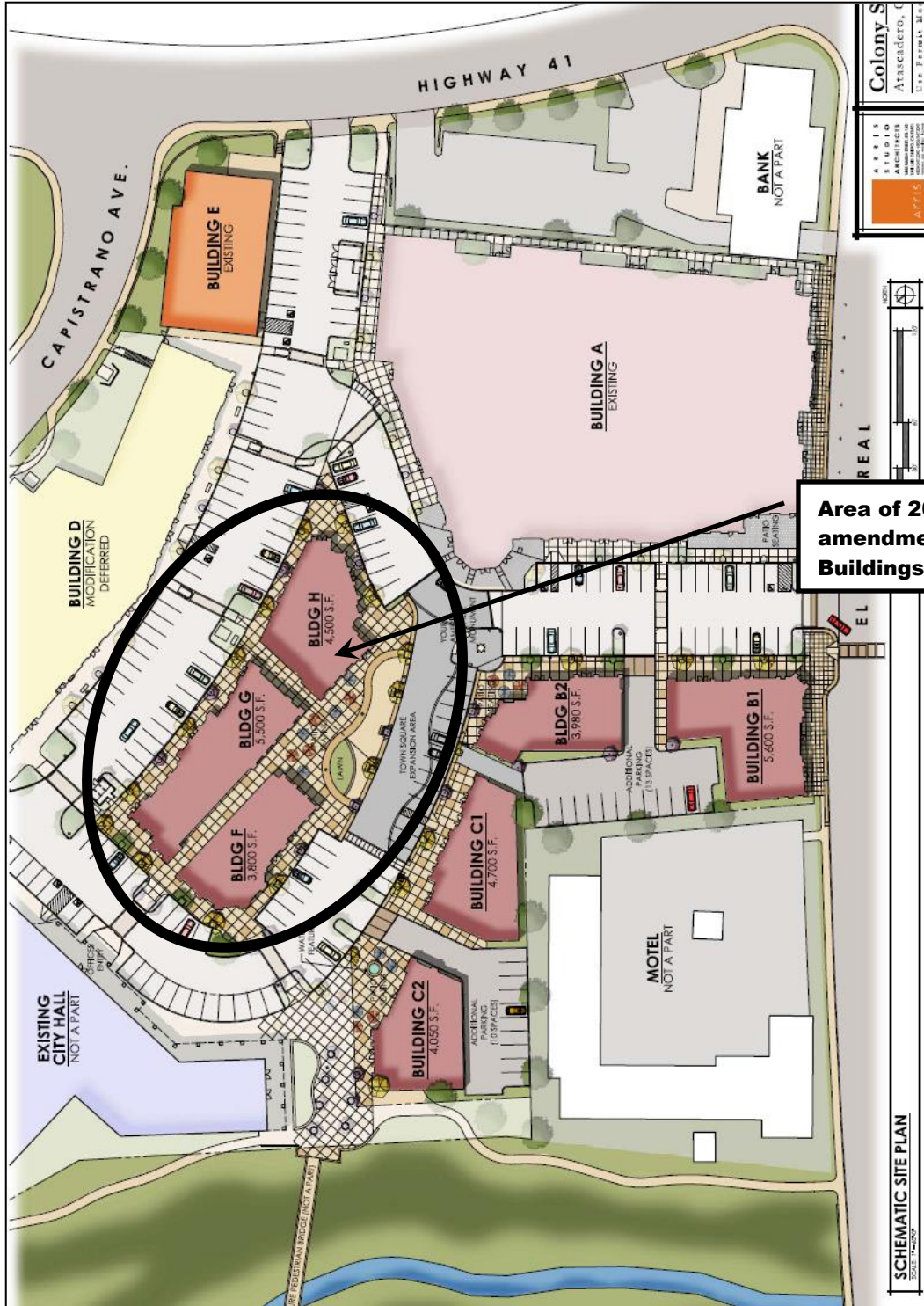


Exhibit B-3: Master Plan of Development – Building B/C
Approved by 2018 CUP Amendment

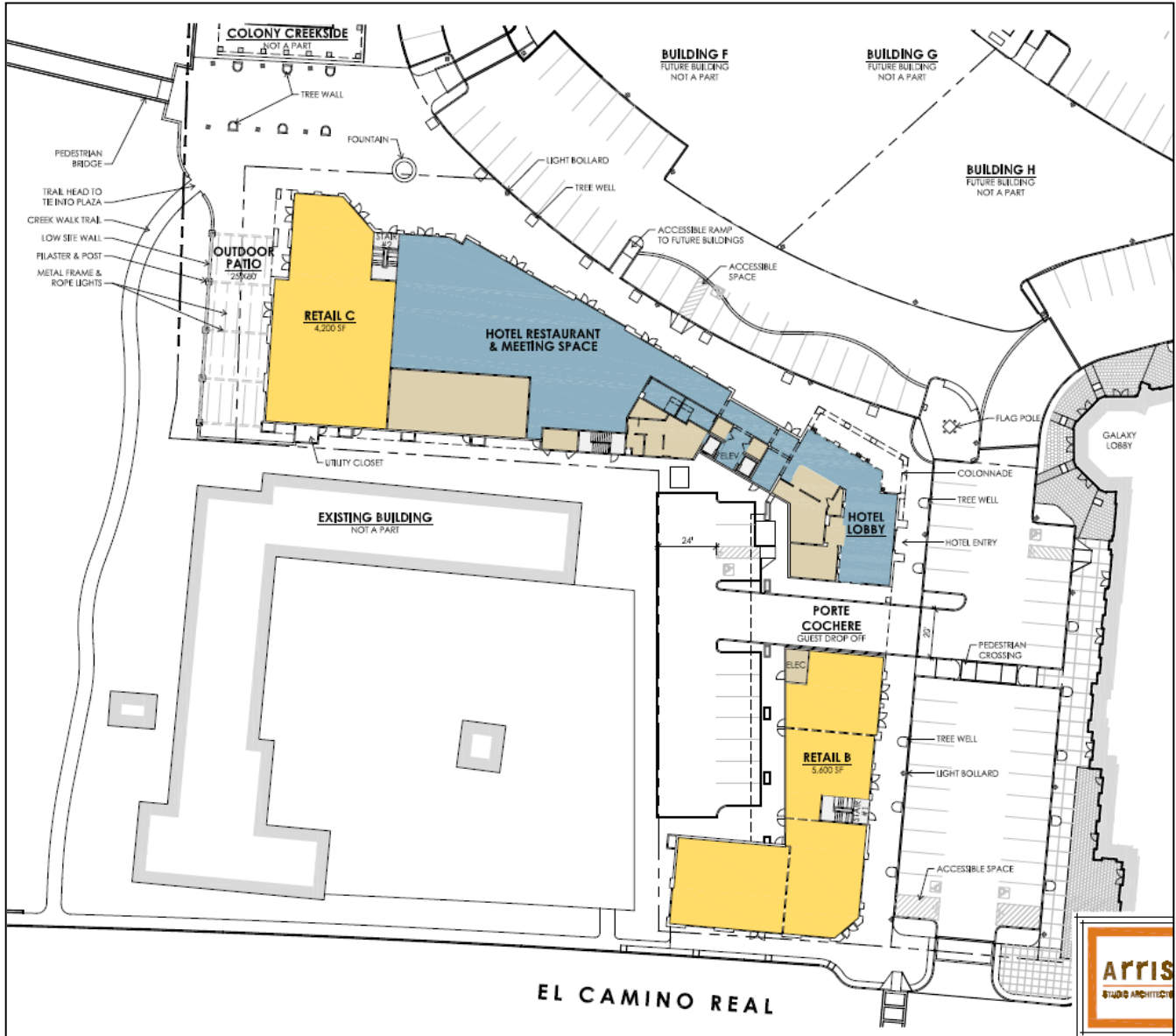


Exhibit C-1: Elevations – Buildings F, G, & H
Approved by CUP Amendment 2012

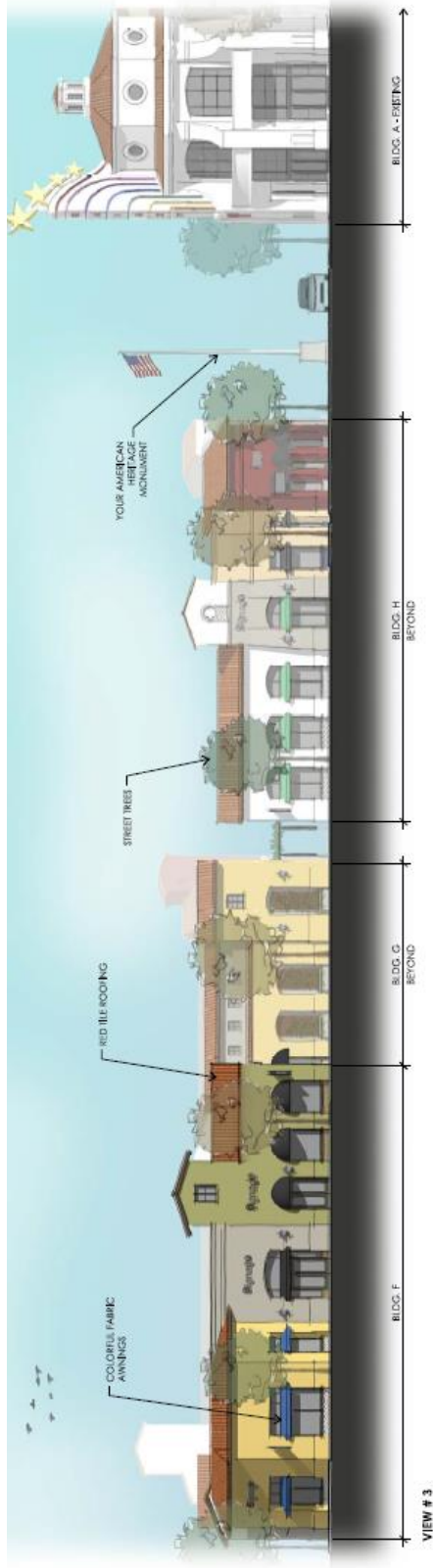
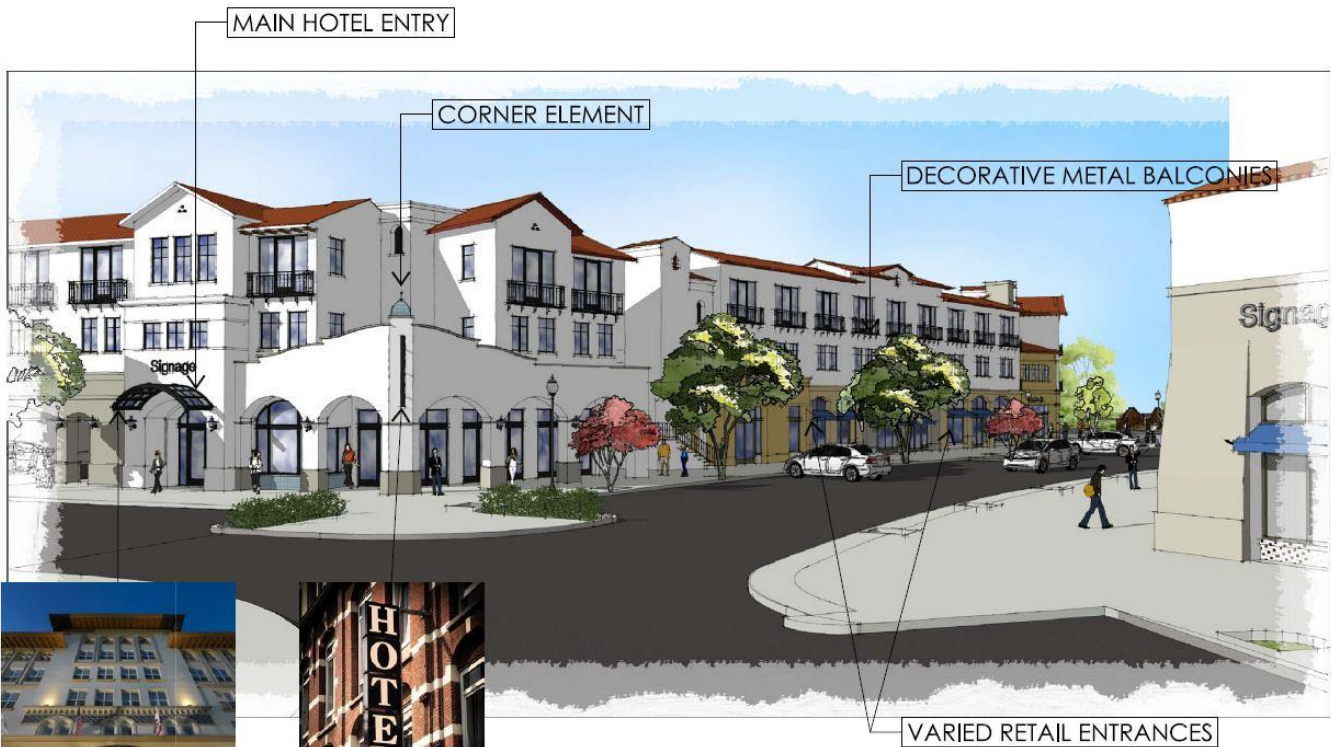


Exhibit C-2: Elevations – Building B/C
Approved by CUP Amendment 2018





CURVED METAL AWNING



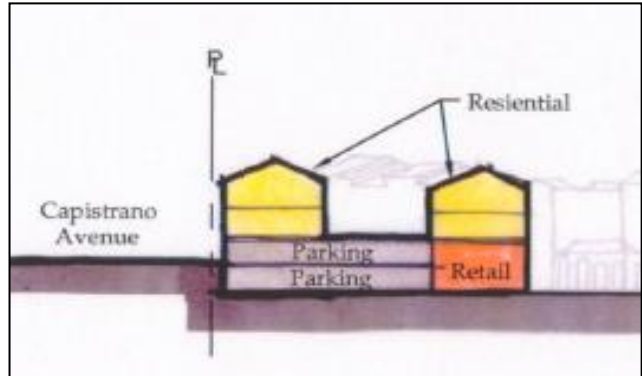
VERTICAL WALL SIGN

**Exhibit C-3: Elevations - Building D
(As approved 2005 by original CUP)**



**Exhibit D-1: Building D Floor Plans & Sections
 (As approved 2005 by original CUP)**

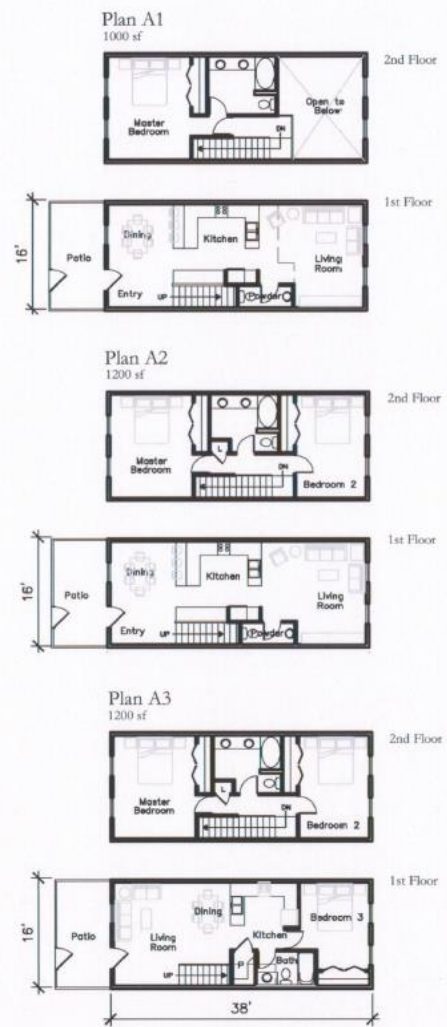
First Floor Building D



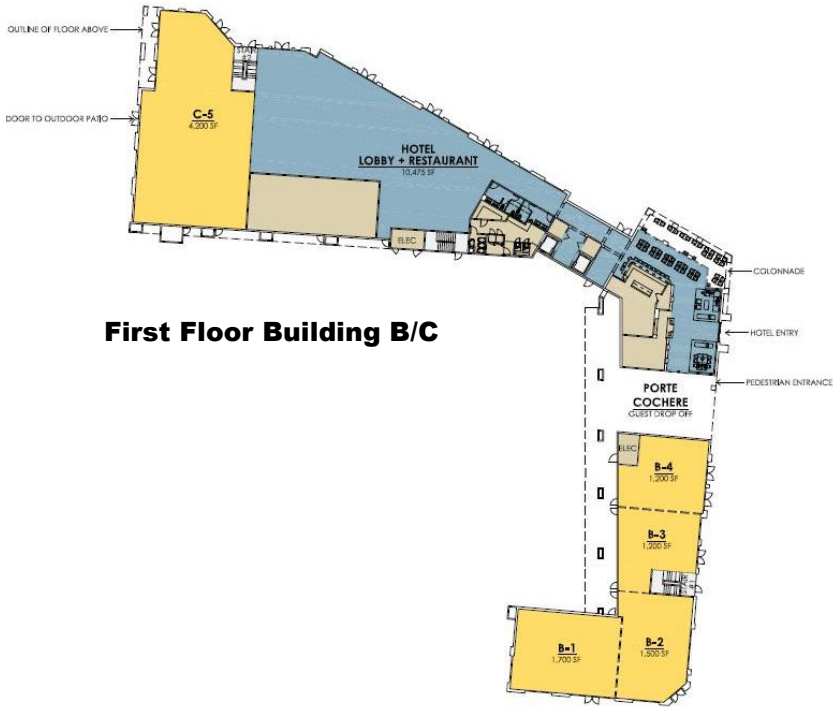
**Second and third floors
 Building D**



Typical Residential Floor Plans



**Exhibit D-2: Building B/C Floor Plans
 (As approved 2018 CUP Amendment)**



PROJECT DATA	
BUILDING AREA	71,355 S.F.
1ST FLOOR	20,275 S.F.
RETAIL	9,800 S.F.
HOTEL LOBBY	10,475 S.F.
2ND FLOOR	25,540 S.F.
GUEST ROOMS	18,940 S.F.
CIRCULATION	4,600 S.F.
AMENITY SPACE	2,000 S.F.
3RD FLOOR	25,540 S.F.
GUEST ROOMS	20,940 S.F.
CIRCULATION	4,600 S.F.
GUEST ROOMS	89 ROOMS
1ST FLOOR	0 ROOMS
2ND FLOOR	43 ROOMS
3RD FLOOR	46 ROOMS

ROOM LEGEND	
[Yellow Box]	RETAIL
[Blue Box]	HOTEL
[Brown Box]	HOTEL BACK OF HOUSE OFFICES, KITCHEN, BAK., LAUNDRY & STORAGE
[Light Blue Box]	COMMON AREA LOBBY, CORRIDOR & ELEVATORS
[Light Green Box]	FITNESS ROOM
[Pink Box]	DOUBLE QUEEN
[Light Green Box]	KING
[Light Green Box]	KING SUITE
[Light Blue Box]	KING - 1 BEDROOM
[Light Blue Box]	KING - 1 BEDROOM SUITE

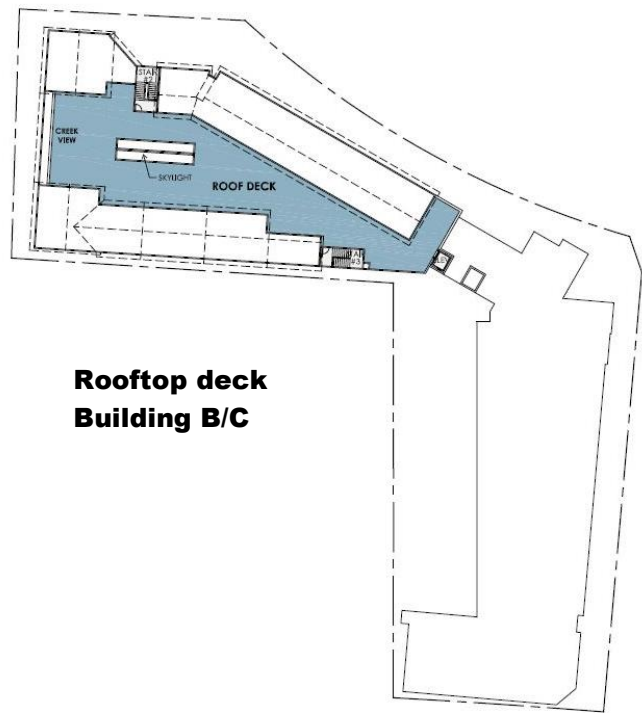


Exhibit E: Project Summary, Square Footage & Allowed Uses
Colony Square, CUP 2004-0127 as Amended 5/15/18

PROPOSED PROJECT SUMMARY

	BLDG. A (COMPLETED)	BLDG. B/C (MODIFIED)	BLDG. D (DEFERRED)	BLDG. E (COMPLETED)	BLDG. F (MODIFIED)	BLDG. G (MODIFIED)	BLDG. H (MODIFIED)	TOTAL AREA (SF)
LIVE / WORK UNITS	0	0	34,530 SF 67 UNITS	0	0	0	0	34,530 SF 67 UNITS
RETAIL / RESTAURANT	13,000 SF	9,800 SF	15,250 SF	6,400 SF	3,800 SF	5,500 SF	4,500 SF	58,250 SF
THEATER	35,000 SF 10 SCREENS	0	0	0	0	0	0	35,000 SF 10 SCREENS
HOTEL	0	61,555 SF 89 ROOMS	0	0	0	0	0	0
TOTAL (SF)	48,000 SF	71,355 SF	49,780 SF	6,400 SF	3,800 SF	5,500 SF	4,500 SF	189,335 SF

Allowable Uses Table

Use	Building D		All Buildings Except Building D	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Retail / Restaurant / Entertainment	A	A	A	A
Office	PC	A	NA	A
Service Commercial	A	A	NA	A
Residential	NA	A	NA	A

Key: A = Allowable Use NA = Not an Allowable Use PC = Planning Commission approval required

Exhibit F: Color Board
Colony Square, CUP 2004-0127 as Amended 5/15/18



Building C2:
Benjamin Moore
HC-52 Ansonia Peach

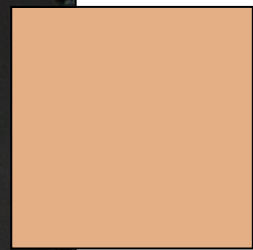


Exhibit G-1: Sign & Storefront Guidelines
Colony Square, CUP 2004-0127 as Amended 5/15/18

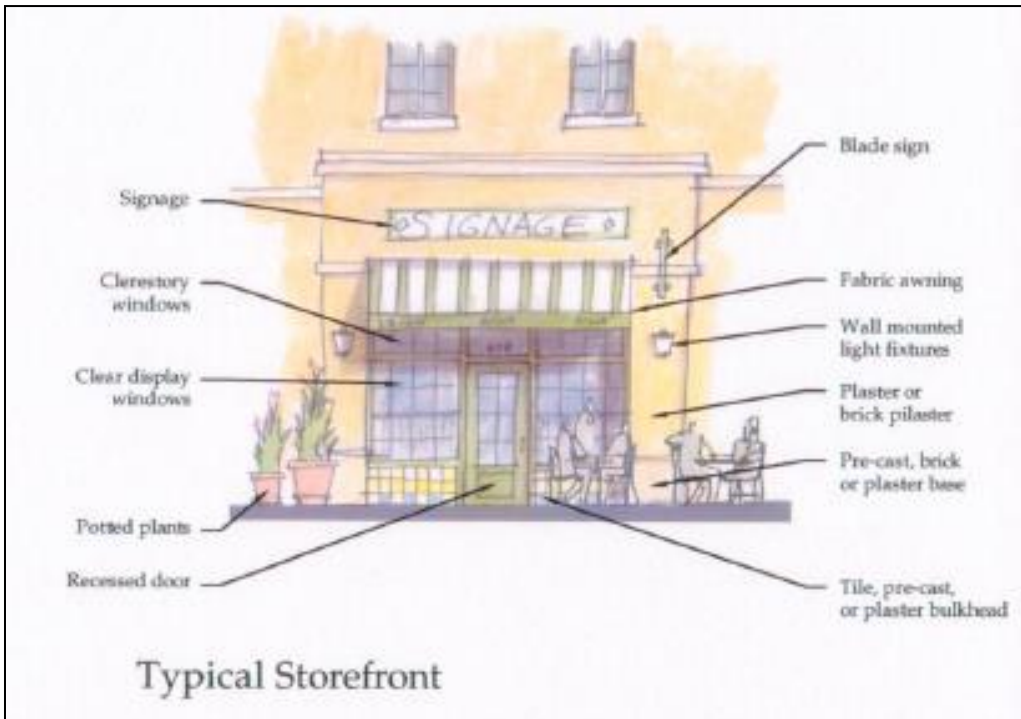
Tenant Signage Guidelines

These guidelines are based on the City of Atascadero Signage Ordinance and the Atascadero Downtown Revitalization Plan

1. Each tenant shall be allowed one primary wall sign centered above the front entry doors. Each sign shall not exceed one square foot per lineal foot of business frontage or 20 square feet, whichever is less. Additional wall signs shall be allowed for larger tenants with approval.
2. Wall signs shall be constructed as one of the following types:
 - A. Internally illuminated individual reverse channel letter.
 - B. Externally illuminated with focused light that does not allow glare.
 - C. A sign type of equal quality and compatibility with approval.
3. Sign sizes, proportions, materials, colors, and design motifs shall be compatible with the architecture and color of the buildings on-site and adjacent properties.
4. In addition to wall signs, small scale pedestrian oriented signage such as blade signs, awning signs, and window decal signs shall be encouraged throughout the project.

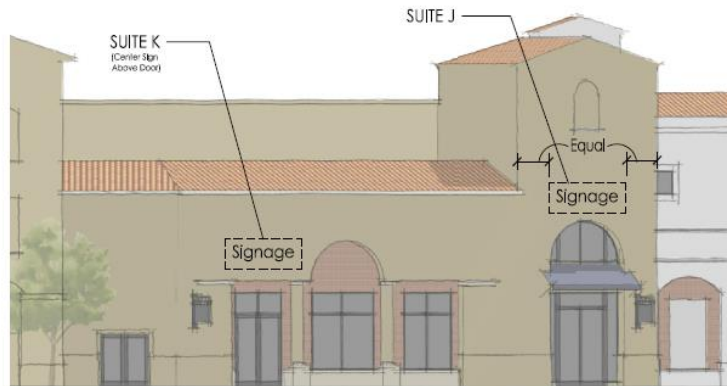
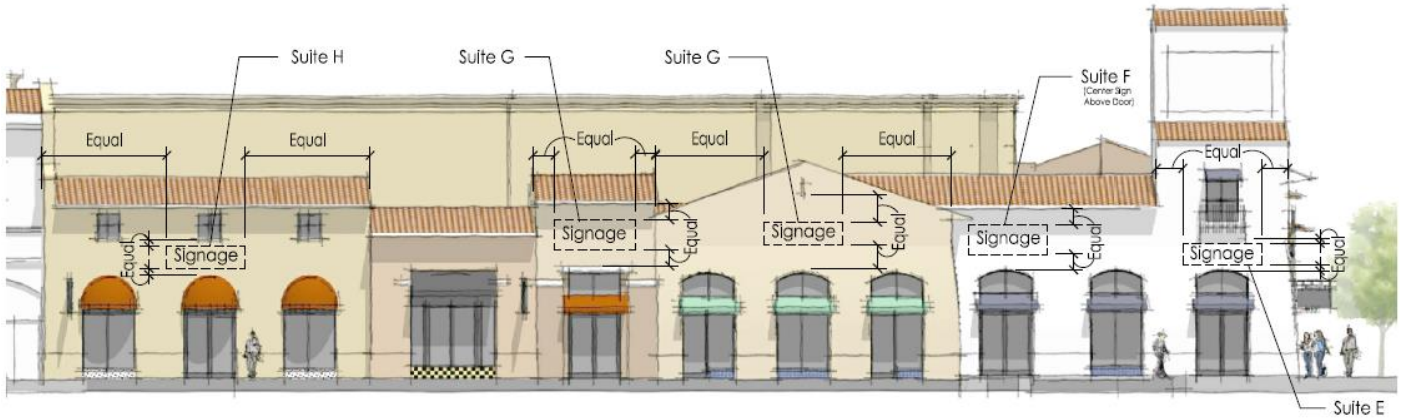


Tenant Signage Sketch



Typical Storefront

Exhibit G-2: Sign & Storefront Guidelines (Building A Example Diagrams)
Colony Square, CUP 2004-0127 as Amended 5/15/18



**Exhibit H-1: Landscape Plan (carried over from original CUP)
 Colony Square, CUP 2004-0127 as Amended 5/15/18**



**Exhibit H-2: Landscape Plan Detail (carried over from original CUP)
 Colony Square, CUP 2004-0127 as Amended 5/15/18**

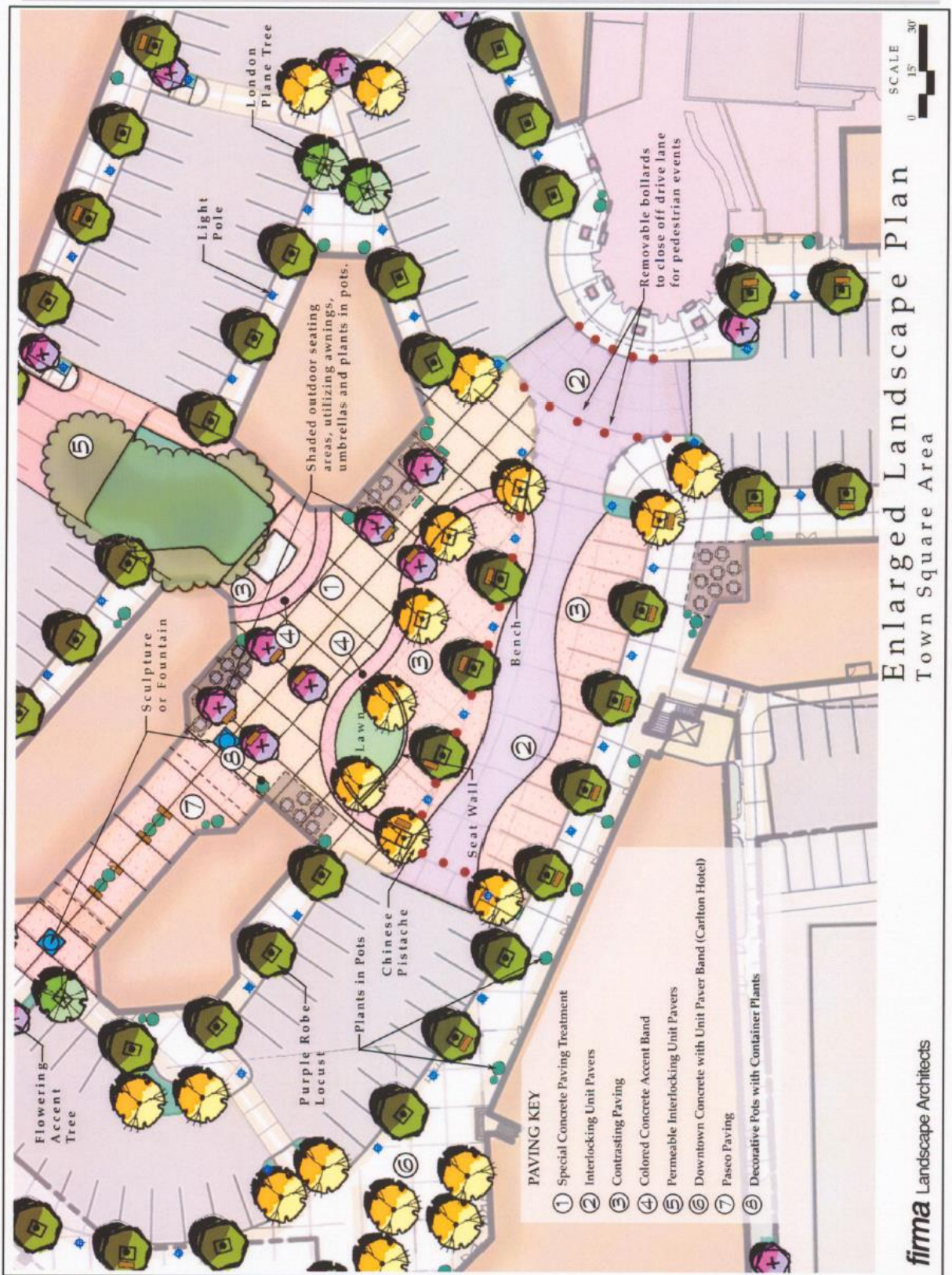
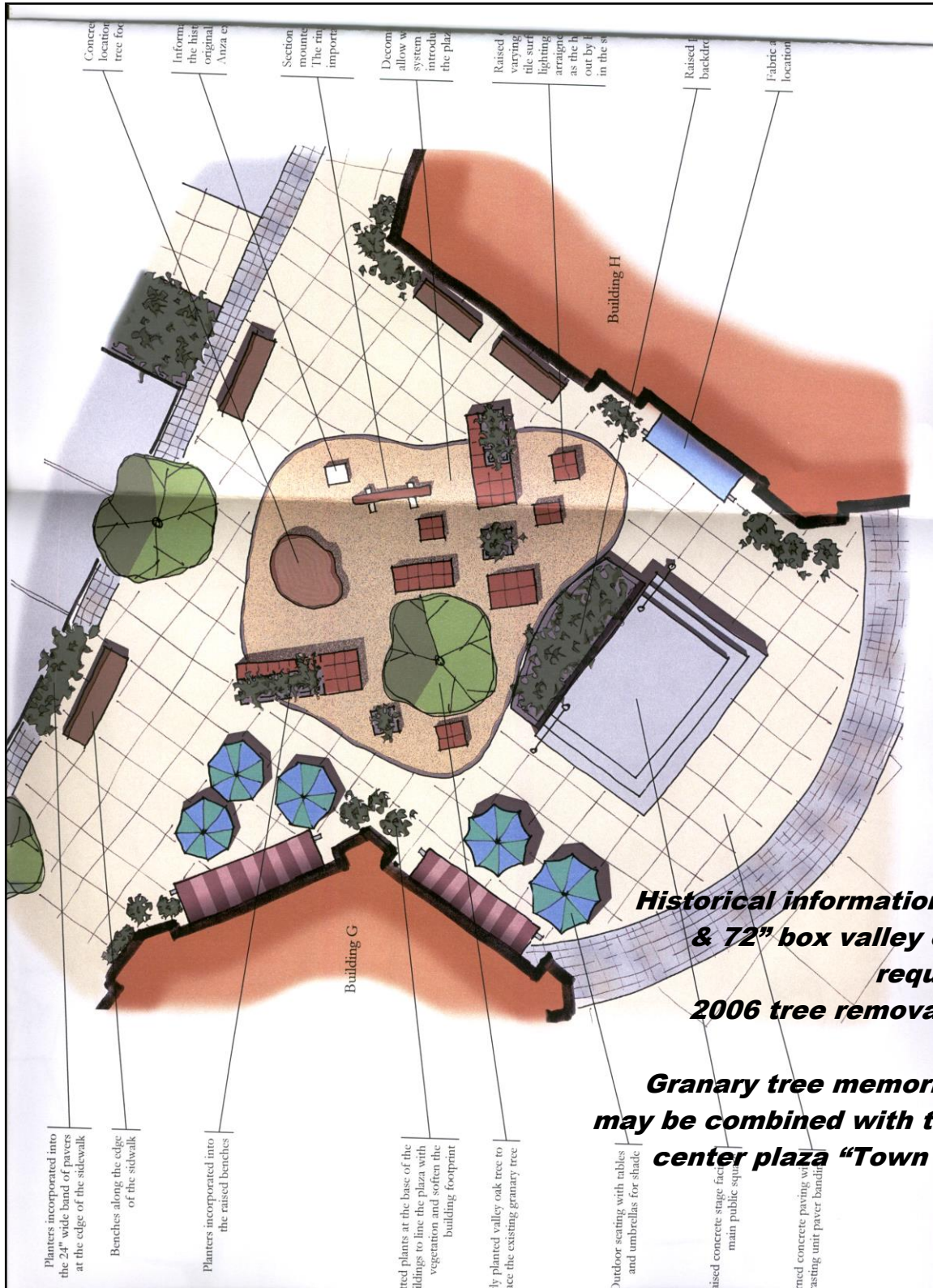
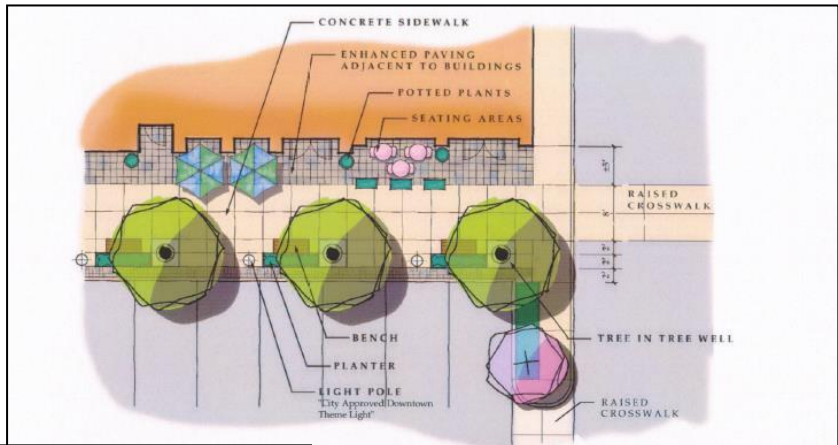


Exhibit I: Granary Tree Plaza Concept
Carried over from 2006 Granary tree removal Conditions of Approval
Colony Square, CUP 2004-0127 as Amended 5/15/18



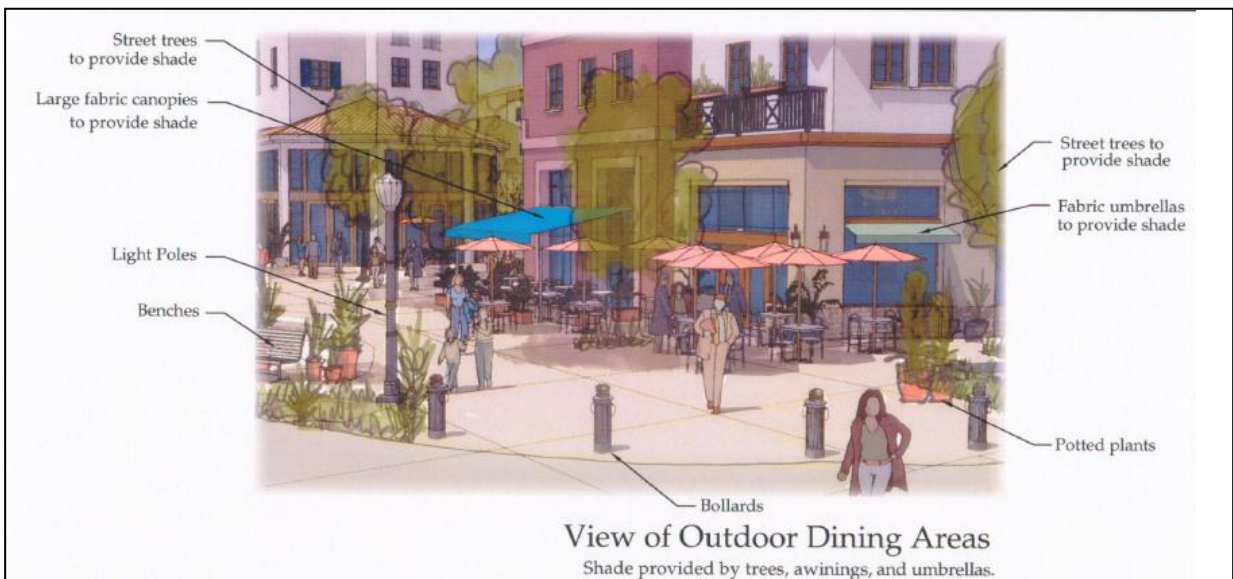
**Exhibit J: Project Details (carried on from original project plans)
 Colony Square, CUP 2004-0127 as Amended 5/15/18**



Plan View of Typical Sidewalk
 Sidewalks throughout project vary depending on location and width.



Sketch of Typical Raised Crosswalk
 Crosswalks throughout project are raised as shown to improve pedestrian safety and convenience.



View of Outdoor Dining Areas
 Shade provided by trees, awnings, and umbrellas.

**Exhibit K-1: Character Photos (carried on from original project plans)
 Colony Square, CUP 2004-0127 as Amended 5/15/18**



firma Landscape Architects

**Exhibit K-2: Character Photos (carried on from original project plans)
 Colony Square, CUP 2004-0127 as Amended 5/15/18**

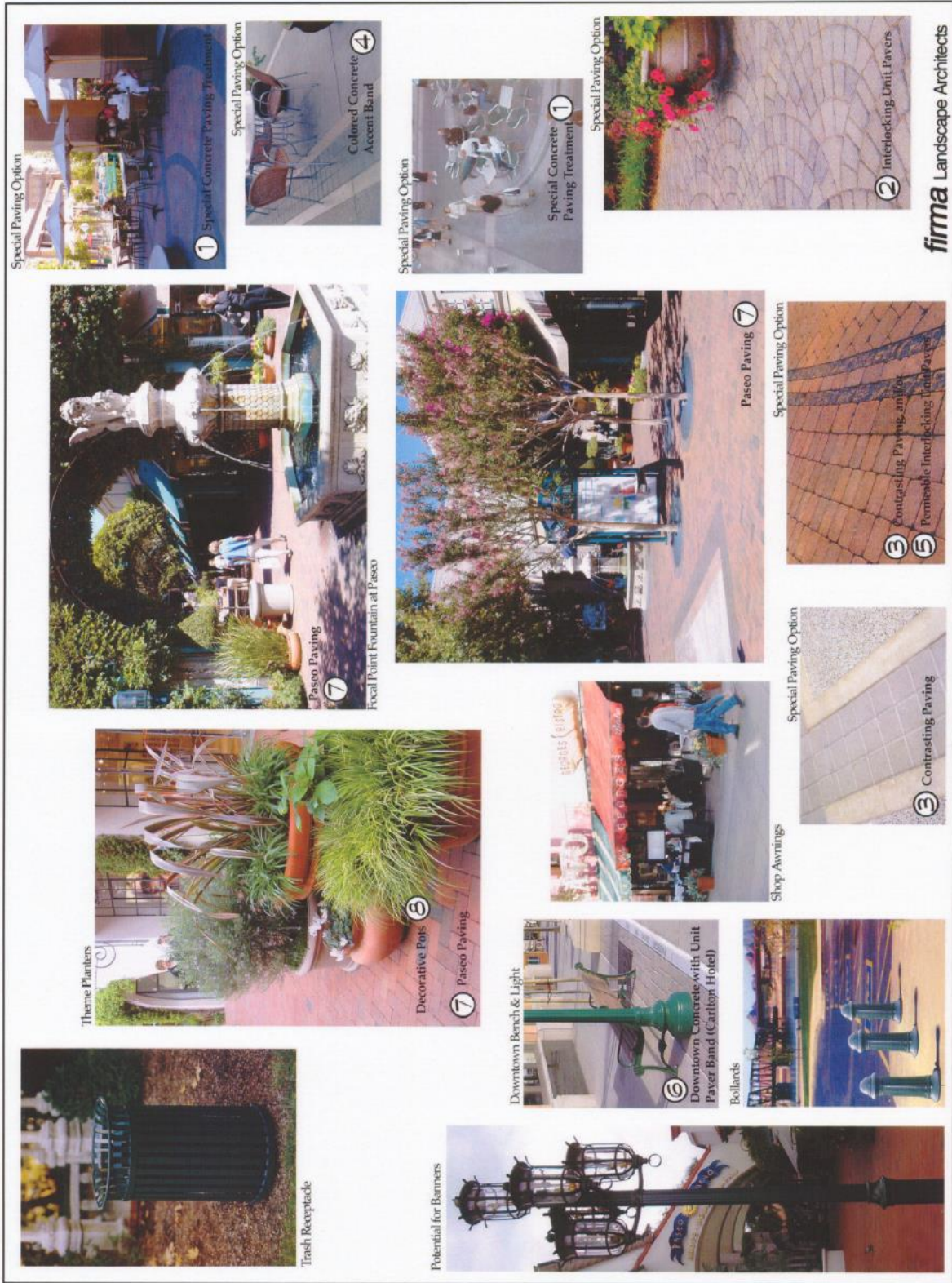


Exhibit L-1: Building A – Galaxy Theater & Retail/Restaurants
Site photos of approved & as-built projects incorporated into CUP
Colony Square, CUP 2004-0127 as Amended 5/15/18



Exhibit L-2: Building E – Round Table Pizza
Site photos of approved & as-built projects incorporated into CUP
Colony Square, CUP 2004-0127 as Amended 5/15/18



**Exhibit L-3: Creekside Building, 6907 El Camino Real
Site photos of approved & as-built projects incorporated into CUP
Colony Square, CUP 2004-0127 as Amended 5/15/18**

